

# 2.5+ ACRES



**22825 S DIXIE HWY**  
**MIAMI FL 33170**



# PROPERTY OVERVIEW



- **Location:** between Cutler Bay and Homestead, directly on South Dixie Highway (US-1)
- **Lot Size:** Approximately 2.5 acres
- **Zoning:** BU-3 (Liberal Business District - Miami Dade County)
- **Current Use:** Leased to multiple small-scale automotive dealerships
- **Frontage:** Direct frontage on South Dixie Highway
- **Traffic Count:** High visibility corridor with an average daily traffic count exceeding 45,000 vehicles (FDOT data - verify for current year)

# ZONING & DEVELOPMENT POTENTIAL



- **BU-3 zoning permits a wide range of commercial uses including:**
  - Wholesale facilities
  - Strip and spot commercial
  - Neighborhood shopping centers
- **Office use is not permitted under BU-3**
- **Potential eligibility for redevelopment under the *Florida Live Local Act*, which may allow for:**
  - Residential development with workforce housing components
  - Land-use flexibility
  - Tax incentives and funding support for qualifying projects

# FOR MORE INFORMATION



**Rosy Cancela, PA**

**Broker Associate**

**M:** 305.342.7442

**E:** [rosy@rosycancela.com](mailto:rosy@rosycancela.com)

**RosyCancela.com**

1682 Jefferson Avenue

Miami Beach FL 33139

