

Auto Retail Property For Lease

20390 S Dixie Hwy, Cutler Bay, FL 33189

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Property Summary

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PROPERTY DESCRIPTION

Prominently positioned on South Dixie Highway and just one minute from the Florida Turnpike, this **7,000 SF turnkey auto service facility** offers exceptional visibility, convenience, and built-in infrastructure. The property includes **six service bays, five lifts, and all equipment currently on premises**, making it ready for immediate operation. More than **3,000 SF of second-floor storage space**, supported by a conveyor system, provides efficient storage for tires, parts, and inventory. Purpose-built for brakes, tires, and full-service automotive repair, this property presents an outstanding opportunity for an auto service operator to establish or expand its footprint in South Florida.

PROPERTY HIGHLIGHTS

- Five car lifts, accessibility, inventory storage, proximity to FL Turnpike and Southland Mall, Plug and Play
- Vehicle per day: 51,859

OFFERING SUMMARY

Lease Rate:	\$43.14 plus \$4.17 NNN
Available SF:	7,000 SF
Lot Size:	13,000 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	25,031	86,170	237,879
Total Population	77,881	271,445	715,686
Average HH Income	\$79,480	\$100,364	\$107,508

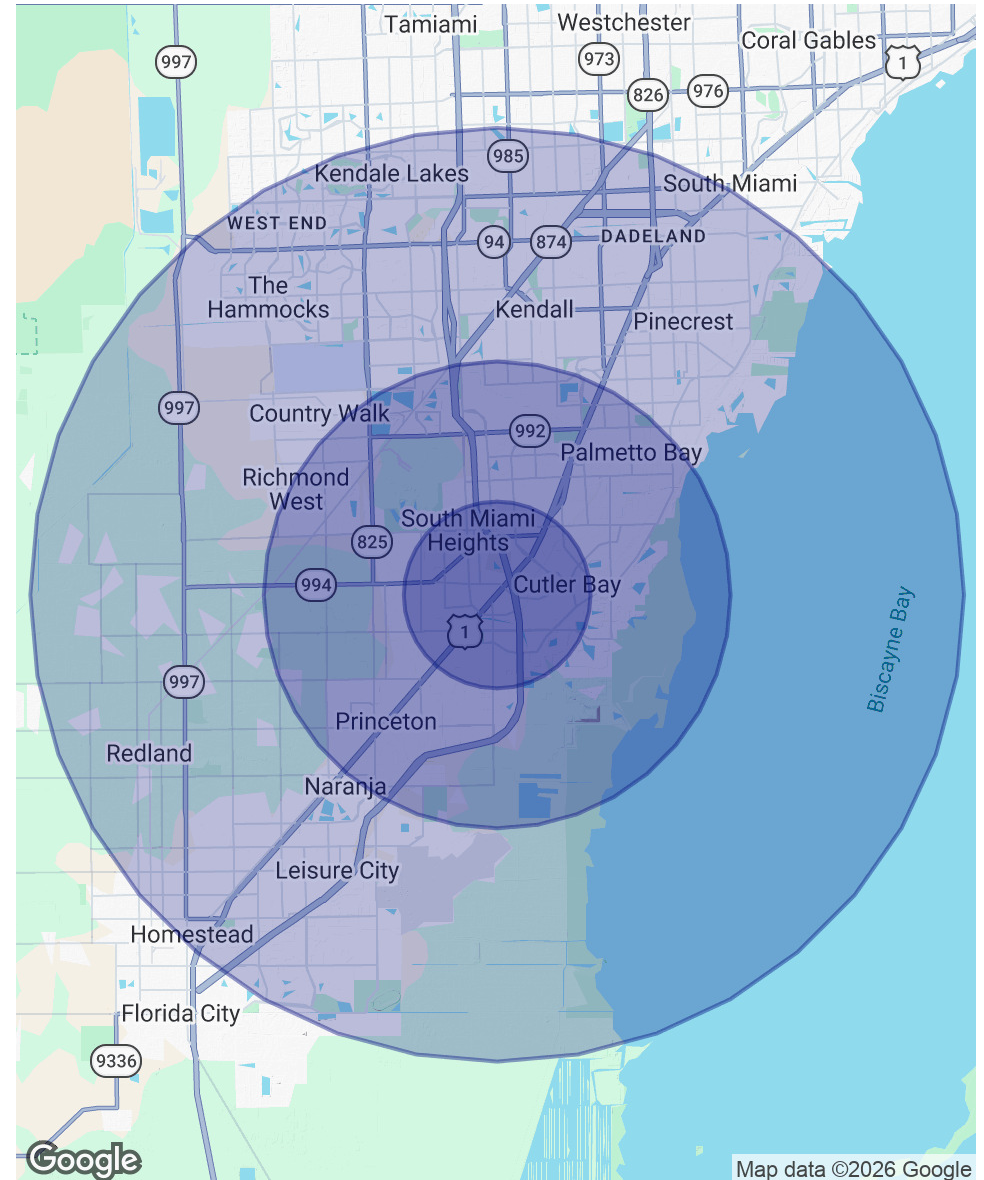


Demographics Map & Report

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	77,881	271,445	715,686
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	25,031	86,170	237,879
# of Persons per HH	3.1	3.2	3
Average HH Income	\$79,480	\$100,364	\$107,508
Average House Value	\$375,333	\$449,818	\$488,832
TRAFFIC COUNTS	2 MILES	5 MILES	10 MILES
	/day		

