

PROMINENT RETAIL LEVEL EXPOSURE ON SOUTH DIXIE HWY

19485 S DIXIE HWY,
CUTLER BAY, FL 33157



FOR LEASE

Presented By,

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates proudly presents a move-in ready retail space offering prime frontage along the bustling thoroughfare of US-1 South Dixie Highway in Cutler Bay, FL. This 2,000 SF unit situated within a 10,601 SF building, offers incredible signage exposure to an impressive 51,500 average annual daily traffic (AADT) count. The available unit is perfectly suited for a wireless vendor or non-food-related retail user. Proximate to major big-box retailers and shopping destinations including Aldi, Winn-Dixie, Burlington, and Home Depot, as well as numerous restaurants, this location offers exceptional exposure within a vibrant commercial corridor.

Positioned directly fronting S Dixie Highway, this property boasts prominent visibility and excellent accessibility just 3 minutes (0.8 miles) from the Ronald Reagan Turnpike and 10 minutes (6.6 miles) from Don Shula Expressway (SR-874). This location offers convenient connectivity to major transportation arteries, facilitating seamless access for customers and employees alike.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

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FOR LEASE: \$30 SF/YR (NNN)



Move-In Ready Space Available:

Lease Rate \$24.74 SF/yr
Space Size 2,000 SF

Ideal for wireless vendors or non-food-related retail users seeking high traffic exposure.



Prime Location:

Cutler Bay Fronting S Dixie Hwy,
Prominent Signage Exposure to
51,500 AADT Vehicles Per Day.

Along major corridor amongst Big-Box retailers including Aldi, Winn-Dixie, Burlington, Home Depot, as well as many restaurants.



Exceptional Visibility & Access:

US-1: 35.58 m / 116.72 Ft
Turnpike: 3 min (0.8 mile)
Don Shula Expy: 10 min (6.6 miles)

