

PROMINENT RETAIL LEVEL EXPOSURE ON SOUTH DIXIE HWY

19485 S DIXIE HWY,
CUTLER BAY, FL 33157



FOR LEASE

Presented By,

BERT CHECA

Principal

786.473.9227

bcheca@lee-associates.com

OSCAR PEDRO MUSIBAY

Vice President

786.348.9257

omusibay@lee-associates.com

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com



[@leesouthflorida](https://www.instagram.com/leesouthflorida)

PROPERTY SUMMARY

MOVE-IN READY RETAIL SPACE

Lee & Associates proudly presents a move-in ready retail space offering prime frontage along the bustling thoroughfare of US-1 South Dixie Highway in Cutler Bay, FL. This 4,000 SF unit situated within a 10,601 SF building, offers incredible signage exposure to an impressive 51,500 average annual daily traffic (AADT) count. The available unit is perfectly suited for a wireless vendor or non-food-related retail user. Proximate to major big-box retailers and shopping destinations including Aldi, Winn-Dixie, Burlington, and Home Depot, as well as numerous restaurants, this location offers exceptional exposure within a vibrant commercial corridor.

Positioned directly fronting S Dixie Highway, this property boasts prominent visibility and excellent accessibility just 3 minutes (0.8 miles) from the Ronald Reagan Turnpike and 10 minutes (6.6 miles) from Don Shula Expressway (SR-874). This location offers convenient connectivity to major transportation arteries, facilitating seamless access for customers and employees alike.



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

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

OSCAR PEDRO MUSIBAY

Vice President
786.348.9257
omusibay@lee-associates.com

FOR LEASE: \$30 SF/YR (NNN)



Move-In Ready Space Available:

Lease Rate \$30 SF/yr NNN
Space Size 4,000 SF

Ideal for wireless vendors or non-food-related retail users seeking high traffic exposure.



Prime Location:

Cutler Bay Fronting S Dixie Hwy,
Prominent Signage Exposure to
51,500 AADT Vehicles Per Day.

Along major corridor amongst Big-Box retailers including Aldi, Winn-Dixie, Burlington, Home Depot, as well as many restaurants.



Exceptional Visibility & Access:

US-1: 35.58 m / 116.72 Ft
Turnpike: 3 min (0.8 mile)
Don Shula Expy: 10 min (6.6 miles)

