



Colliers



Marshalls

16051 S Dixie Highway, Miami, FL

Rare Big Box space available

Highlights:

- Join new **FLOOR DECOR** & **BrandsMart USA**
- 42,719 sf former Marshalls in the heart of Palmetto Bay
- Located on US -1 & W 160th Street with a traffic count of 64,500 cars per day
- In high density area with a population of **105,729** with a median household income of **\$134,385** within 3 miles of the property.

For Lease



Close to
FL Turnpike



Parking
on Site



Join Strong
Anchor Tenants



High Density
Area

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Senior Vice President

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Property Overview

Property Address 16051 S Dixie Highway, Miami, FL 33157

Location	The Property is located on SW 160th Street & S Dixie Highway (US-1)	
Zoning	6200 Commercial - Arterial	
Year Built	1972	
Site Area	+/- 42,719 SF	
Rentable Area	Main Floor	+/- 39,500 SF
	Second Floor	+/- 3,219 SF
Base Rent	\$25.95 PSF NNN	
Additional Rent	\$10.56 PSF	
Available	April 1, 2026	
Term	10 years	



Co-tenant Floor & Decor



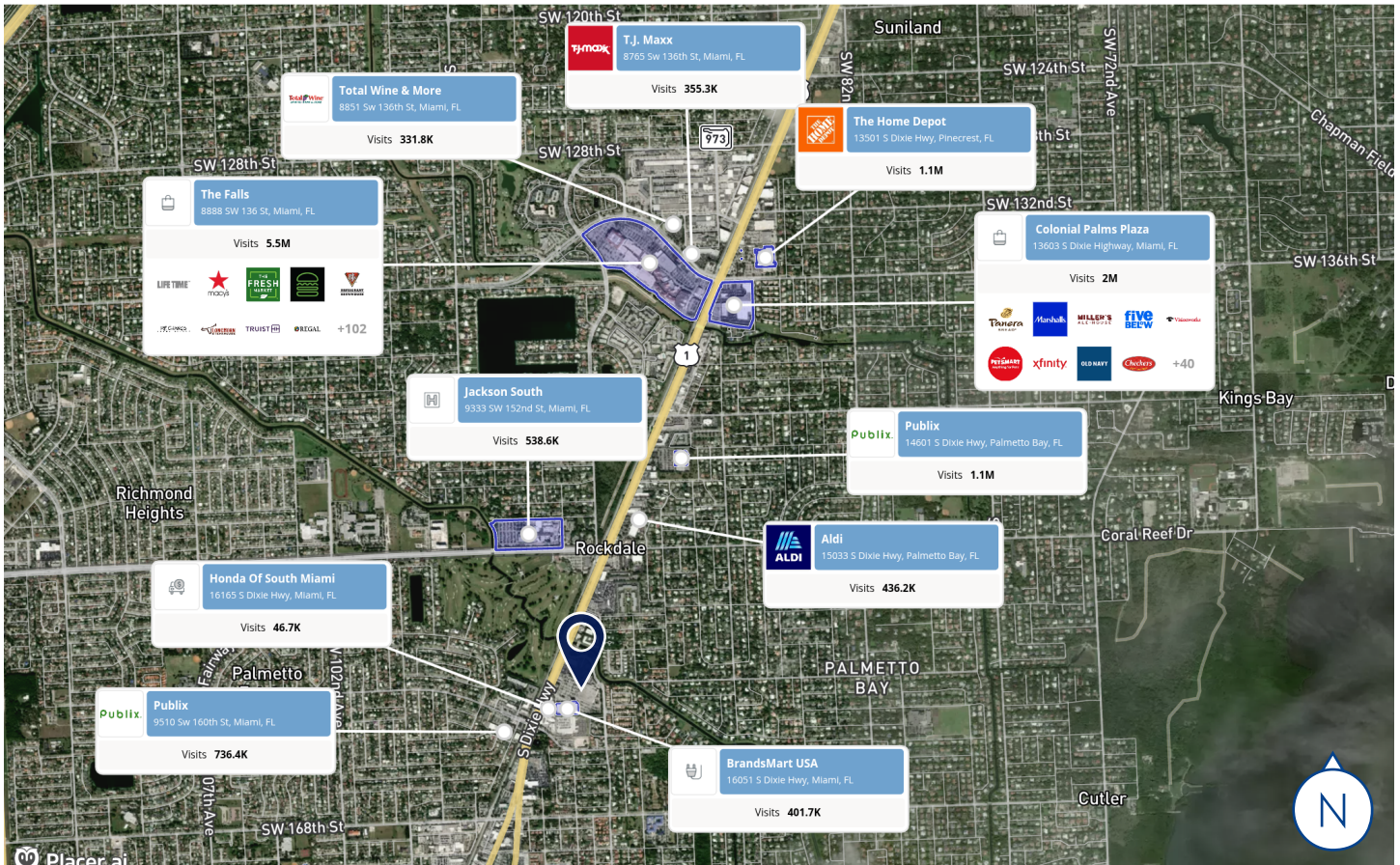
Pylon along Dixie Highway



Co-tenant Brandsmart USA



Property Overview



Features

- Excellent parking and access
- At a lighted intersection adjacent to Floor & Decor and BrandsMart
- Close to The Falls - regional mall
- New Roof