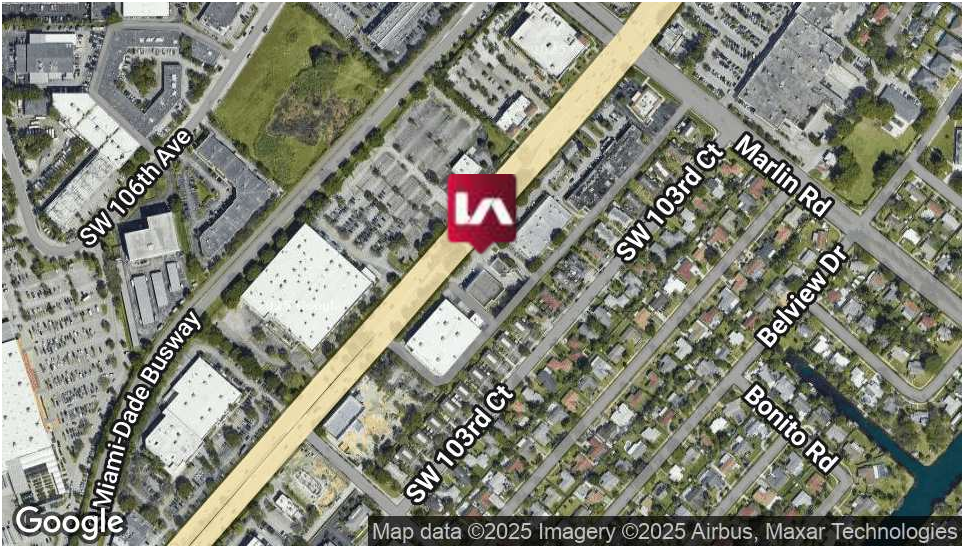
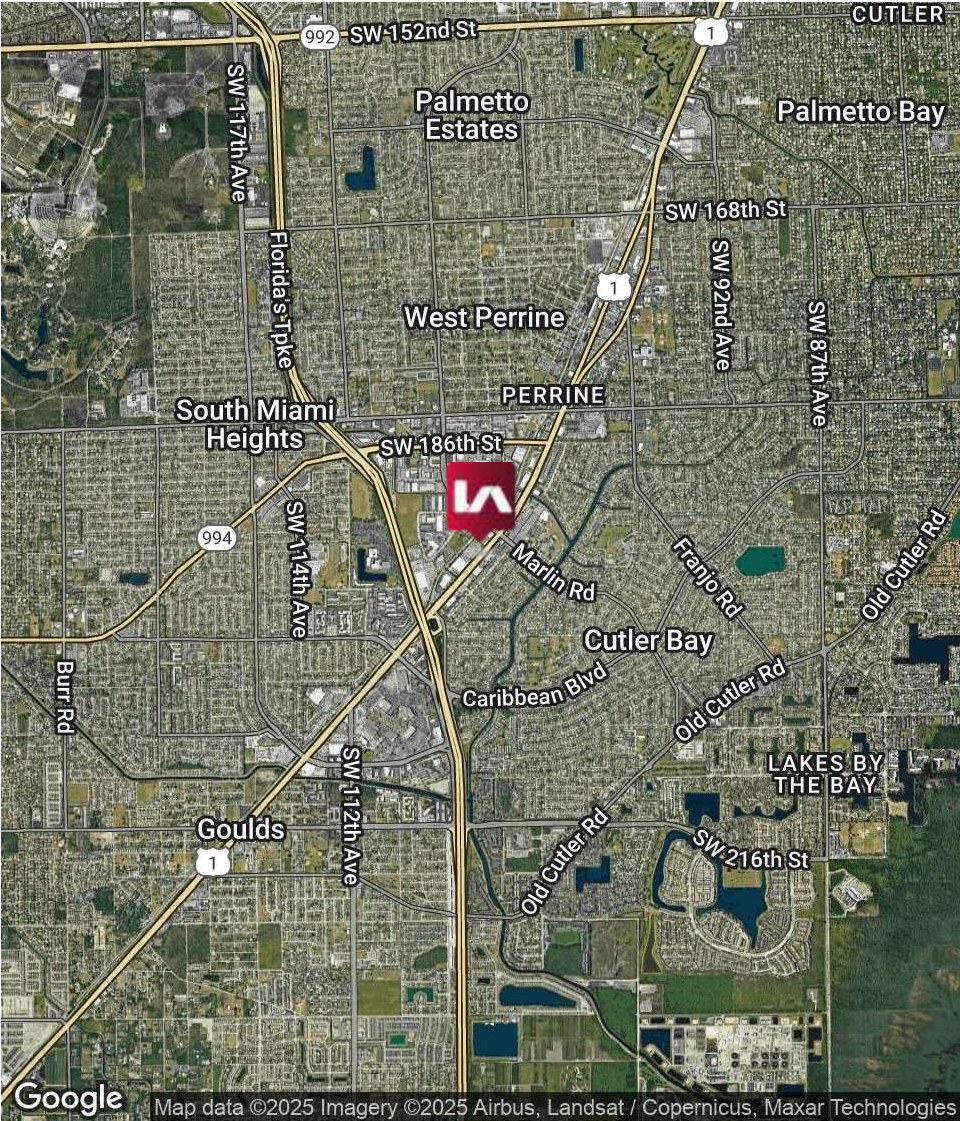
LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Furniture store	Available	2,000 SF	NNN	\$30.00 SF/yr	Open plan 2nd generation retail space ideal for a wireless carrier retail sales store. NNN expenses currently \$12 per foot

LOCATION MAPS



LOCATION OVERVIEW

Located right on South Dixie Hwy in Cutler Bay, FL with prominent retail level exposure and excellent accessibility just 3 min (0.8 mile) to Ronald Reagan Turnpike and 10 min (6.6 miles) to Don Shula Expy (SR-874)

