

For Sale

8821 S. Dixie Highway, Miami, FL 33156

Rare opportunity to own retail property in one of the best sections of the US-1 corridor.

DADELAND POINT



Executive summary

Avison Young is pleased to exclusively offer for sale the **Dadeland Point retail center ("the Property")**, a **±10,725 SF retail center at the intersection of US-1 and Kendall Drive in Miami's desirable Pinecrest suburb**. Fully occupied by three tenants paying below-market rent, the Property offers tremendous access and exposure to more than 55,000 passing vehicles each day and is one of the most recognizable retail buildings in Miami. With an ideal existing retail location and a future pathway to redevelopment located in one of Miami's most affluent suburbs, Dadeland Point represents a rare opportunity to own retail property in one of the best sections of the US-1 corridor.

Property stats

Property Name	Dadeland Point
Property Address	8821 S Dixie Hwy, Miami FL 33156
Folio	20-5002-006-0010
Building Area	±10,725 SF
Year Built	1990
Land Area	±39,907 SF (±0.92 AC)
Occupancy	100%
WALT	2.13 Yrs
Percentage of NRA Below Market Rent	100%

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Investment highlights

- ✔ Perfect Hard-Corner Location
- ✔ Credit Tenancy with Net-Lease Structure
- ✔ Below-Market Rents
- ✔ Major Recent Cap Ex
- ✔ Ideal Visibility
- ✔ 30-Year Recertification Completed
- ✔ Miami's Most Desirable Suburb
- ✔ Enormous Future Redevelopment Potential

Credit Tenancy and Value-Add Opportunity



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Positioned at the bustling, **fully signalized intersection of Kendall Drive and US-1**, Dadeland Point enjoys **unmatched accessibility and visibility, drawing over 55,000 vehicles daily**. This prime location not only guarantees high traffic but also makes it a convenient destination for shoppers, significantly enhancing the property's appeal to potential tenants and investors alike.

For more information, please contact:

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