±42,719 SF
available

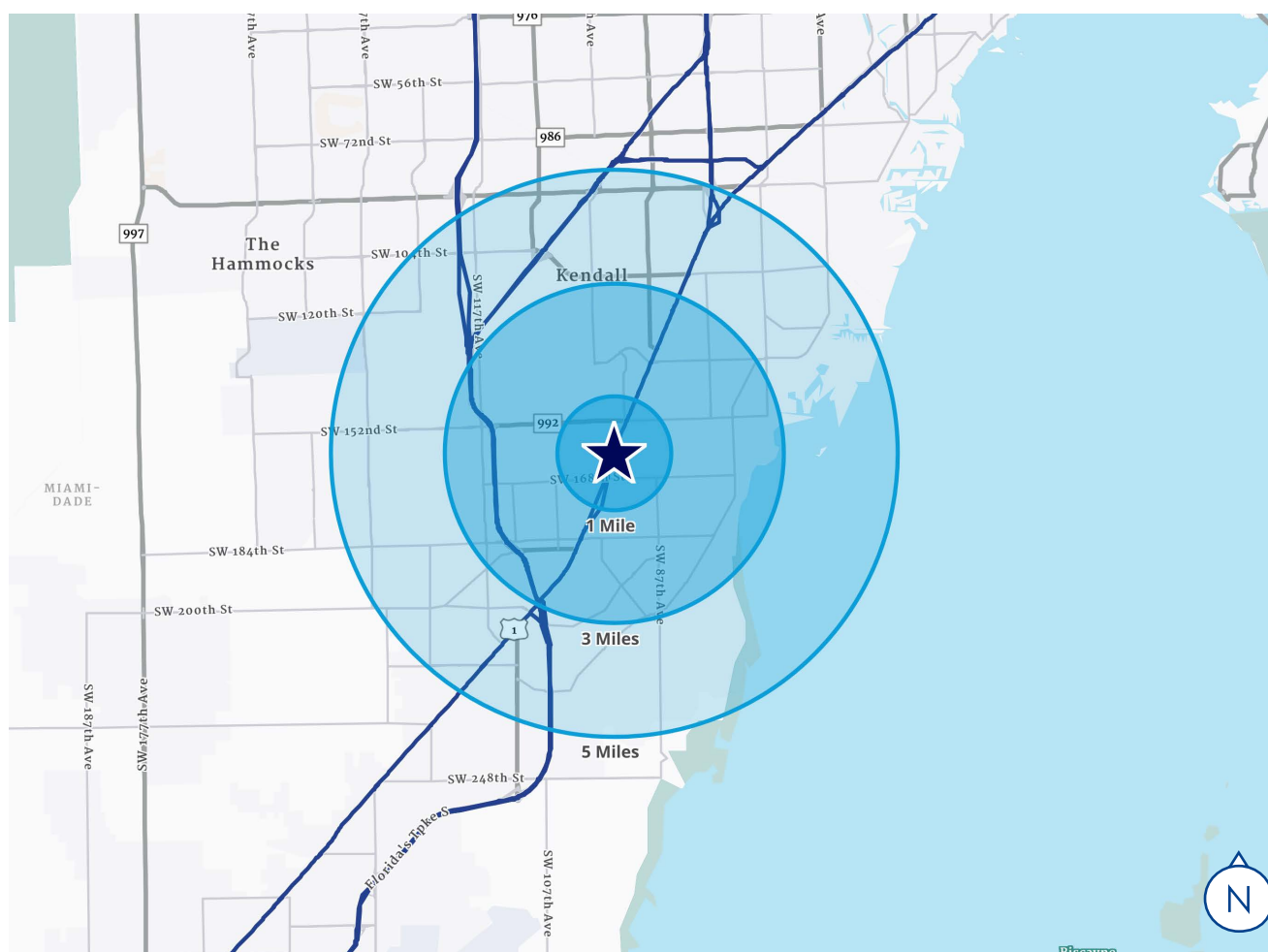
Property Location



Market Update and Demographics

Catagory	1 Mile radius	3 Mile radius	5 Mile radius
2025 Population	13,906	106,687	287,707
Median Household Income	\$96,157	\$97,695	\$90,707
Average Household Income	\$130,966	\$144,385	\$130,435
Daytime Population	14,541	98,172	279,067
Median Home Value	\$527,843	\$568,245	\$517,796

Source: Esri, U.S. Census



FLOOR & DECOR

±42,719 SF

ENTERPRISE RENT-A-CAR
16011 S. DIXIE HWY
PALMETTO BAY, FL 33157

Mens Dressing Room
Womens Dressing Room
Show Room
Wearhouse
W.M.