CITY INFORMATION

CITY:	Cutler Bay
MARKET:	South Florida
TRAFFIC COUNT:	51,500
SUBMARKET:	South Dade
NEAREST HIGHWAY:	US-1 and Ronald Reagan Turnpike

SURROUNDING AMENITIES



DEMOGRAPHIC PROFILE

KEY FACTS

Drive time of 10 minutes

Annual Average Consumer Spending



\$29,240
Average Retail Spending Total



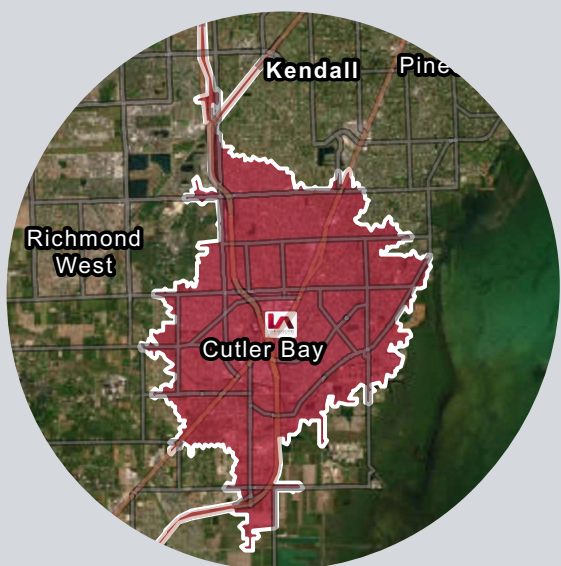
\$3,960
Dining Out



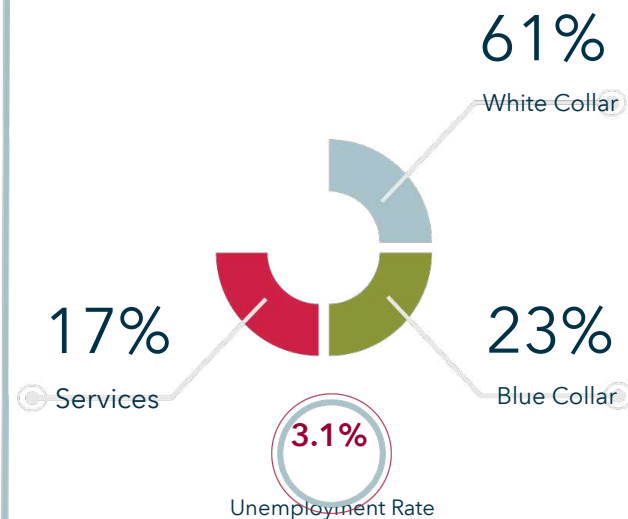
\$6,860
Groceries



\$6,609
Health Care



EMPLOYMENT TRENDS



BUSINESS



