

RETAIL SPACE ON HIGH-TRAFFIC S DIXIE HIGHWAY

19349 S DIXIE HWY
CUTLER BAY, FL

BEAUTY SALON

YOUR SIGN HERE

AMSCOT

FOR LEASE

Presented By,

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

HIGH-TRAFFIC RETAIL STORE

Lee & Associates presents an outstanding retail space available for lease in the bustling Cutler Bay commercial district. This location offers 2,200 SF of prime space with over 200 linear feet of frontage along S Dixie Highway (US 1), providing excellent visibility and access. With a daily traffic count of approximately 55,000 vehicles. Planned facade renovations in 2025 will enhance the exterior appeal, while the property's pylon signage and ample parking, including 102 surface spaces and 3 marked handicapped spots, ensure ease of access for customers.

Located in a thriving retail corridor, this restaurant space benefits from high visibility and proximity to an upcoming Costco development just north of the site, which is expected to draw even more foot and vehicle traffic to the area. The property is easily accessible from major highways, including the Florida Turnpike, and offers convenient ingress and egress along S Dixie Highway, making it a prime location for a restaurant looking to attract a diverse customer base.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

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PROPERTY HIGHLIGHTS



High-Traffic Retail Storefront:

- 2,200 SF retail space
- Over 200 linear feet of frontage along S Dixie Highway
- Facade renovations planned for 2025
- Prominent pylon signage for excellent visibility
- 102 parking spaces including 3 marked handicapped spots
- Located near the soon-to-open Costco development
- Convenient ingress/egress along a major commercial corridor



Prime Location:

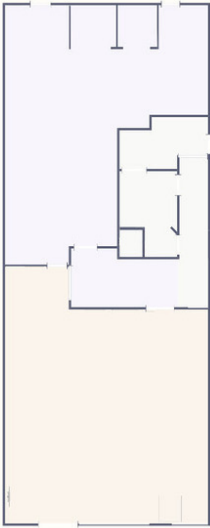
- 73 surface parking spaces
- Approximately 55,000 vehicles per day for high exposure



Exceptional Freeway Access:

- US-1
- Florida Turnpike

LEASING INFORMATION



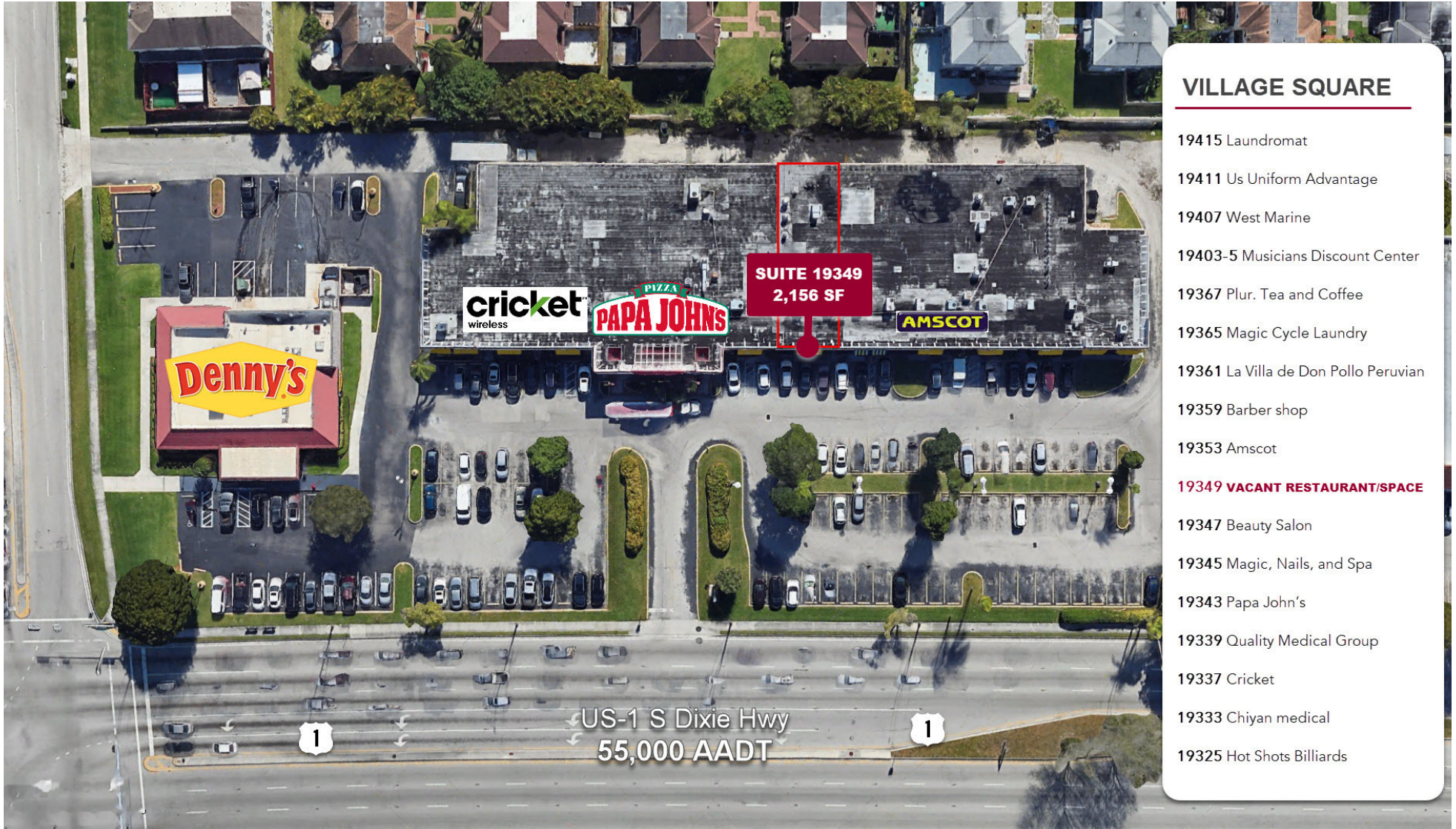
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 19349	2,200 SF	NNN	\$29.00 SF/yr	CAM \$14.25

