



CARIBBEAN COMMERCIAL CENTER

FOR LEASE • 3 NEW CONSTRUCTION RETAIL/OFFICE BUILDINGS
20200 - 20350 SOUTH DIXIE HWY • CUTLER BAY, FL 33189



CONTACT US:

CHRIS BARNEY
Partner
954.520.7692
chris.barney@trinitycre.com

SPENCER DAVIS
Advisor
239.564.1313
spencer.davis@trinitycre.com



PROPERTY FEATURES

PRICE

CALL FOR DETAILS

AVAILABLE

TOTAL: 15,640± SF
 Building 1- 20200: 3,870± SF
 Building 2- 20250: 8,905± SF
 Building 4- 20350: 1,200± SF

ZONING

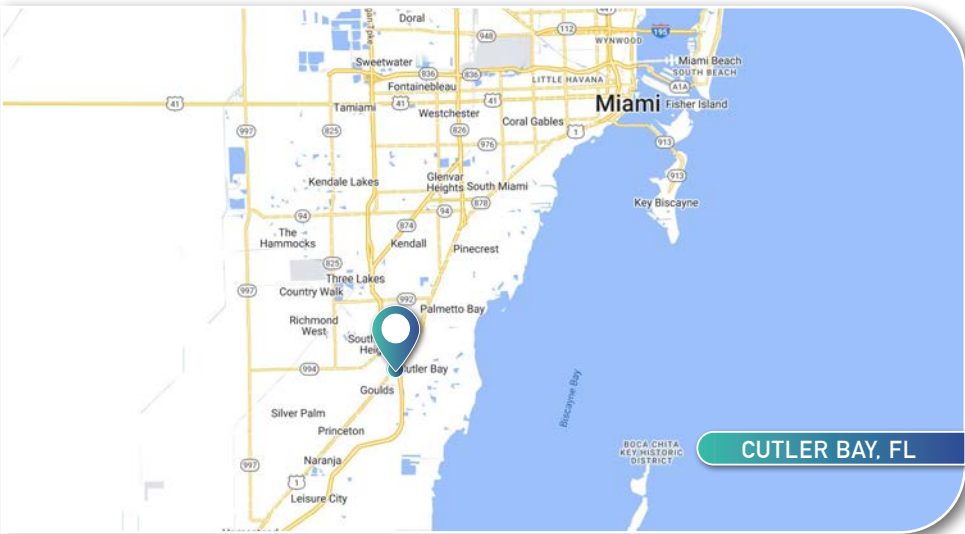
Town Center (TC) - Cutler Bay Municipality

LOCATION

The subject site is located on the SWC of South Dixie Hwy and Caribbean Blvd.

2023 DEMOGRAPHICS
 CARIBBEAN COMMERCIAL CENTER

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$54,661	\$91,253	\$107,894
POPULATION	21,343	143,651	272,922
EMPLOYMENT DENSITY	7,891	41,220	83,420



