



## PINECREST CENTER

10205 S. Dixie Highway, Pinecrest, Florida 33156



### PROPERTY FOR LEASE

- Join Concentra, Anthony's Coal Fired Pizza and more!
- +/- 1,279 to 2,632 square feet available in this Class A center
- Property is located off of the major corridor of South Dixie Highway is North Pinecrest
- Approximately 26,000 cars pass the site per day on Douglas Road

### DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	131,865	299,702
Median age	39.6	39.8
Estimated average household income	\$66,575	\$75,472
Estimated median household income	\$48,337	\$53,520

Cohen Commercial Realty, Inc.

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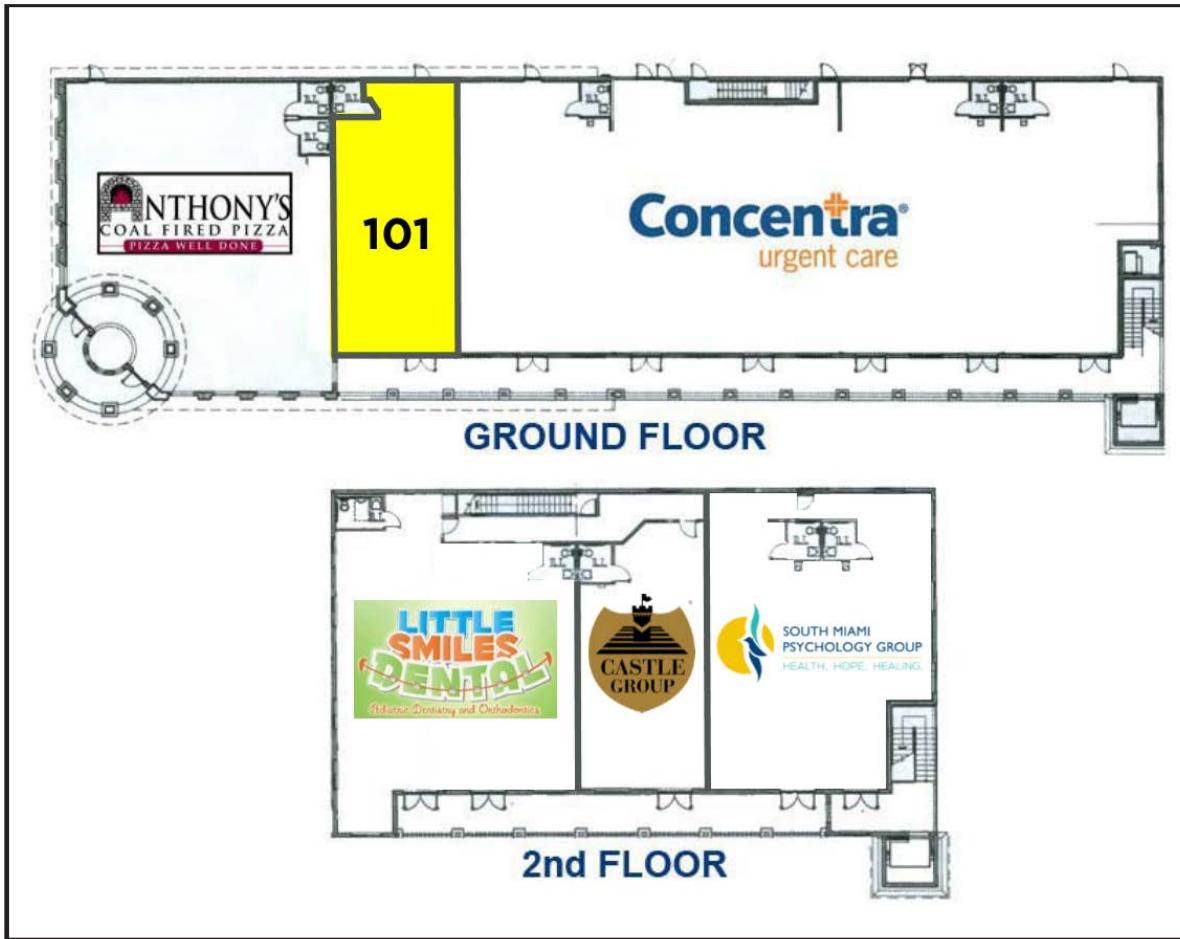
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533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 • POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

### LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirms its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## SITE PLAN



UNIT	TENANT	SQ. FT.
100	Anthony's Coal Fired Pizza	3,222
<b>101</b>	<b>AVAILABLE</b>	<b>1,279</b>
102	Concentra Health Services	6,738
200-201	Little Smiles	2,182
202	Castle Group LLC	898
203-204	South Miami Psychology	1,960
OP	AVAILABLE	2,632



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