

COMMERCIAL SPACE

For Lease

1586 S. Dixie Highway

Coral Gables, FL 33146



PRIME US-1 LOCATION

3,333 FT² IN CORAL GABLES

RETAIL, RESTAURANT, OR BANK



Scan QR Code
for more information

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PRIME LOCATION ON US-1
 IN CORAL GABLES - 3,333 ft² BUILDING ON A 10,005 ft² LOT

OFFERED AT \$85/PSF NNN



Exceptional visibility meets exceptional demographics.

Positioned along South Dixie Highway/US-1 in Coral Gables, 1586 S Dixie Hwy benefits from a powerful combination of daily traffic exposure, affluent surrounding households, nearby employment drivers, and proximity to the University of Miami. The following market snapshot highlights the depth of the local consumer base and the strength of the surrounding trade area.

Within 3 Miles			
 66,500 ADT Along South Dixie Highway / US-1	 Daytime Population: 152,895	 • 113,668 Residents • 46,468 Households	 \$189,467 Average Household Income
 20,000+ University Of Miami Students Nearby	 Close To Two Of The Largest Upcoming Developments In The Area At Sunset Place And The Mark	 Served By Two Metrorail Stations And The Brand-New Underline	 In Coral Gables Minutes From South Miami, Ponce Davis, High Pines, Pinecrest, And The University of Miami

Sourced from: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data. Florida Department of Transportation 2025 Annual Average Daily Traffic Report. University of Miami Office of Institutional Research and Strategic Analytics.

EXISTING STRUCTURE

FORMERLY HOME TO THE ICONIC SWENSEN'S ICE CREAM AND, LATER, MISHA'S CUPCAKES

1586 S Dixie Highway presents a rare retail, bank, or restaurant leasing opportunity fronting one of Miami-Dade's most affluent and densely traveled corridors.

Formerly home to the iconic Swensen's Ice Cream and later Misha's Cupcakes, the property offers exceptional brand recognition, direct frontage on US-1, abundant on-site parking, and dual access from both S Dixie Highway and Madruga Avenue.

Situated in Coral Gables near Downtown South Miami, the site benefits from proximity to the University of Miami, Metrorail, Downtown South Miami, and the transformational redevelopment of Sunset Place and upcoming The Mark Coral Gables, which will add nearly 2,000 new residential units and almost 300 new hotel rooms to the area.



This offering includes:

3,333 ft² Building

10,005 ft² Site

Spectacular Visibility

Existing Restaurant Infrastructure
Includes Grease Trap
(If Applicable)

Dual Ingress/Egress

Front Access From S Dixie Hwy

Rear Access From Madruga Ave

Parking:

Front	Rear
3 Individually Striped Spaces	12 Individually Striped Spaces
1 ADA Space	3 Tandem Spaces <i>(2 Cars Each)</i>

Total Of 22 Vehicles Accommodated

Parking Ratio Approximately 5.7 Spaces Per 1,000 ft²
Additional Street Parking Available



DADELAND MALL

Baptist Health

VOX miami

THE SALTY

THE FRESH MARKET

1586 S. Dixie Highway

Sunset Place Redevelopment:
1,500+ Residential Units
287-Room Hotel
150,000 ft²+ of Retail & Dining

