

AVAILABLE

OFFICE/SHOWROOM BUILDING 109,000 SF on 10 ACRES

19500 South Dixie Highway, Cutler Bay, FL 33157 USA



For pricing and leasing guidance please contact:



Ernesto Casal
305.591.3606
ecasal@casal.com



Edward Schmidt
786.260.0401
eschmidt@naimiami.com

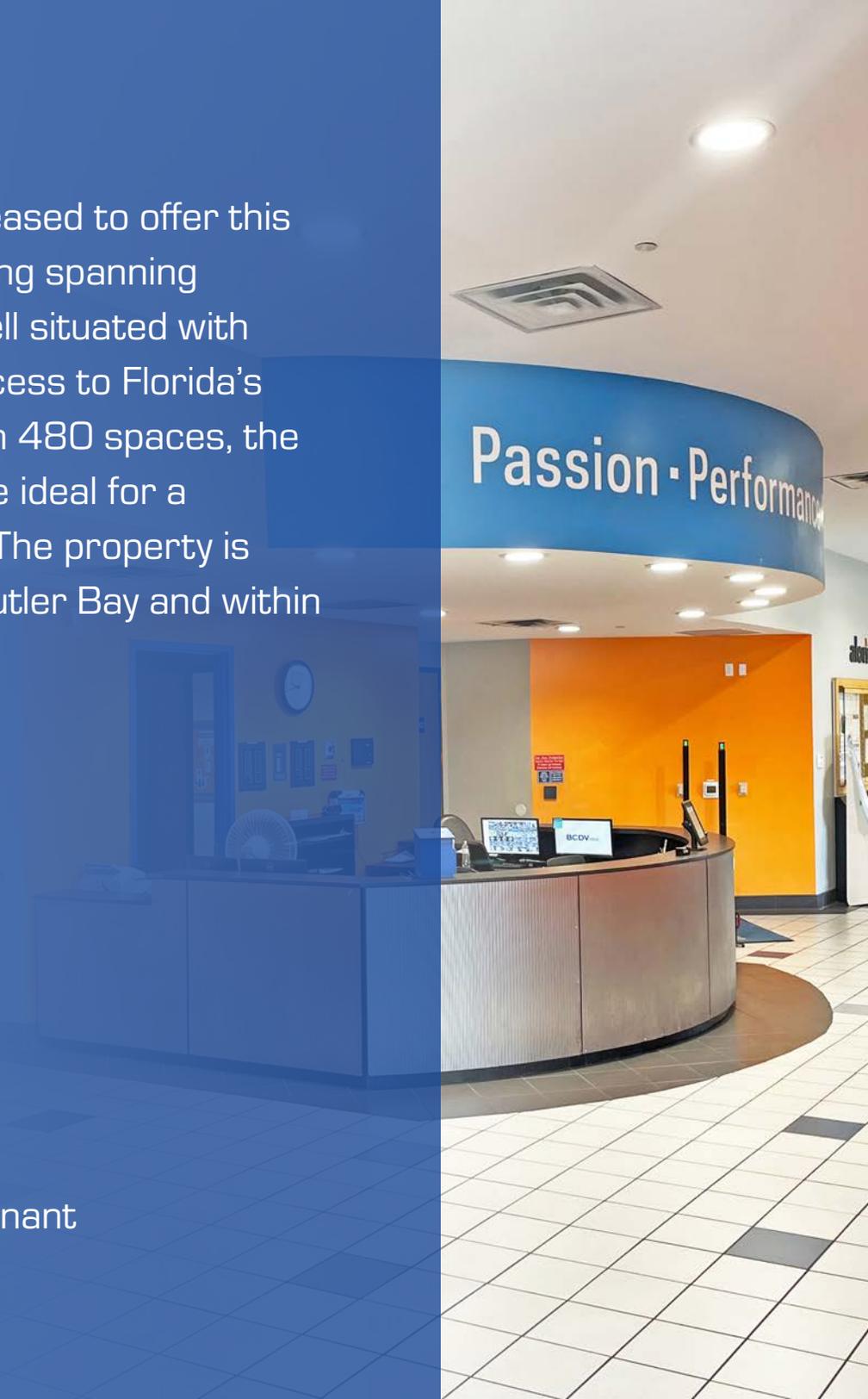
Robert Eckstein
786.260.0413
reckstein@naimiami.com