ADDITIONAL PHOTOS



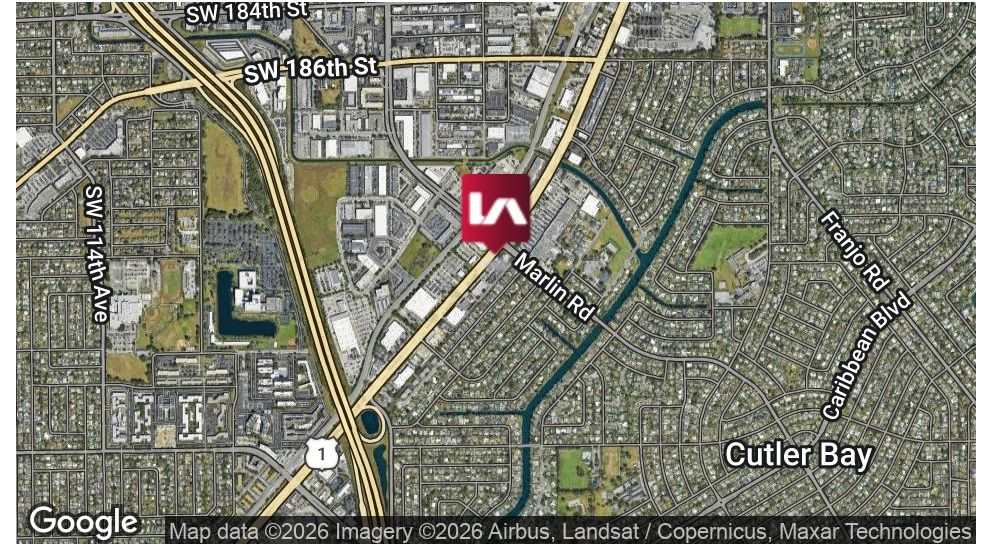
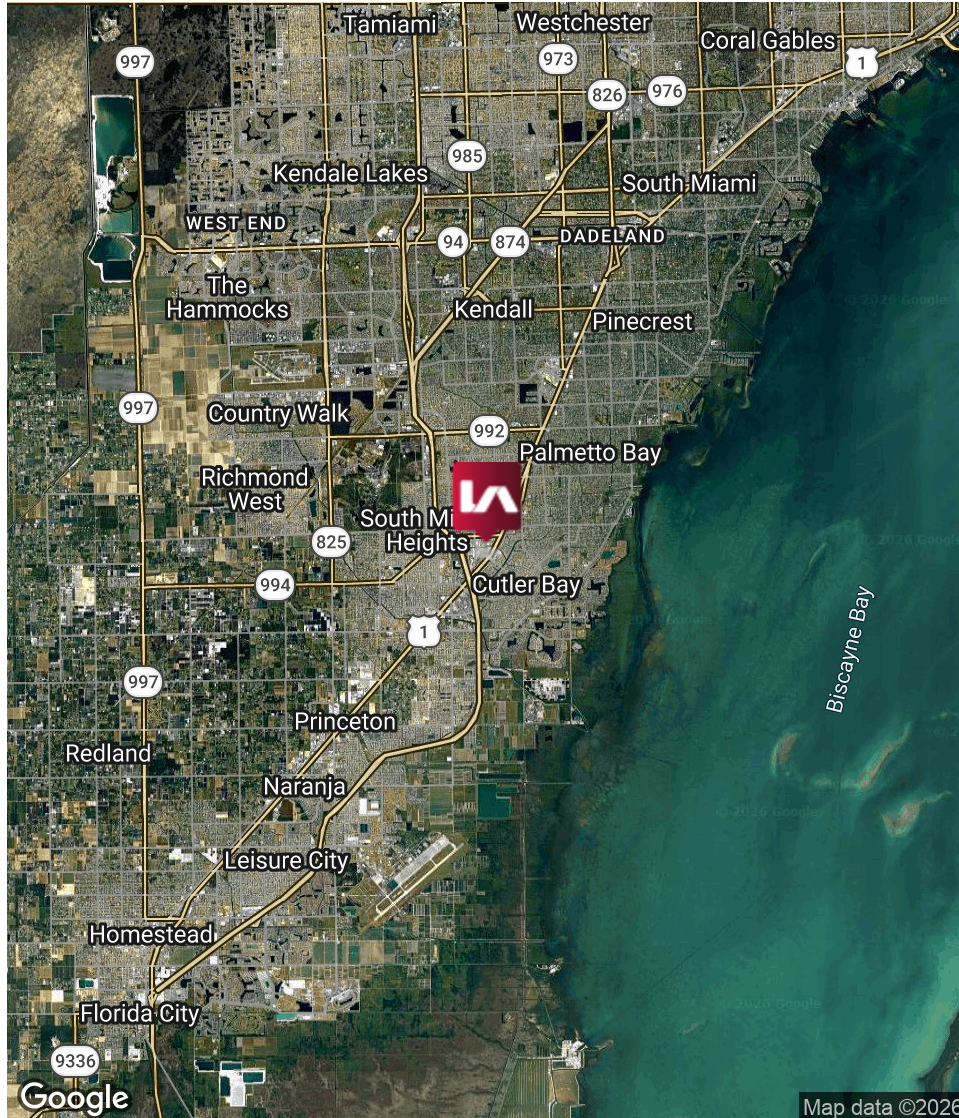
VILLAGE SQUARE