WHOLE FOODS MARKET

RED ROAD COMMONS

3Chefs AND A CHICKEN

PIZZA PAPA JOHN'S

CROWN wine, spirits, gourmet, liquors

INTERNATIONAL STUDIES ISPA PREPARATORY ACADEMY

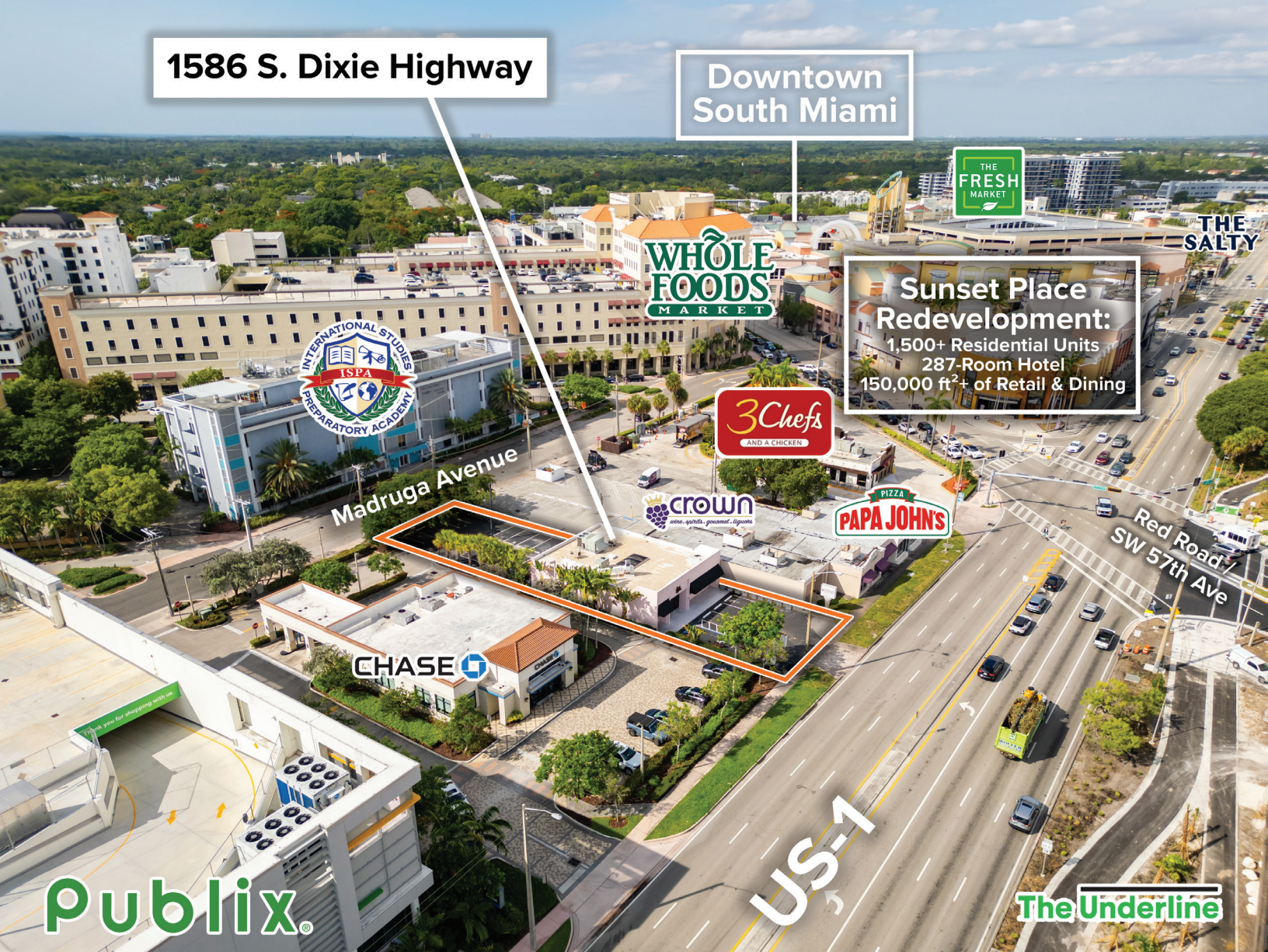
US-1

The Underline

Madruza Avenue

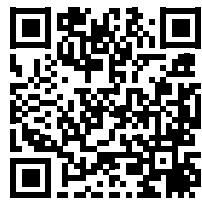
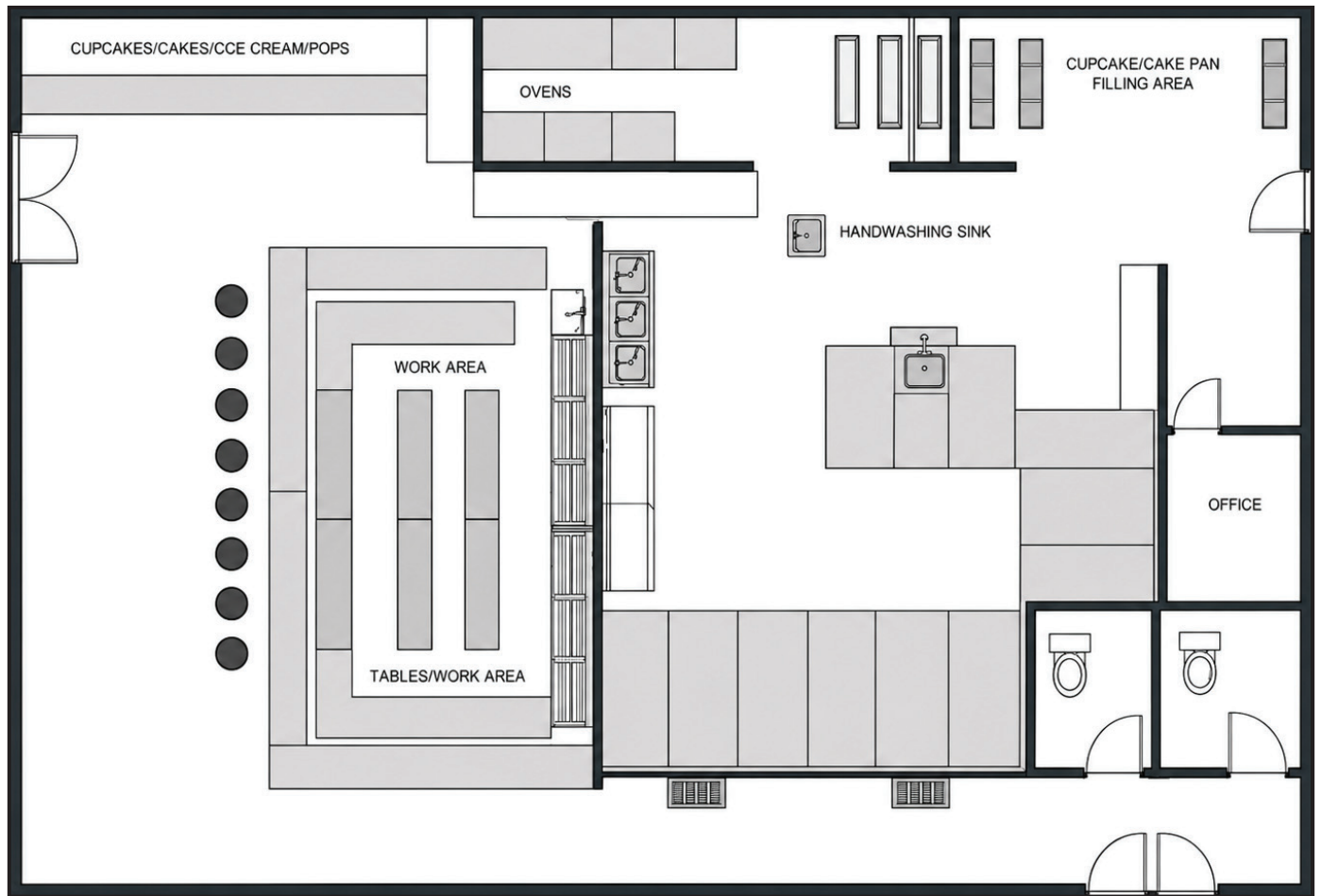
CHASE

Publix



EXISTING FLOORPLAN

SPACE OFFERS - 3,333 ft² BUILDING ON A 10,005 ft² LOT



SCAN HERE TO ACCESS
3D TOUR & FLOORPLAN





For more information:

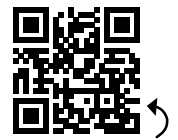
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#1 SMALL
TEAM 2025

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