2020 American Community Survey (ACS)



Retailer Map

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Interior Photos

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Interior Photos

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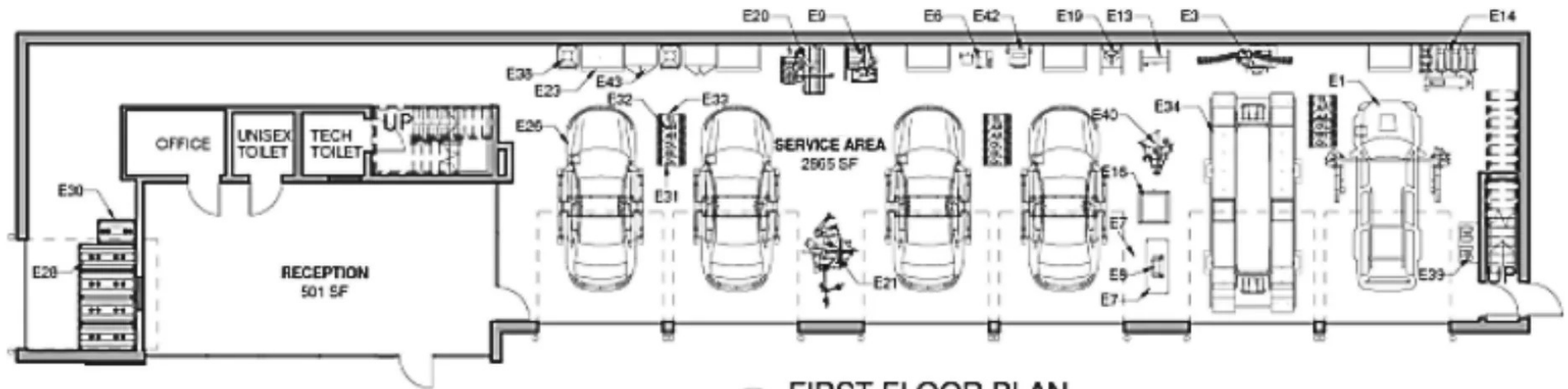
Exterior Photos

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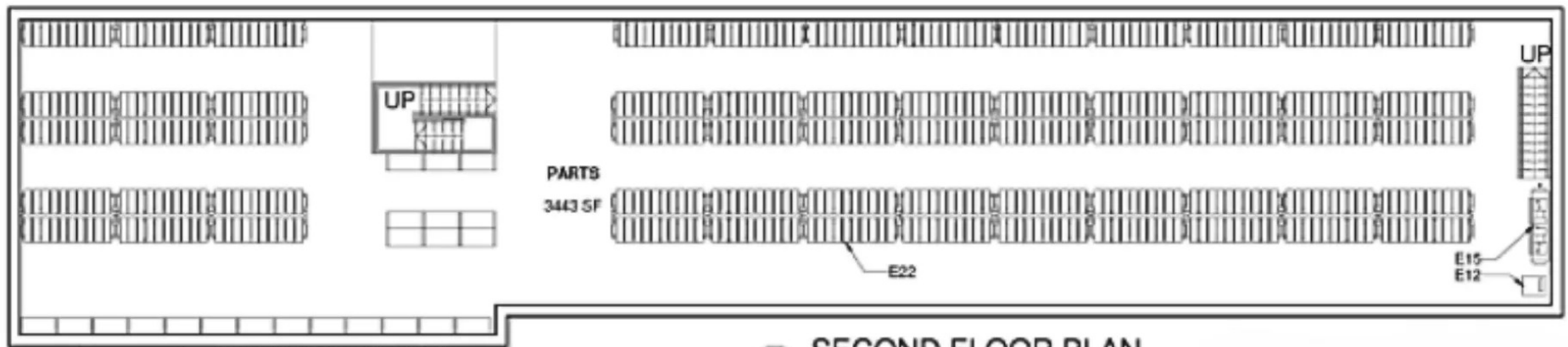


Floor Plans

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1 FIRST FLOOR PLAN
1/16" = 1'-0"



2 SECOND FLOOR PLAN
1/16" = 1'-0"