



Office/Retail For Lease

9795 South Dixie Highway

Pinecrest, FL 33156

6,000 SF

Ground - Floor Office/Retail
Space Available

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Property Highlights

- Entire first floor, Unit 101 available for lease in the dynamic Miami Market
- Available for both office and retail uses
- Located in Kendall Plaza near the Palmetto Expressway-South Dixie Highway interchange, providing exceptional access and visibility for potential tenants
- Ideally situated for financial service tenants
- Building signage rights available
- 145' frontage on SW 98th Street
- ±37,500 VPD on South Dixie Highway
- ±57,000 VPD on the Palmetto Expressway

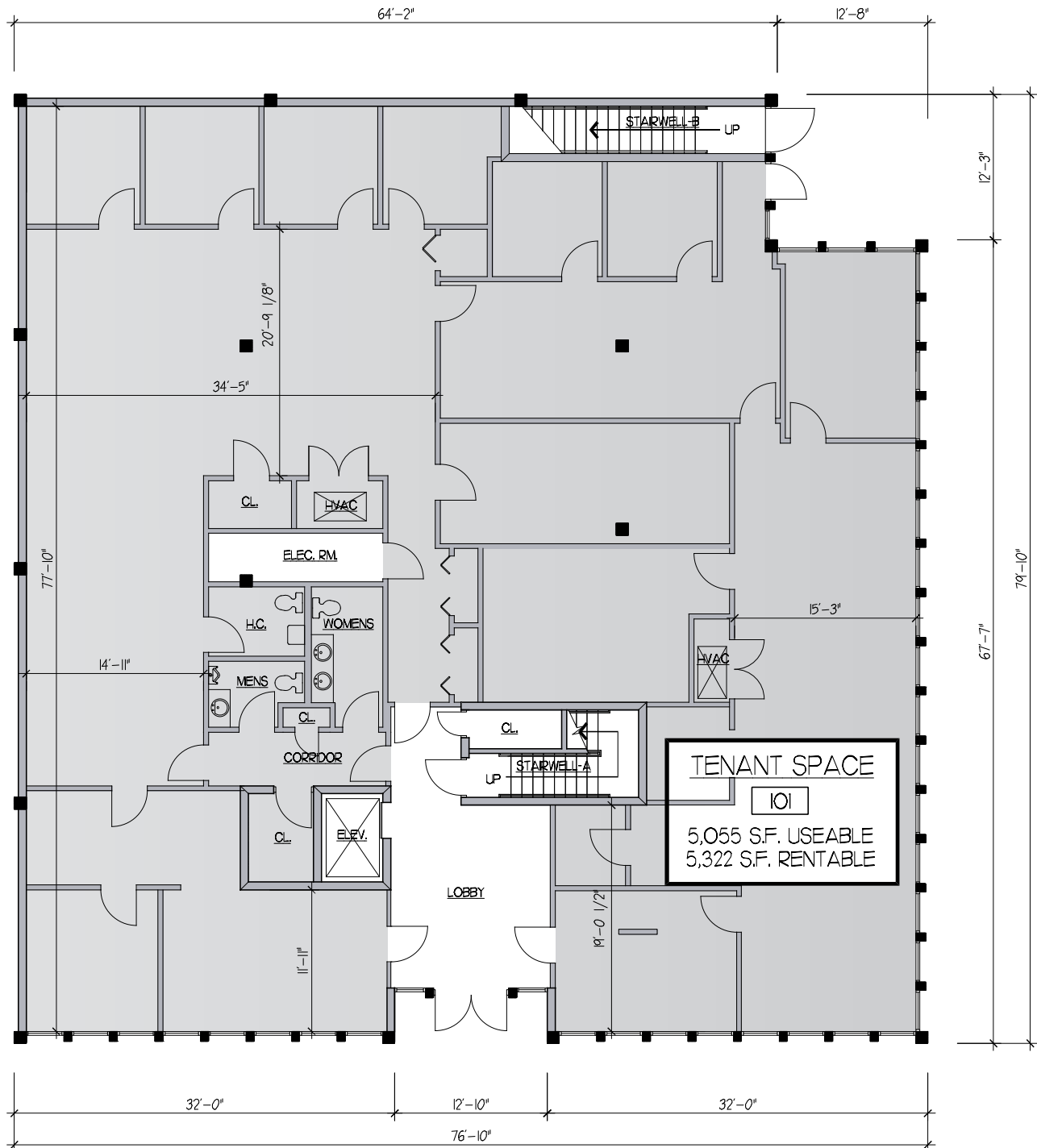
9795 South Dixie Highway | Property Photos



