

9621 S DXIE HIGHWAY

Pinecrest, Florida

High Exposure Retail / Owner-User Opportunity Offered at: \$10,000,000

Prime US-1 Frontage | Trophy Visibility | Redevelopment Upside



FOR MORE INFORMATION, PLEASE CONTACT:

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Executive Summary

9621 S Dixie Highway presents a rare opportunity to acquire a high-exposure retail asset along one of Miami's most heavily trafficked corridors. Located on US-1, the property benefits from strong demographics, dense population, and exceptional visibility. This offering is ideal for an owner-user seeking long-term presence or an investor targeting appreciation and redevelopment potential in a supply-constrained market.

Property Details

Address: 9621 S Dixie Highway, Miami, FL

Price: \$10,000,000

Building Size: ±15,300 SF

Retail/Office: ± 8,100 SF

Storage Warehouse: ± 7,200 SF

Dock Door: 1 Position

Heavy Power: Three Phase 400 AMPS

Lot Size: ± 0.64 Acres

Zoning: Commercial / Retail - BU -2 Pinecrest, FI

Location Overview

Located along South Dixie Highway (US-1), the property connects key Miami submarkets including Pinecrest, South Miami, Coral Gables, and Kendall. The corridor is known for strong retail demand, high traffic counts, and limited availability of prime frontage sites.

Demographics (3-Mile Radius)

- Population: 150,000 ±
- Average Household Income: \$120,000
- Strong daytime population

PICTURES



AERIAL