PROPERTY SUMMARY

Casal Group and NAI Miami | Ft. Lauderdale are pleased to offer this sublease of a 109,000 SF office/showroom building spanning 10 acres in Cutler Bay, Florida. The property is well situated with 900' of direct frontage on US1 and immediate access to Florida's Turnpike. Offering substantial outdoor parking with 480 spaces, the property is a plug and play call center and would be ideal for a customer service or large retail hub type tenant. The property is located in the vibrant and family friendly Town of Cutler Bay and within close proximity to many desirable amenities.

PROPERTY HIGHLIGHTS

- 109,000 SF Facility Spanning 10 Acres
- Direct Frontage on South Dixie Highway
- Superior Access to US1 & Florida's Turnpike
- Substantial Outdoor Parking with 480 Spaces
- Plug and Play Call Center or Large Retail Hub Tenant
- Lease Expiration: March 2030



19500 S Dixie Hwy.

South Miami Dade Busway

109,000 SF
Total

480 Parking Spaces

10 Acres
Total

South Dixie Highway / US1



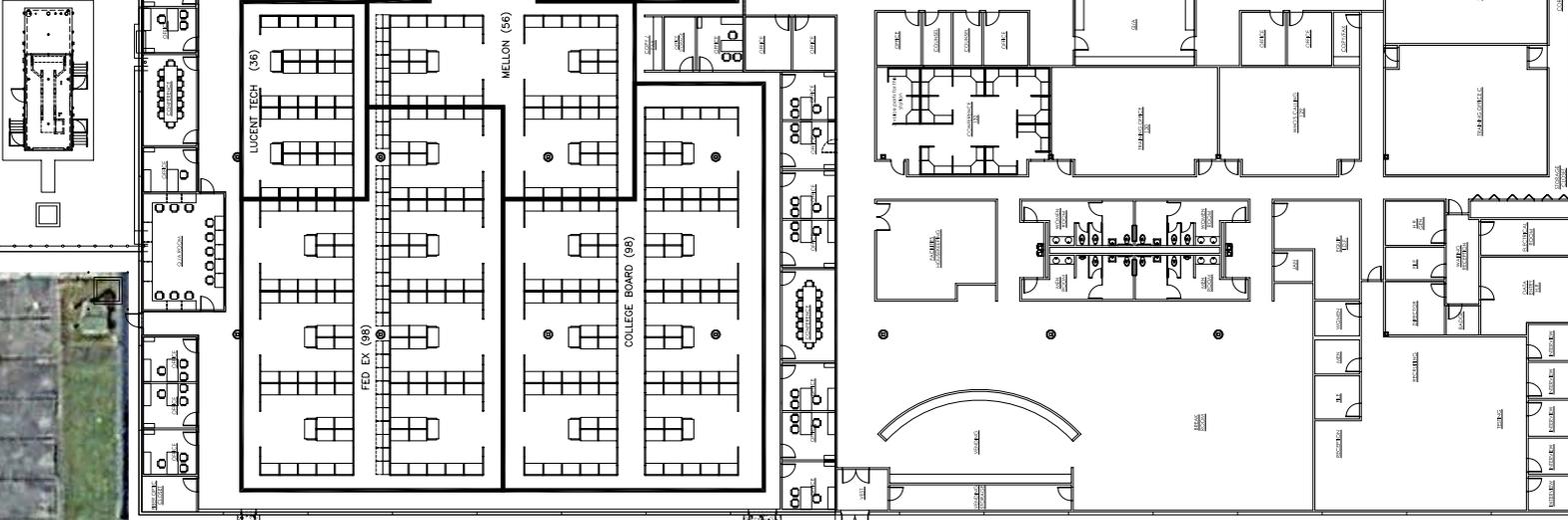
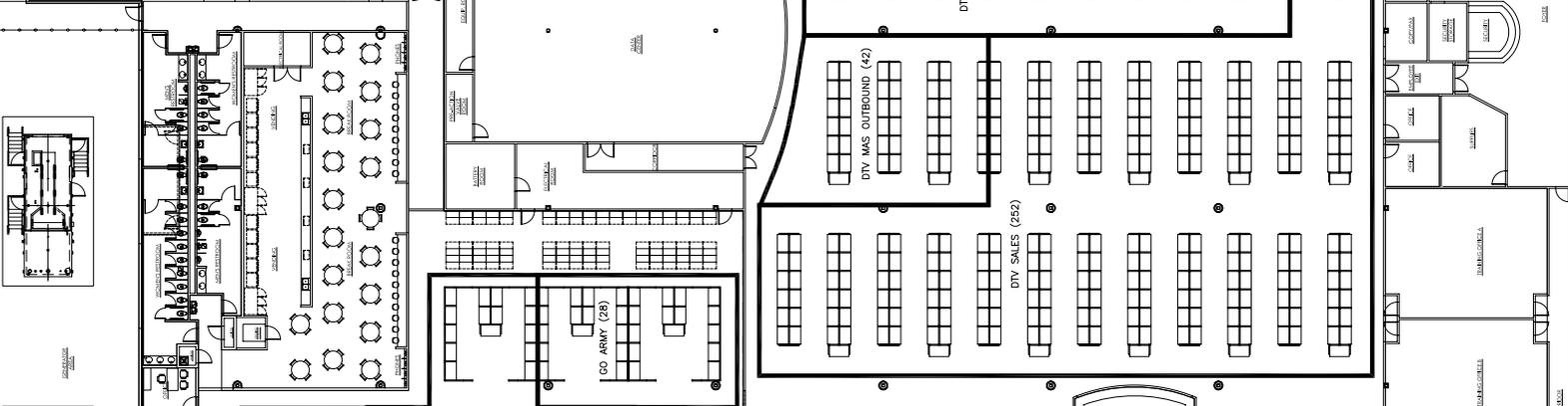
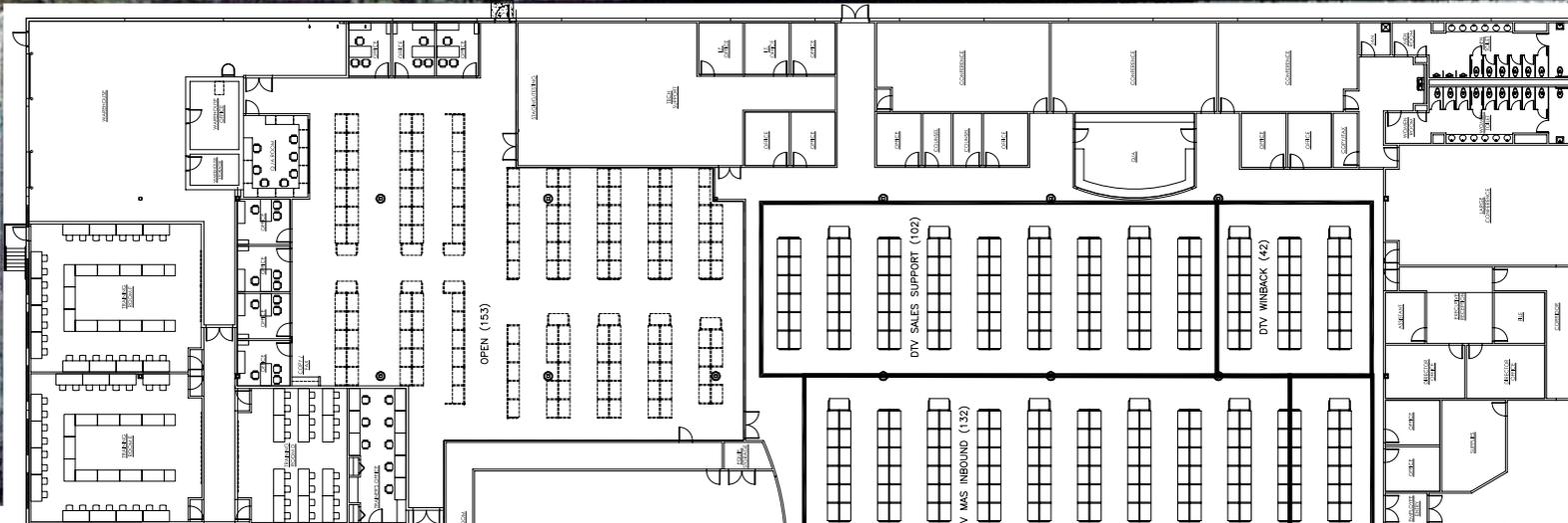
PROPERTY SPECIFICATIONS

