



13601 S DIXIE HWY, MIAMI, FL

COLONIAL PALMS PLAZA

2,250 - 2,916 SF AVAILABLE FOR LEASE



ORION
REAL ESTATE

Atlantic
RETAIL

PROJECT DETAILS

13601 S DIXIE HWY • 2,250 - 2,916 SF AVAILABLE • RETAIL

PROPERTY HIGHLIGHTS

- Atlantic Retail is pleased to exclusively represent Colonial Palms Plaza (188,389 SF) at the southeast corner of US-1 and 136th St in Miami, FL. The property serves an incredibly dense and affluent trade area with a population of 90,826 and average household income of \$167,409 within 3 miles.
- Over 37,848 employees within 3 miles
- Over 92,000 ADT
- High barrier to entry market
- Placer.AI Data:
 - # of Visits 1 Year - 11,300,000
 - # of Visitors 1 Year - 2,395,600



DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

5 MILE

11,009

90,826

256,964



NUMBER OF EMPLOYEES

15,408

37,848

153,053

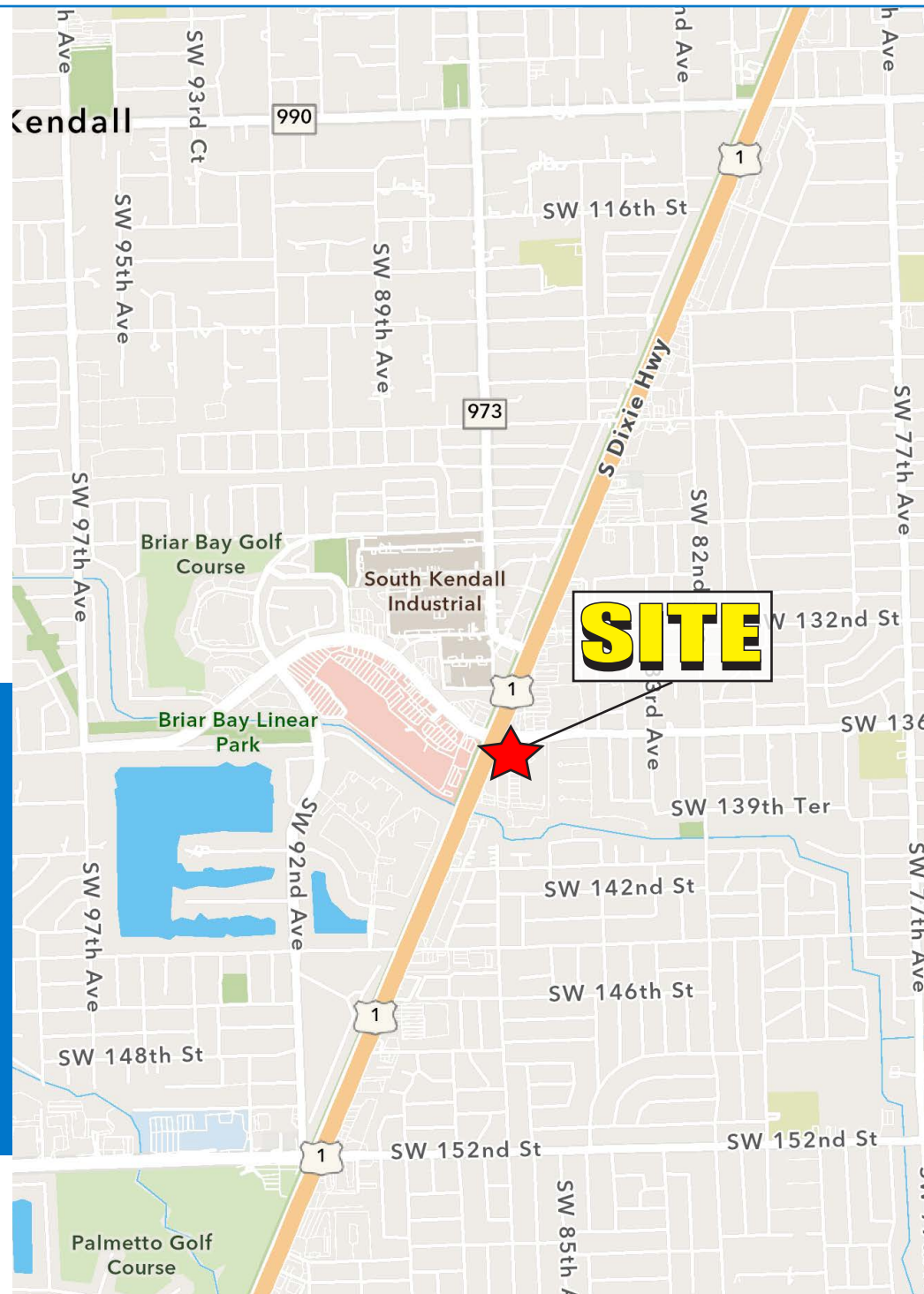


AVERAGE HH INCOME

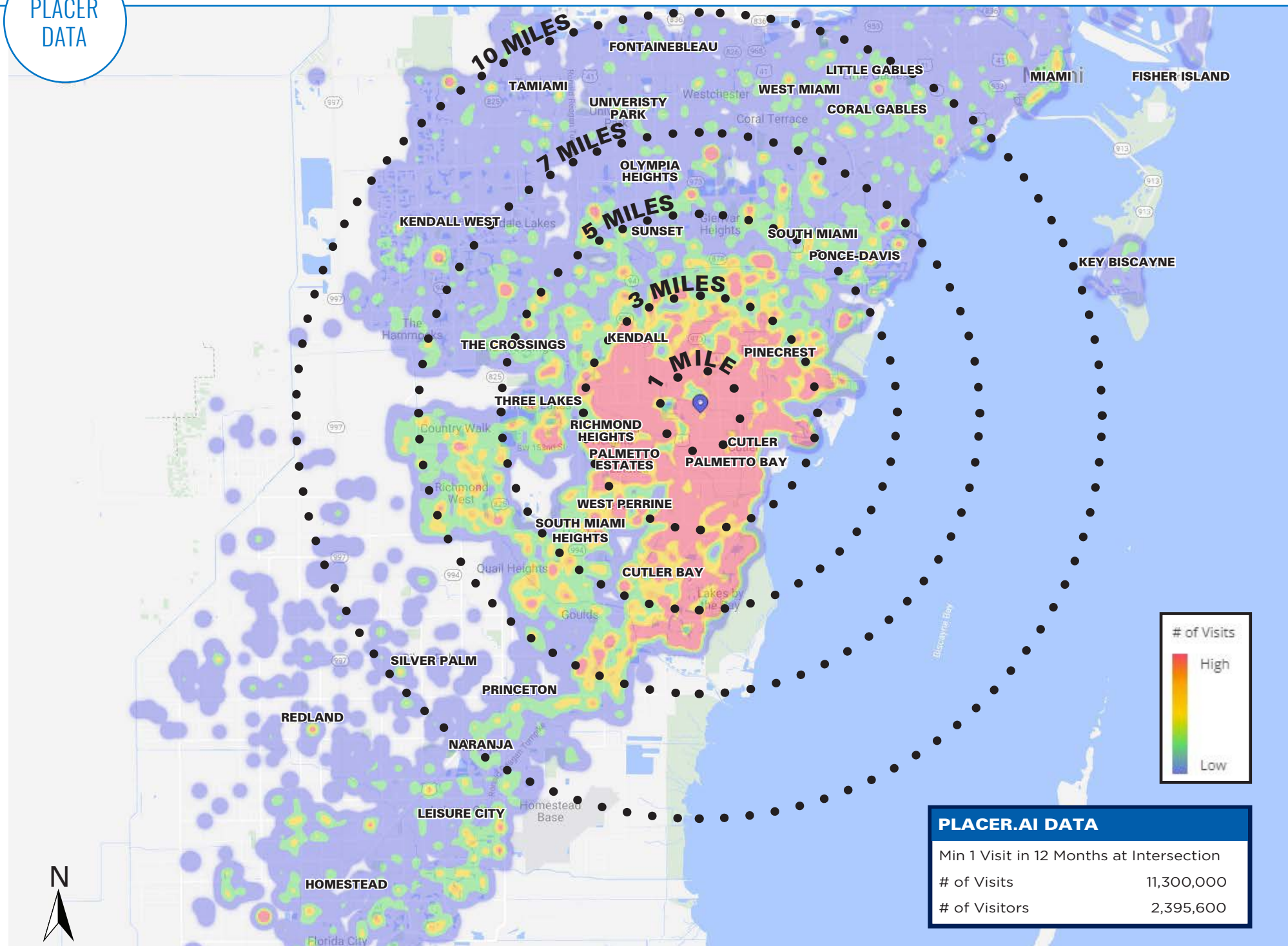
\$151,351

\$167,409

\$127,968



PLACER
DATA

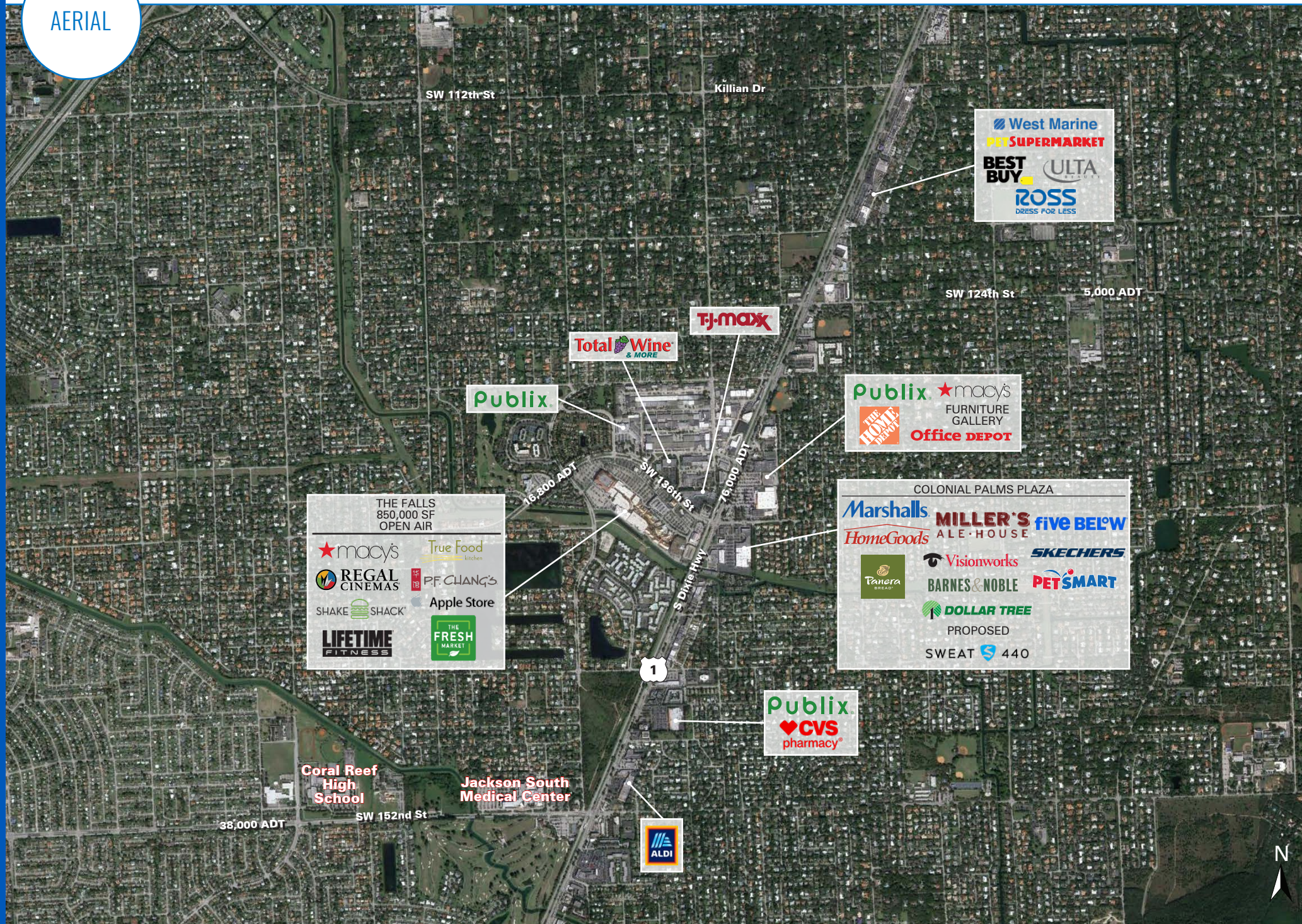


PLACER.AI DATA

Min 1 Visit in 12 Months at Intersection	
# of Visits	11,300,000
# of Visitors	2,395,600



