

Silver Creek Shoppes

22930 S. DIXIE HIGHWAY, MIAMI DADE/CUTLER BAY, FLORIDA

FOR LEASE

NEW CONSTRUCTION 30,000 SF

Delivery 2nd Qtr 2024

Units as small as 650SF

LOOKING FOR MEDICAL, RETAIL & RESTAURANTS



About Property

Located on South Dixie Highway (US-1) between SW 231st Street and Silver Palm Blvd this center will have +200 feet of frontage located in Miami Dade County but serving the Cutler Bay & Silver Palm Communities in addition to Homestead and Redland residents.

Construction will commence 4th Qtr 2023 – this center will have ample parking, great signage, access from both N & S bound travelers traveling on US-1.

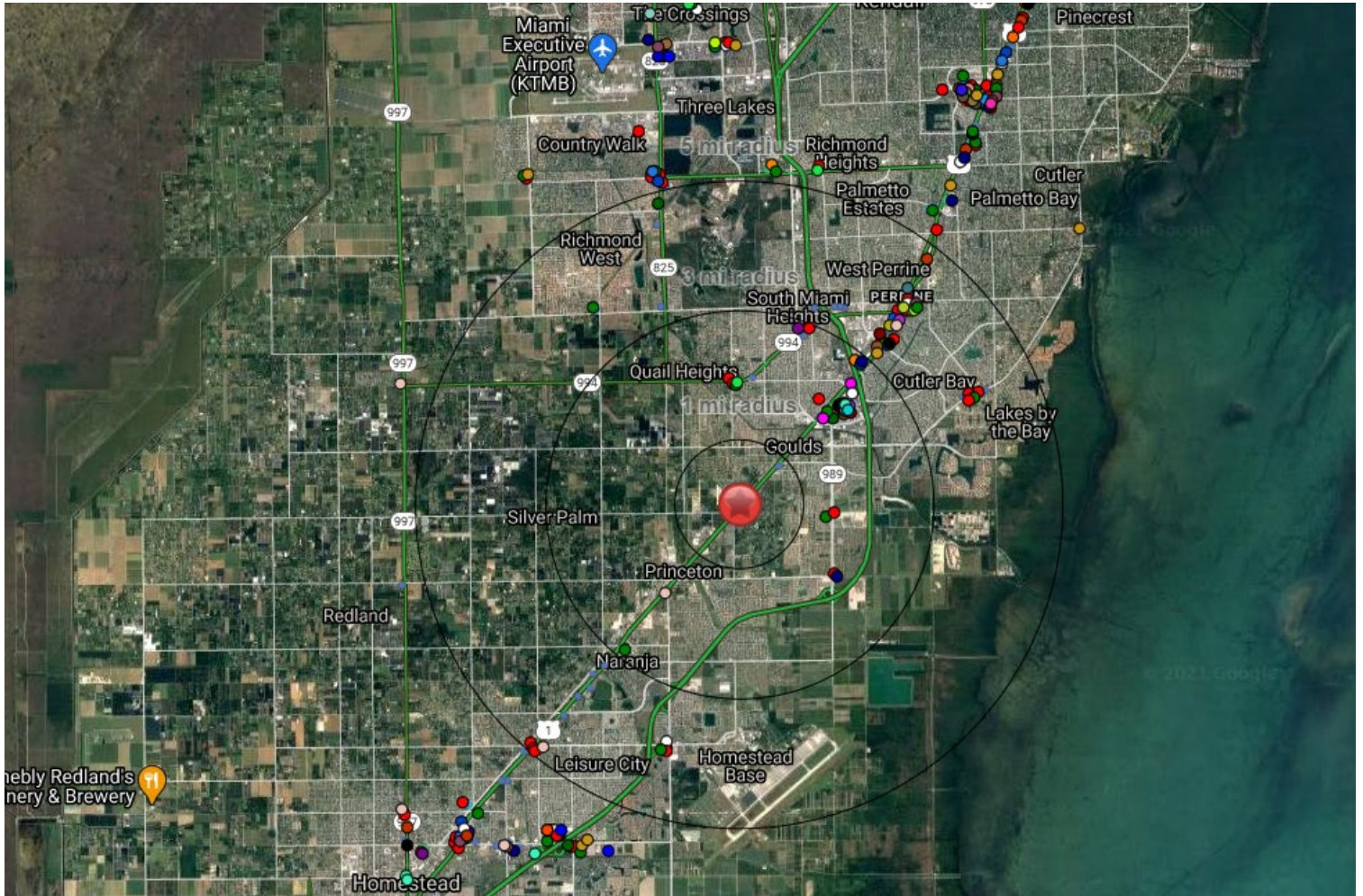
New Homes in the area will be serviced by this community center.

We are looking for retail, medical, service businesses and restaurants.

