



34,306 SF (Retail & Office)

4,900 SF - 6/1/2025

1 MILE 3 MILES 5 MILES

POPULATION		
7,319	92,838	251,728

HOUSEHOLDS			
2,377	35,719	90,904	

AVG HH INCOME (\$)

\$155,412	\$131,342	\$115,429
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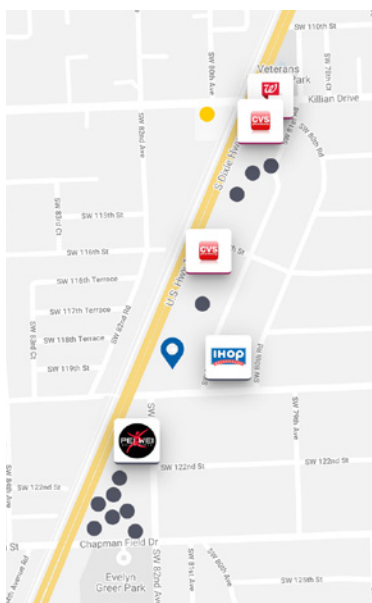
MEDIAN HOME VALUE (\$)

\$129,036	\$96,078	\$83,799
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- Sergio's
- VEG – Animal Clinic

HORIZON  
PROPERTIES

Allan Benes | 305.364.9945  
Broker Associate  
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11975 S. Dixie Hwy | Miami, FL 33156

- Pinecrest Center is a 34,306 SF mixed-use (retail and office) property with an irreplaceable location along Miami-Dade's busiest retail corridor. Pinecrest Center's affluent and densely populated trade area includes some of Miami-Dade's most prestigious suburban communities such as Pinecrest, Coral Gables, and South Miami. Excellent visibility, parking, and access to 75,000 cars that pass in front of it daily.
- Recently remodeled executive offices ranging from 240 to 440 SF with a shared conference room, available on second floor. Pinecrest Center boasts demographics of 98,614 persons living within a 3-mile radius with an average household income in excess of \$120,000.
- Visit [www.PinecrestCenter.com](http://www.PinecrestCenter.com) for more information



www.mmgequitypartners.com  
305.637.7300 FAX 305.637.7302

9171 South Dixie Highway | Pinecrest, FL 33156



**PINECREST CENTER-  
1<sup>ST</sup> FLOOR RETAIL**

Suite	Tenant	SqFt
11915	Available	4,900
11921	VEG – Animal Clinic	7,103
11927	Sergio's	4,100