CARIBBEAN COMMERCIAL CENTER

FOR LEASE • 3 NEW CONSTRUCTION RETAIL/OFFICE BUILDINGS
 20200 - 20350 SOUTH DIXIE HWY • CUTLER BAY, FL 33189

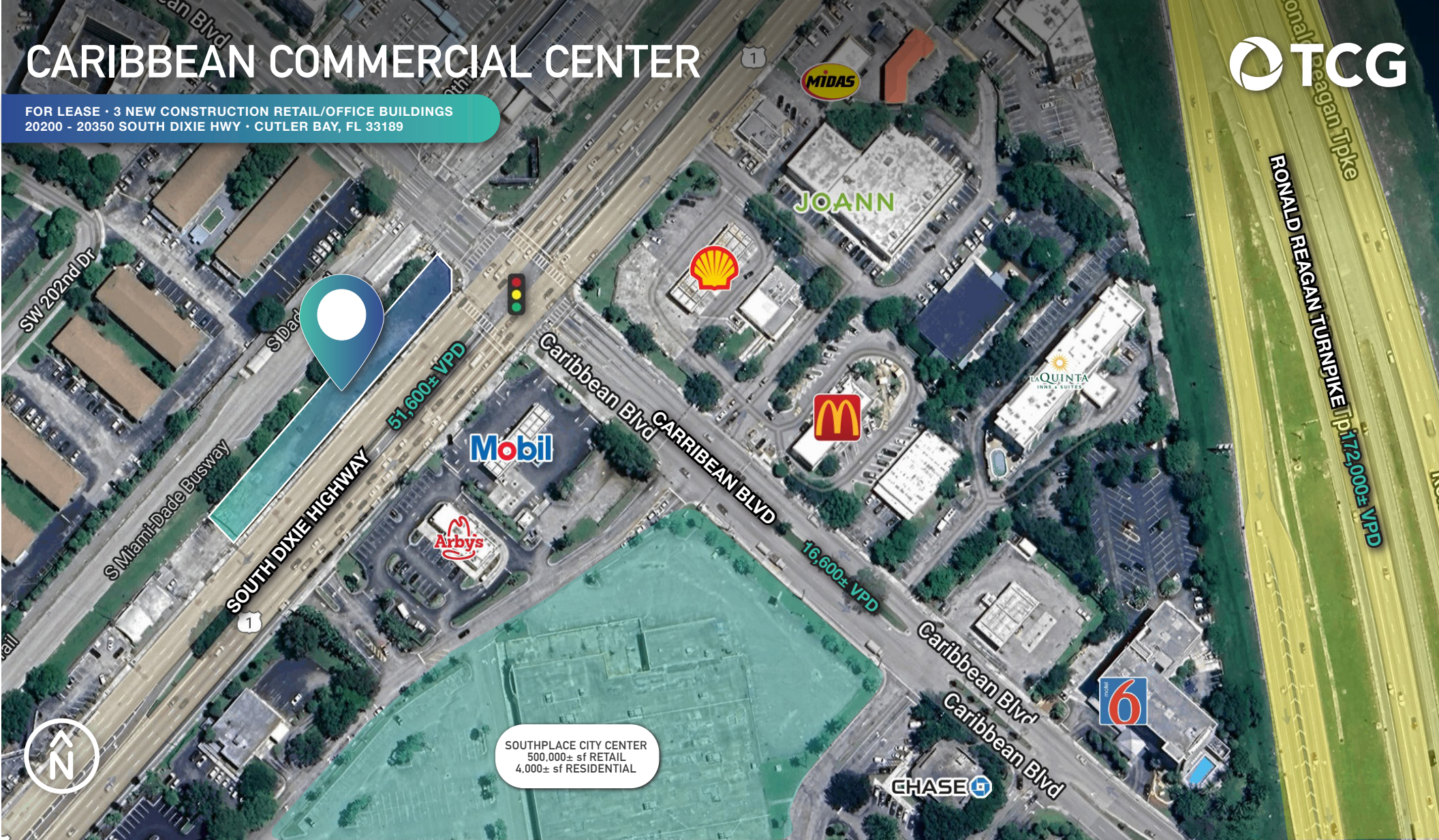


trinitycre.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
 © 2024 Trinity Commercial Group
 This information is considered accurate, but not guaranteed.

CARIBBEAN COMMERCIAL CENTER

FOR LEASE • 3 NEW CONSTRUCTION RETAIL/OFFICE BUILDINGS
20200 - 20350 SOUTH DIXIE HWY • CUTLER BAY, FL 33189



SOUTHPLACE CITY CENTER REDEVELOPMENT

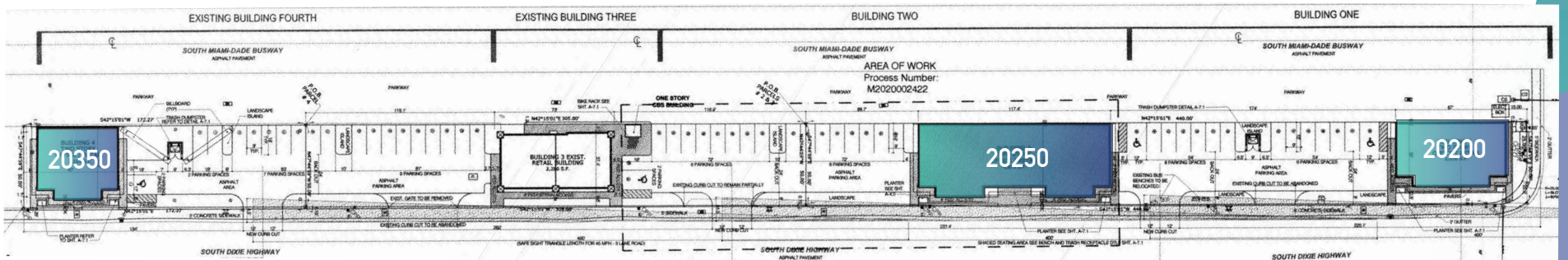
The existing Southland Mall is being redeveloped into a \$1 Billion mixed-used project. The BH Group 800,000± SF project will expand over 95 acres. The project masterplan is fully entitled for over 4,000 residential units and 500,000 SF of retail. Groundbreaking is projected to take place in the second quarter of 2024.

CARIBBEAN COMMERCIAL CENTER

FOR LEASE • 3 NEW CONSTRUCTION RETAIL/OFFICE BUILDINGS
20200 - 20350 SOUTH DIXIE HWY • CUTLER BAY, FL 33189



BUILDING	AVAILABILITY	SIZE
BUILDING 1 - 20200		
1st Floor - Retail	AVAILABLE	2,125± sf
2nd Floor - Office	AVAILABLE	1,745± sf
BUILDING 2 - 20250		
1st Floor - Retail	AVAILABLE	4,440± sf
2nd Floor - Office	AVAILABLE	4,465± sf
BUILDING 4 - 20350		
1st Floor - Retail	LEASE PENDING - DENTAL GROUP	1,665± sf
2nd - Office	AVAILABLE	1,200± sf



trinitycre.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
© 2024 Trinity Commercial Group
This information is considered accurate, but not guaranteed.