4,868
Total Businesses



36,656
Total Employees

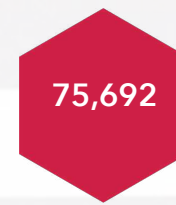


\$6,374,020,129
Total Sales

HOUSING UNITS



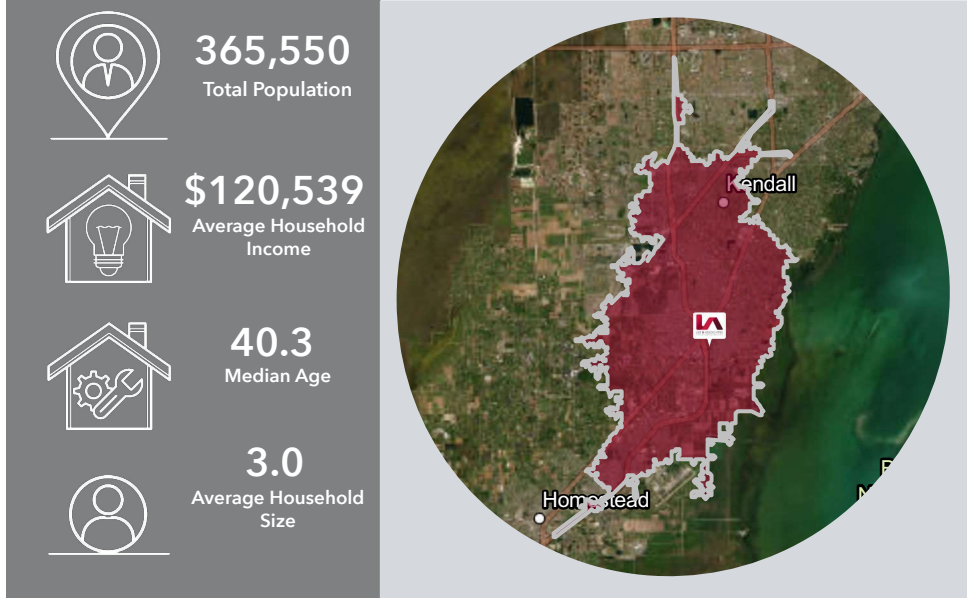
DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS

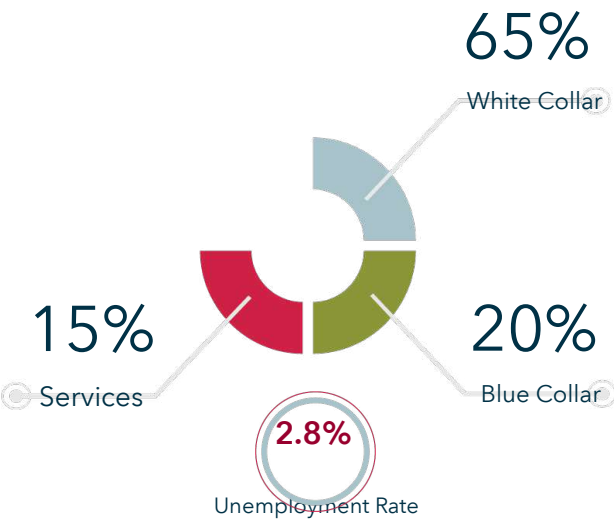
Drive time of 15 minutes



Annual Average Consumer Spending



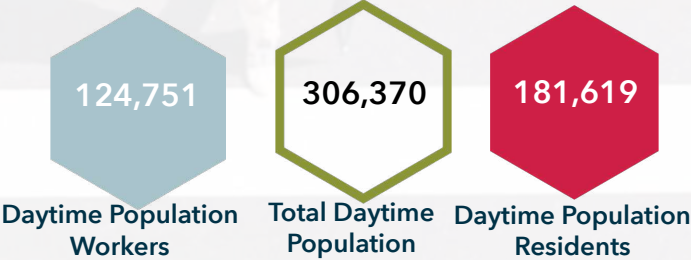
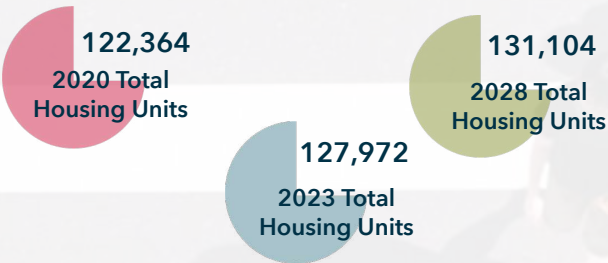
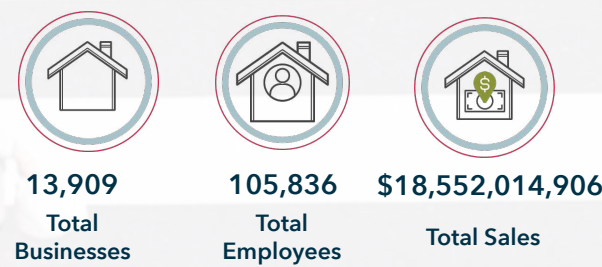
EMPLOYMENT TRENDS