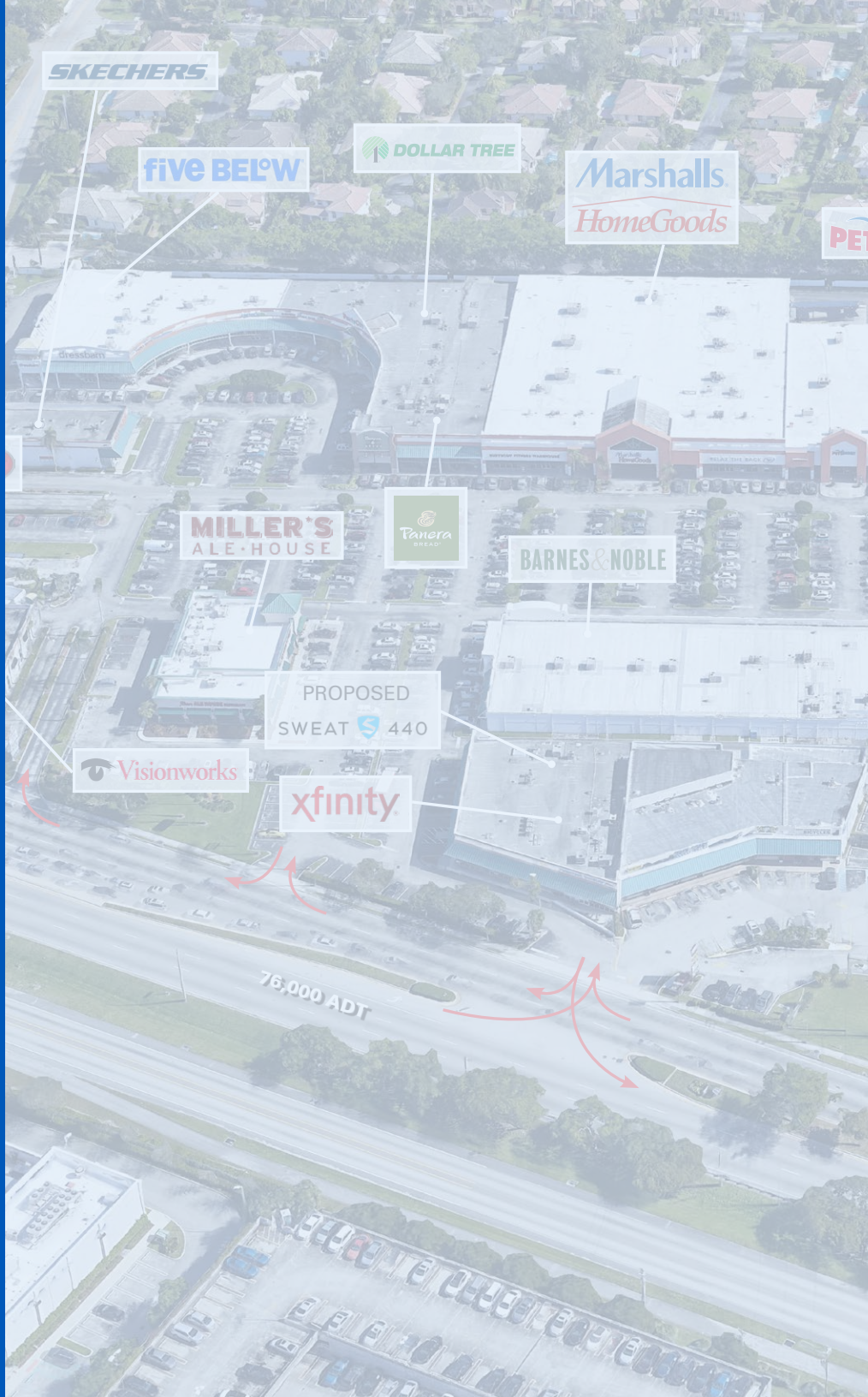
AERIAL



SITE PLAN



Suite #	GLA	Tenant
10	48,475	Marshalls - Homegoods
20	27,000	Petsmart
30	5,000	Skechers
40	3,000	Checkers
50	7,500	Visionworks
60	7,748	Millers Ale House
106	8,025	Five Below
108	1,200	Sport Clips
109	1,150	The UPS Store
110	1,740	French Bistro - Argentinian Steakhouse
112-113	7,834	Mia Salon Suite
115	700	Mr. Cleaners
116	1,500	Skin Local
117	1,725	Cafe Portofino
119	11,208	Dollar Tree
121	2,250	Coming Available
123	1,125	Hair Cuttery
124	1,125	Merle Norman
125	2,250	Amores Dental
127	5,250	Panera Bread
128	3,336	Proposed Yoga Joint
129	3,336	Relax The Back
130	14,633	Barnes & Noble
139	2,917	Massage Envy
141	3,708	Venetian Nail Spa
143	2,916	Available
144	1,328	Dominos
145	2,894	Proposed Sweat 440
146	4,084	Xfinity
147	2,997	Pinecrest Modern Dentistry



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