Dimensions:
8'-0" x 28'-0"
170'-0"
312'-0"
140'-0"
40'-0"
180'-0"
330'-0"
150'-2"
142'-11"
316'-2"
12'-0"
12'-0"
12'-0"



Location Overview

Palmetto Bay is a suburban village in Miami-Dade County, Florida, located southwest of downtown Miami, along Biscayne Bay. It's about 15 miles (24 km) southwest of downtown Miami. The village is bordered by Pinecrest to the north and Cutler Bay to the south.

Referred to as the "Village of Parks," Palmetto Bay is a vibrant and historic community in the heart of Miami-Dade County. With its origins dating back to early pioneers and farmland, Palmetto Bay has evolved into a picturesque neighborhood known for its lush landscapes, stunning waterfront views, and abundant green spaces. Since its incorporation in 2002, the village has maintained its rich heritage while embracing modern amenities and a thriving local economy. Enjoy top-rated schools, diverse dining experiences, and a wealth of recreational activities.



Bike Score
66

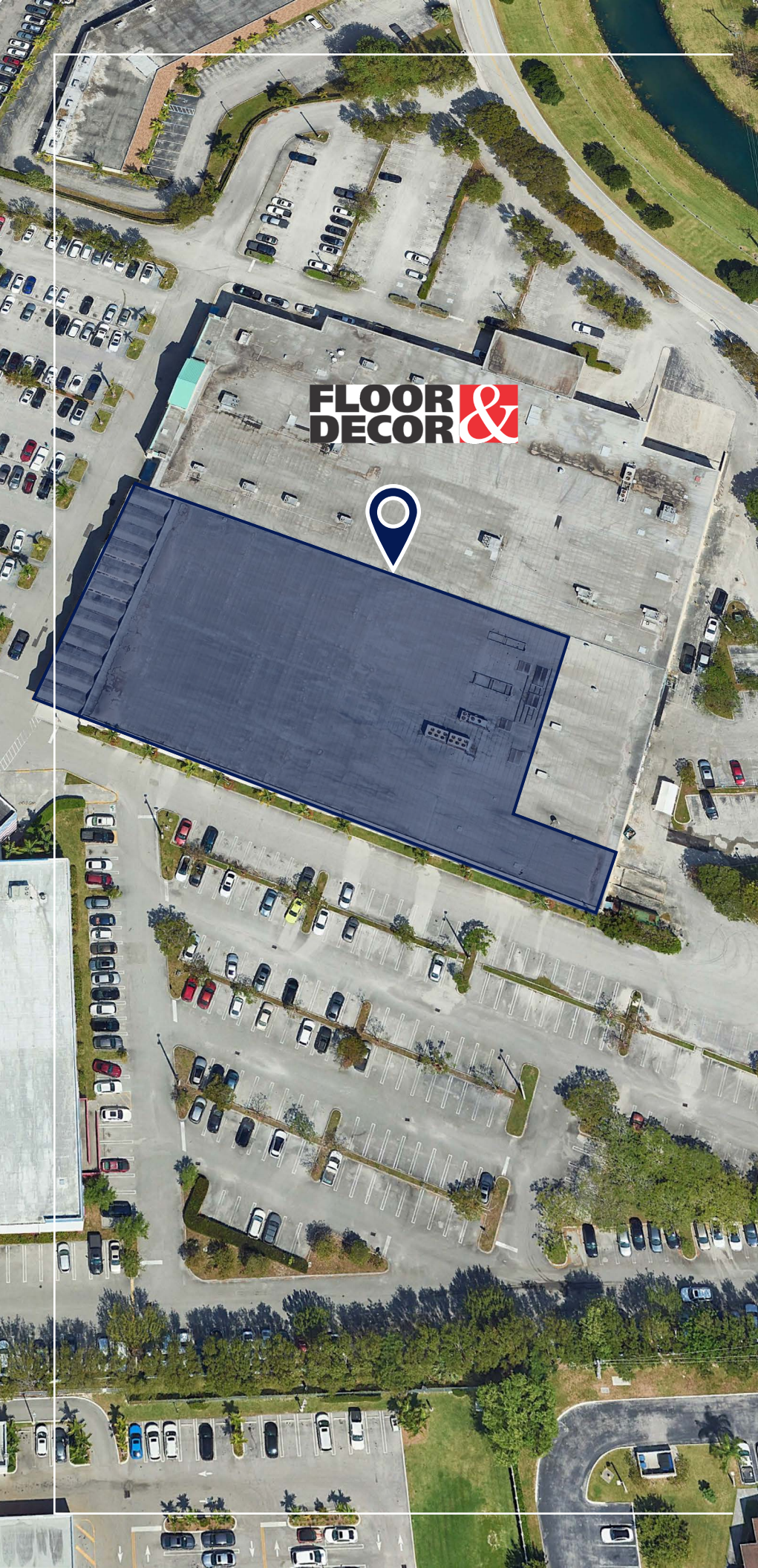


Walk Score
58



Transit Score
44





**FLOOR
DECOR &**



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