BUSINESS

HOUSING UNITS

DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS

Drive time of 20 minutes

Annual Average Consumer Spending



\$31,907
Average Retail
Spending Total



\$4,331
Dining Out

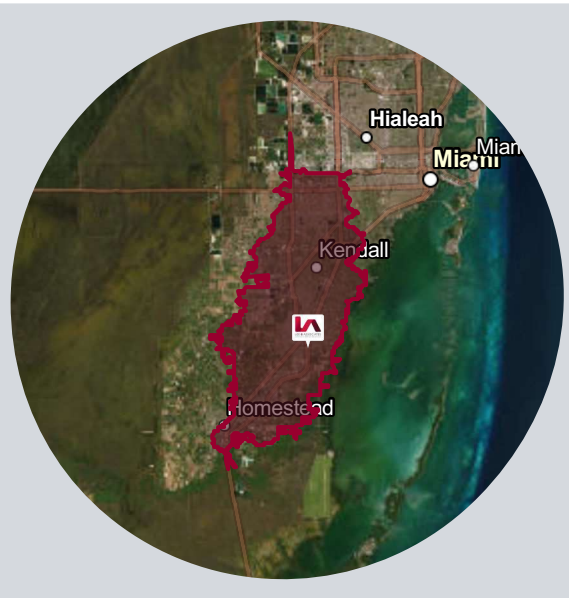
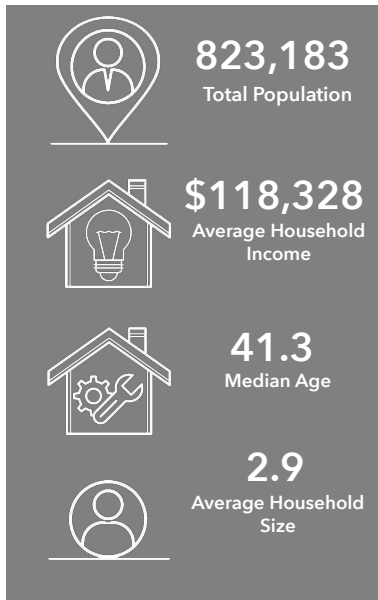
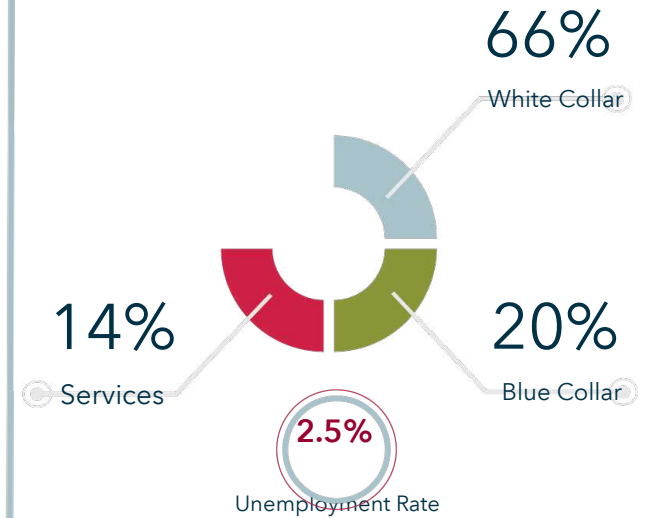


\$7,486
Groceries



\$7,210
Health Care

EMPLOYMENT TRENDS



BUSINESS



35,821
Total
Businesses

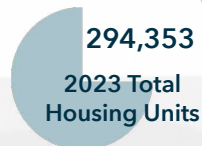
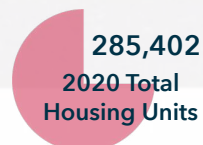


275,358
Total
Employees



\$48,104,510,903
Total Sales

HOUSING UNITS



DAYTIME POPULATION