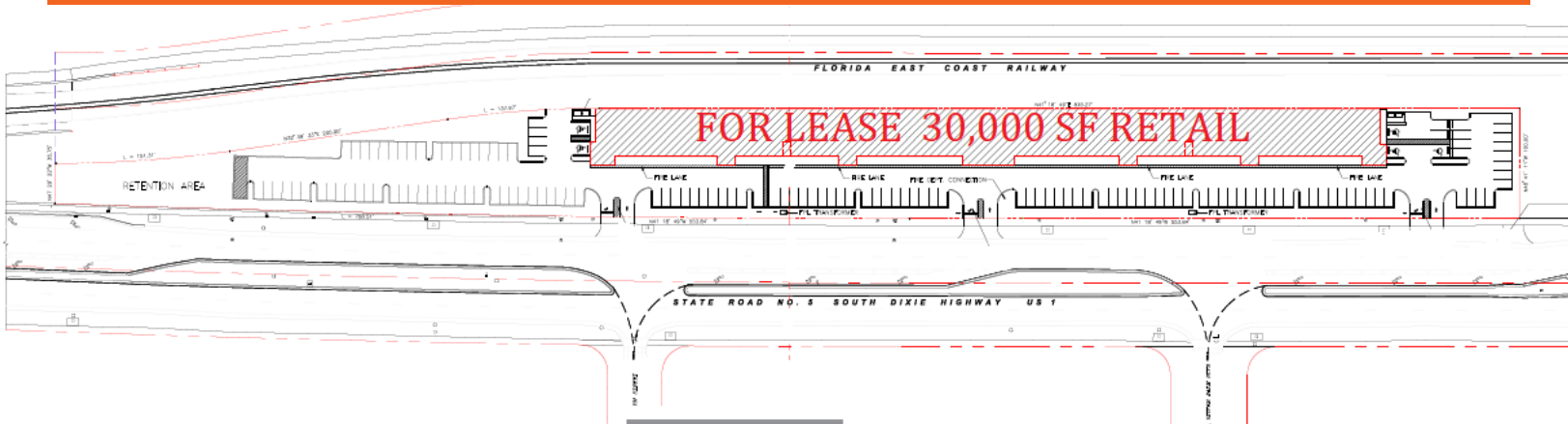
Grease traps stubbed to each bay and build to suit possible, if lease is signed before 1st Qtr 2024.

Contact Listing Agent

Aerial Map with 1-3-5 Radius



Site Plan



Ana Vega-Garcia
Director of Leasing – Broker Associate

SUCHMAN

RETAIL GROUP

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Demographics

23100 S Dixie Hwy

1 mi radius

3 mi radius

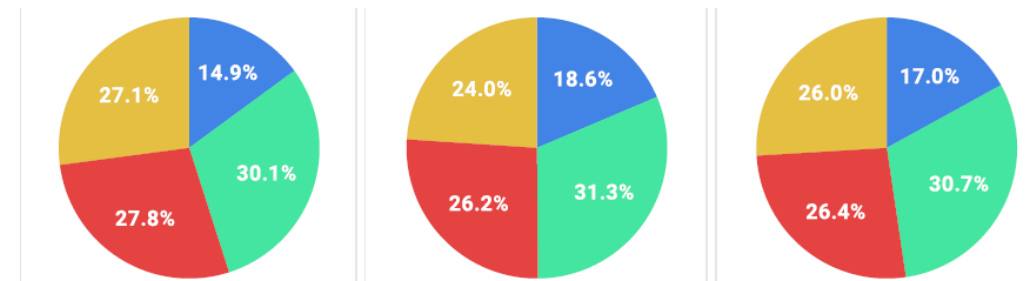
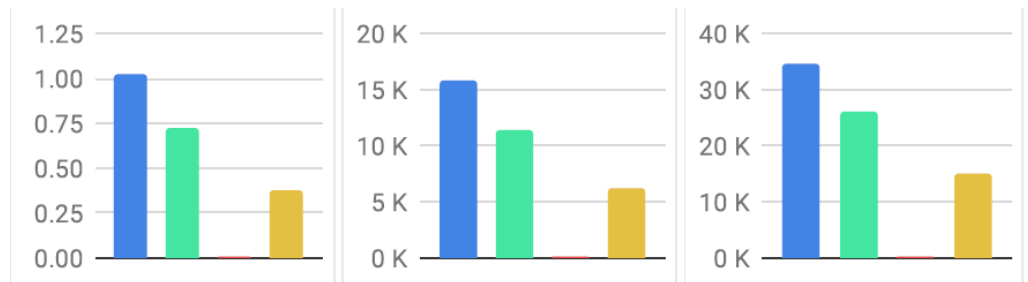
5 mi radius

Population

Estimated Population (2023)	7,275		108,380		242,925	
Projected Population (2028)	9,411		119,891		266,956	
Census Population (2020)	5,935		107,261		240,468	
Census Population (2010)	3,559		82,061		195,723	
Projected Annual Growth (2023-2028)	2,136	5.9%	11,511	2.1%	24,031	2.0%
Historical Annual Growth (2020-2023)	1,340	6.1%	1,119	0.3%	2,457	0.3%
Historical Annual Growth (2010-2020)	2,376	6.7%	25,200	3.1%	44,745	2.3%
Estimated Population Density (2023)	2,317	psm	3,835	psm	3,094	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Household Income (2023)

Estimated Average Household Income	\$79,045		\$80,468		\$87,244	
Estimated Median Household Income	\$71,879		\$63,433		\$68,914	
HH Income Under \$10,000	116	5.4%	2,312	6.9%	4,905	6.5%
HH Income \$10,000 to \$34,999	335	15.7%	7,915	23.8%	16,589	21.9%
HH Income \$35,000 to \$49,999	260	12.2%	3,749	11.3%	8,099	10.7%
HH Income \$50,000 to \$74,999	580	27.2%	6,366	19.1%	13,670	18.0%
HH Income \$75,000 to \$99,999	279	13.1%	4,163	12.5%	9,888	13.0%
HH Income \$100,000 to \$149,999	335	15.7%	5,023	15.1%	12,089	15.9%
HH Income \$150,000 or More	227	10.6%	3,751	11.3%	10,654	14.0%



Retailer Map of Area