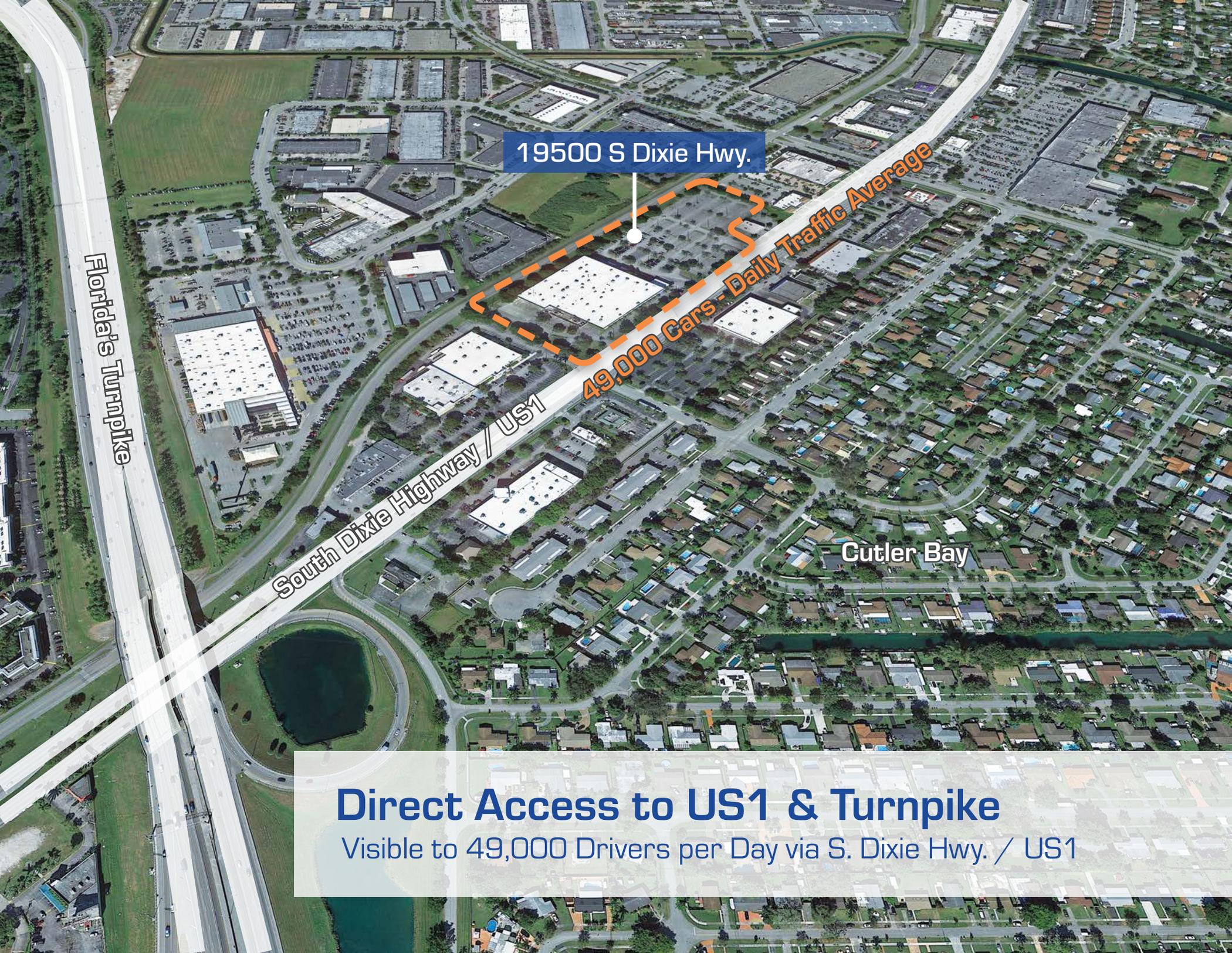
Building Size	109,000 SF
Acres	10.13 Acres
Loading	4 Street Level 1 Dock 1 Ramp
Parking	480 Spaces
Ceiling Height	24' Clear +
Zoning	TRC (Town of Cutler Bay)