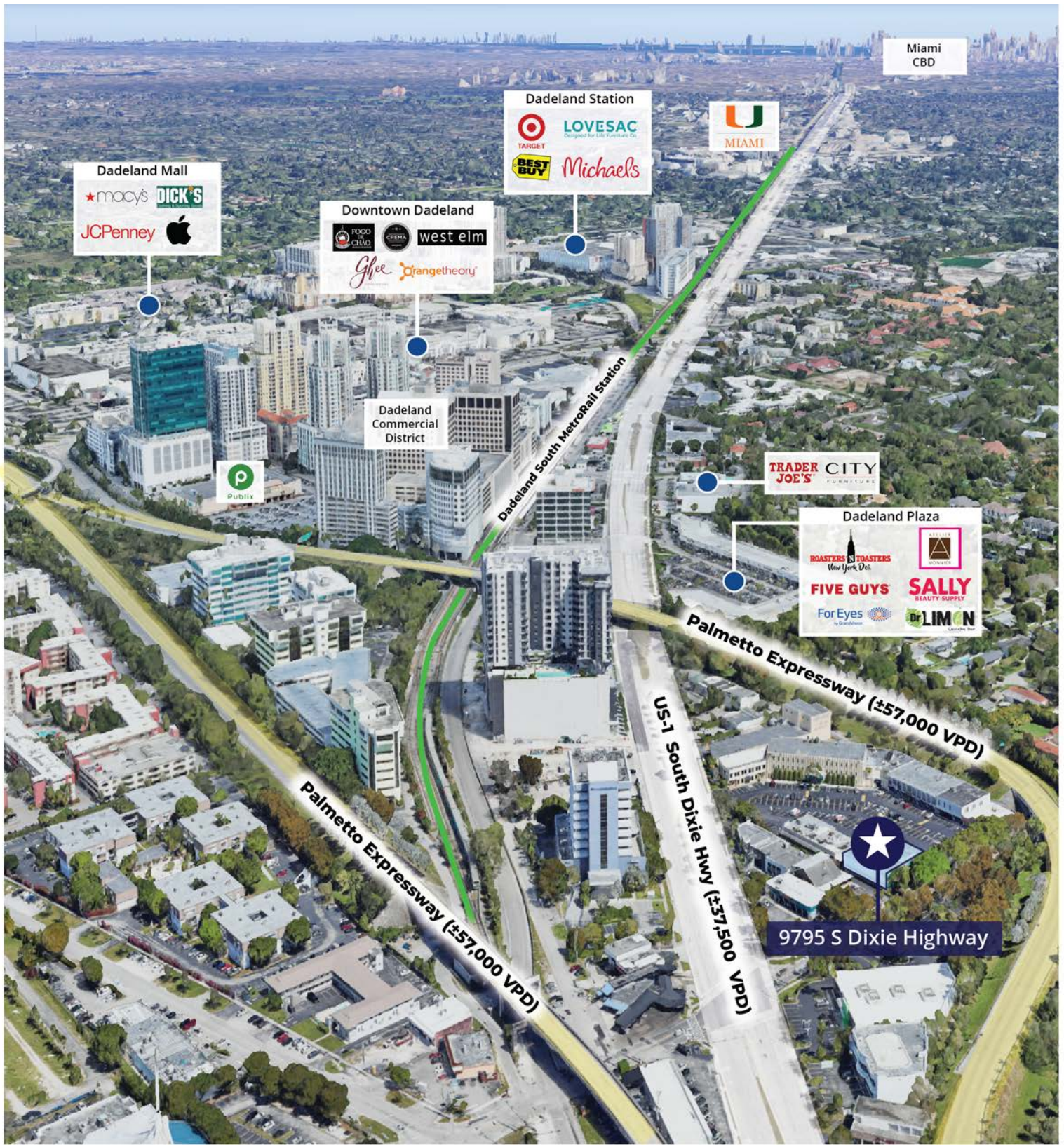
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9795 South Dixie Highway | Ground Floor Plan



9795 South Dixie Highway | Aerial



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9795 South Dixie Highway | Demographics



Population

1-Mile: 19,210
3-Miles: 96,211
5-Miles: 279,032



Median Age

1-Mile: 41.5
3-Miles: 42.8
5-Miles: 44.0



Total Households

1-Mile: 9,082
3-Miles: 38,552
5-Miles: 102,988



Average HH Income

1-Mile: \$140,122
3-Miles: \$169,608
5-Miles: \$156,027

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