



Subject Property

FOR SALE: 0.76 ACRES LAND WITH EXISTING ±10,234 SF BUILDING

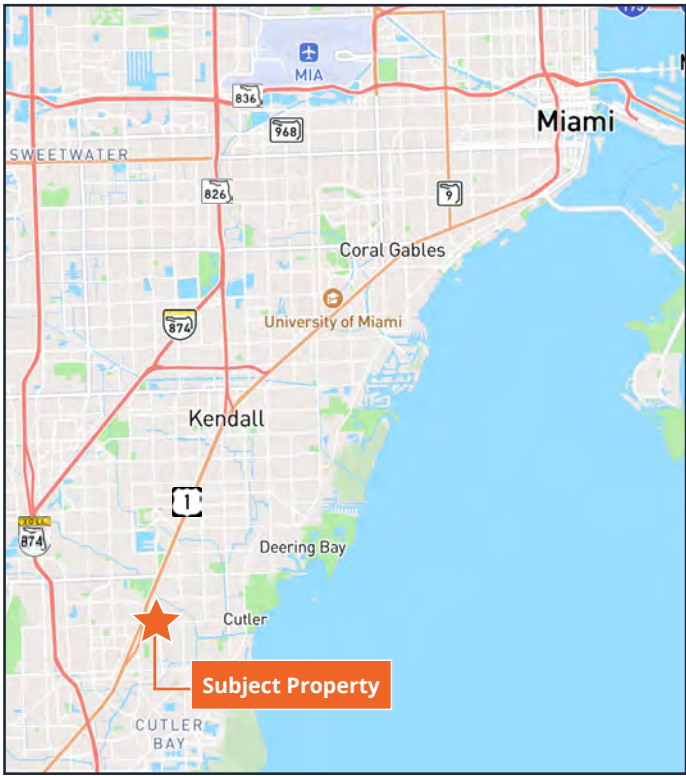
Miami US-1 Frontage Opportunity

17801 S Dixie Highway
 Palmetto Bay, FL 33157

±10,234 SF Office
 Situated on ±32,904 SF Lot

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Subject Property

Property overview

17801 S Dixie Highway
Palmetto Bay, Florida

Investment highlights



Superb Frontage and Exceptional Visibility The Property boasts more than 300 feet of direct US-1 frontage, offering direct visibility to nearly 51,500 passing vehicles every day.



Easy Access The Property is easily accessible via existing curb cuts on all four sides of the property including direct ingress and egress along US-1.



Generous Zoning The Property benefits from flexible zoning permitting a wide range of uses. The site is zoned for mixed-uses, including residential, retail, and office—with a residential density of 43 units per acre and a maximum structure height of 5 stories. Conditional uses include Automotive and Self-storage.



Ideal for Automotive & Self Storage Use The combination of excellent frontage, convenient accessibility, strong demographics and surrounding auto retailers make the Property ideal for self-storage & automotive uses.



Opportunity Zone The Property is located in an Opportunity Zone. This program offers long-term investors attractive tax structures that can have a powerful impact on a project's return metrics.



Covered Land The existing building is leased with short-term agreements, allowing ownership to continue to operate the asset and terminate leases when ready to proceed with re-development.

Property information

Property Address	17801 S Dixie Highway
Folio	33-5032-004-2890
Land Area (SF)	±32,904 SF
Land Area (AC)	±0.76 ac
Building Area (SF)	10,234 SF
Frontage	±300' on US-1
Zoning	DUV-Downtown Urban Village/Eureka Sector

Conditional uses

Self-storage:

Self-storage is permitted as a conditional use in the Island and Eureka Sectors and must be within a completely enclosed mixed-use building, subject to the following conditions:

1. The ground story frontage is occupied by retail uses with individual entrances for each retail store;
2. No wholesale or retail sales are permitted within the individual storage units;
3. The loading entrance and exit shall not be on Franjo Road, and not be across from any portion of the Neighborhood Sector;
4. All loading/unloading areas are interior to the building;
5. All stories of a façade that face a public right-of-way, park, public open space, or residentially-zoned ground story shall provide windows and other fenestration details, with 70 percent glazing at street level façades and a minimum of 50 percent for higher stories.

Automotive:

Automotive uses shall be permitted within the Island and Eureka Sectors subject to the following conditions:

1. Used car sales shall only be permitted in conjunction with new car sales;
2. Ancillary sales, service and repair shall only be permitted in conjunction with new car sales;
3. No outside storage or display of merchandise, equipment, materials or supplies is permitted, except for limited display of new car inventory with not more than one inventory vehicle per 20-foot of frontage and interspersed with landscape trees or public hardscape and furniture;
4. Legally established, presently operating gas stations may continue to operate as legally nonconforming uses, subject to the standards of section 1.04 of the Village of Palmetto Bay Code.

Zoning summary

Zoning Designation	DUV-Downtown Urban Village/Eureka Sector
Permitted Uses	- Office -Retail -Residential
Conditional Uses	- Automotive - Self-storage
Maximum Height	65 ft. (5-stories)
Residential Density	43 Du/acre
Setbacks	Front: 0 ft. Street Sides: 0 ft. Interior Side: 0 ft. Rear: 20 ft. Mix-use & 25 ft. Residential
Lot Coverage	80% Mix-use & 85% Residential
Public Open Space	15% Mix-use & 20% Residential



View zoning code

Aerial view

17801 S Dixie Highway
Palmetto Bay, Florida



AADT: 51,500



Palmetto Bay Park

17945 SW 97th Avenue
271 Units
Built in 2019

9910 Hibiscus Street
120 Units
(Under Construction)



Hibiscus Street



AADT: 51,500

Subject Property
±10,234 SF Building
±0.76 AC | ± 32,904 SF (Land)

Franjo Road AADT: 12,500



El Indigo Street



If you would like more information on this offering please get in touch.

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