PROPERTY FEATURES

- Plug and Play Call Center
- 900 Feet of Frontage on US1
- 2 Back up Generators
- Immediate Occupancy
- Lease Expiration: March 2030
- Call for Pricing







19500 S Dixie Hwy.

49,000 Cars - Daily Traffic Average

Florida's Turnpike

South Dixie Highway / US1

Cutler Bay

Direct Access to US1 & Turnpike

Visible to 49,000 Drivers per Day via S. Dixie Hwy. / US1



TOTAL TRAFFIC COUNT

49,000

CARS PER DAY



RADIUS

1 mile

3 miles

5 miles



TOTAL POPULATION

17,204

149,146

271,657



AVERAGE HH INCOME

\$60,101

\$87,345

\$102,791

Pinecrest

Palmetto Bay

Cutler Bay

19500 S Dixie Hwy.

Future Southplace City Center

- 1 Walmart Supercenter
- 2 Target
- 3 The Home Depot
- 4 AutoZone
- 5 El Dorado Furniture
- 6 BJ's Wholesale Club
- 7 Ashley & City Furniture
- 8 Rooms To Go
- 9 Big Lots
- 10 South Motors Honda & VW
- 11 HGreg Nissan
- 12 Land Rover
- 13 Miami Acura
- 14 Dadeland Dodge, Chrysler, Jeep
- 15 South Motors Honda, BMW, Mini
- 16 BrandSmart USA
- 17 The Falls Shopping Mall
- 18 The Home Depot
- 19 Macy's Furniture

South Dixie Highway / US1

Florida's Turnpike



This property is located within the Town of Cutler Bay, a vibrant community of approximately 45,000 residents who enjoy its beautiful surroundings and family-oriented atmosphere. The Town limits encompasses a Town of approximately 10 square miles. The Town Charter became effective November 9, 2005, making Cutler Bay the youngest incorporated municipality in Miami-Dade County. Just minutes from the property is the future site of the much anticipated Southplace City Center.

SOUTHPLACE CITY CENTER

The Town of Cutler Bay plans for the redevelopment of the Southland Mall. The 80-acre, \$1 billion redevelopment will be one of the largest projects of its kind in the Southeast and will be called “Southplace City Center.” The new ownership team envisions a “city within a city” for living, working, shopping, and playing that will feature more than 4,000 residential units, over 500,000 sf of curated retail, and exciting dining and entertaining venues at the existing mall, with an additional 150,000 sf of prime retail space and outparcels for food and beverage operators. The project will be a charming, self-contained community with abundant green space, bike and golf cart trails, walking trails, a trolley system, and easy access to public transit – specifically, the soon-to-open Miami-Dade SMART Plan mass transit route adjacent to the property. The total project is expected to create approximately 2,700 new jobs and generate \$44 million in property taxes ad valorem revenue in the first five years (\$6.1 million to Cutler Bay), and up to \$491 million (\$75.2 million to Cutler Bay) over a 20-year period.



Southplace City Center Rendering



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