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- 19415 Laundromat
- 19411 Us Uniform Advantage
- 19407 West Marine
- 19403-5 Musicians Discount Center
- 19367 Plur. Tea and Coffee
- 19365 Magic Cycle Laundry
- 19361 La Villa de Don Pollo Peruvian
- 19359 Barber shop
- 19353 Amscot
- 19349 VACANT RESTAURANT/SPACE**
- 19347 Beauty Salon
- 19345 Magic, Nails, and Spa
- 19343 Papa John's
- 19339 Quality Medical Group
- 19337 Cricket
- 19333 Chiyen medical
- 19325 Hot Shots Billiards

REGIONAL MAP



LOCATION OVERVIEW

Situated in the dynamic Cutler Bay area along S Dixie Highway, the property enjoys high exposure with approximately 55,000 vehicles passing by daily. Its proximity to major highways and a growing retail landscape, including a new Costco nearby, enhances its visibility and accessibility.

CITY INFORMATION

CITY:	Cutler Bay
MARKET:	South Florida
TRAFFIC COUNT:	55,000
SUBMARKET:	South Dade
CROSS STREETS:	SW 19500 Blk NW

DEMOGRAPHIC PROFILE

KEY FACTS

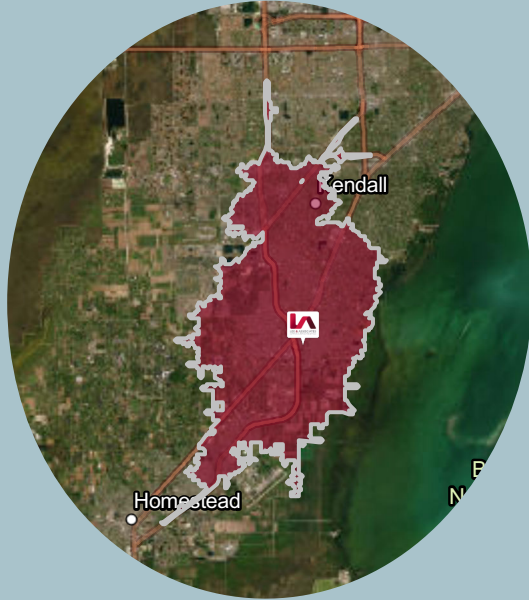
327,313
Total Population

\$112,113
Average Household Income

40.5
Median Age

3.0
Average Household Size

Drive time of 15 minutes



Average Consumer Spending

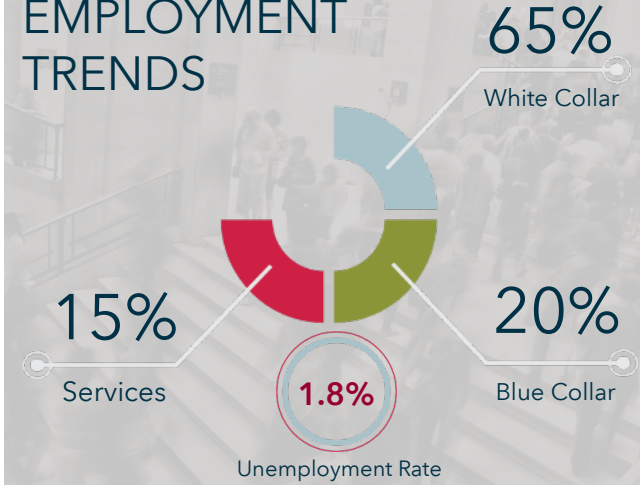
\$2,389
Apparel

\$3,856
Dining Out

\$7,257
Groceries

\$7,029
Health Care

EMPLOYMENT TRENDS



BUSINESS

12,314
Total Businesses

87,916
Total Employees

13,206,642,497
Total Sales

HOUSING UNITS

109,209
2020 Total Housing Units

113,862
2023 Total Housing Units

116,538
2028 Total Housing Units

DAYTIME POPULATION

258,857
Total Daytime Population

98,109
Daytime Population: Workers

160,748
Daytime Population: Residents