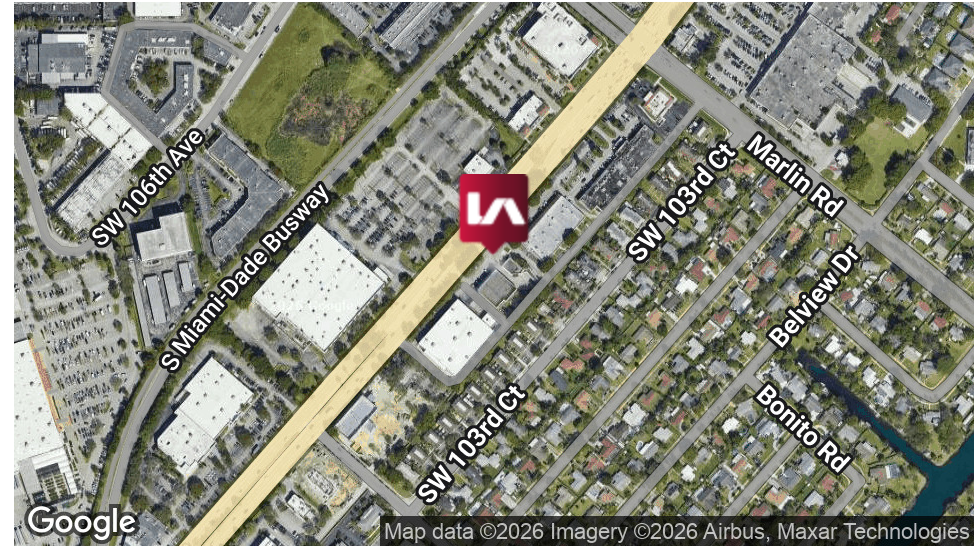
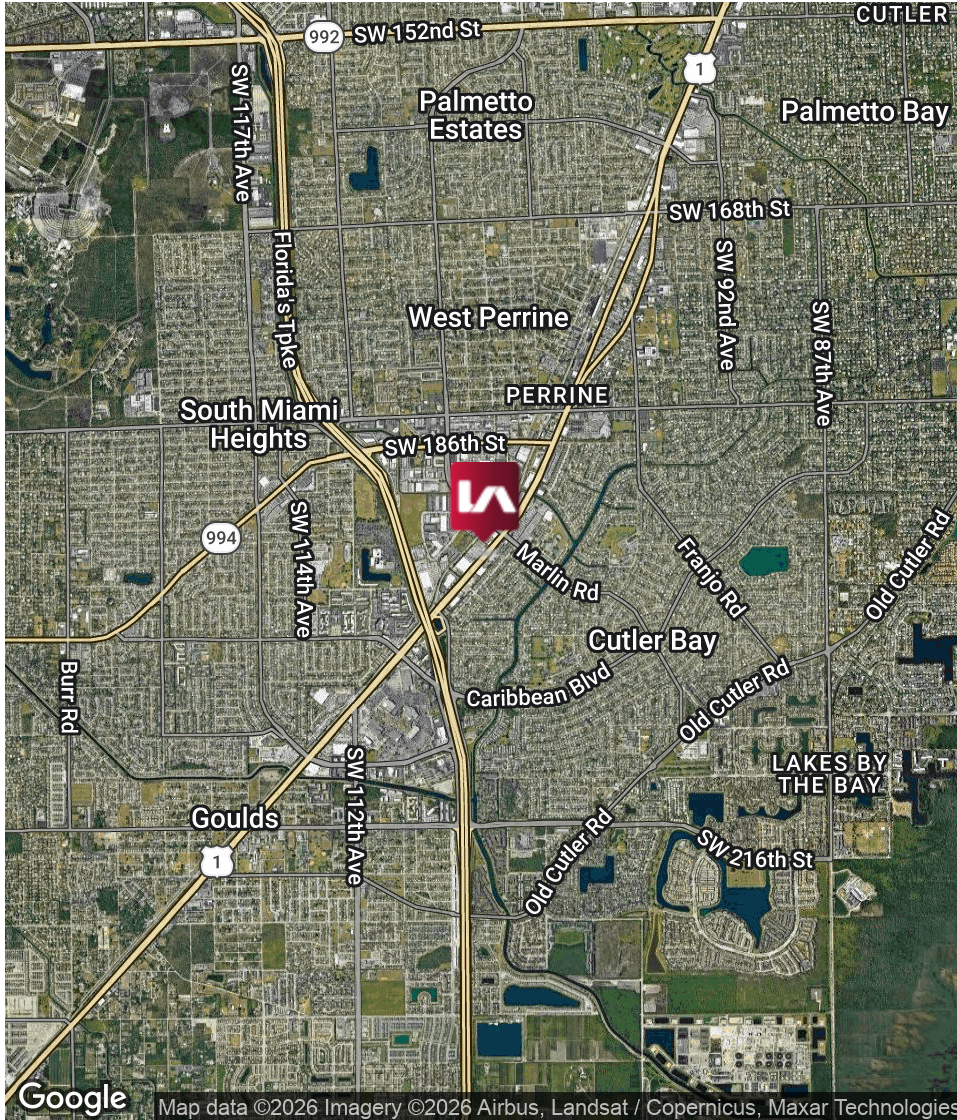
LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
19485 A	Available	4,000 SF	NNN	\$30.00 SF/yr	Open plan 2nd generation retail space ideal for a wireless carrier retail sales store.

LOCATION MAPS



LOCATION OVERVIEW

Located right on South Dixie Hwy in Cutler Bay, FL with prominent retail level exposure and excellent accessibility just 3 min (0.8 mile) to Ronald Reagan Turnpike and 10 min (6.6 miles) to Don Shula Expy (SR-874)

CITY INFORMATION

CITY:	Cutler Bay
MARKET:	South Florida
TRAFFIC COUNT:	51,500
SUBMARKET:	South Dade
NEAREST HIGHWAY:	US-1 and Ronald Reagan Turnpike

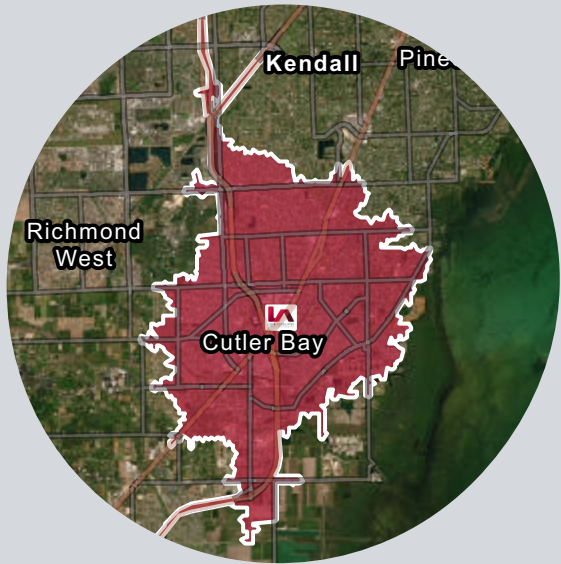
SURROUNDING AMENITIES



DEMOGRAPHIC PROFILE

KEY FACTS

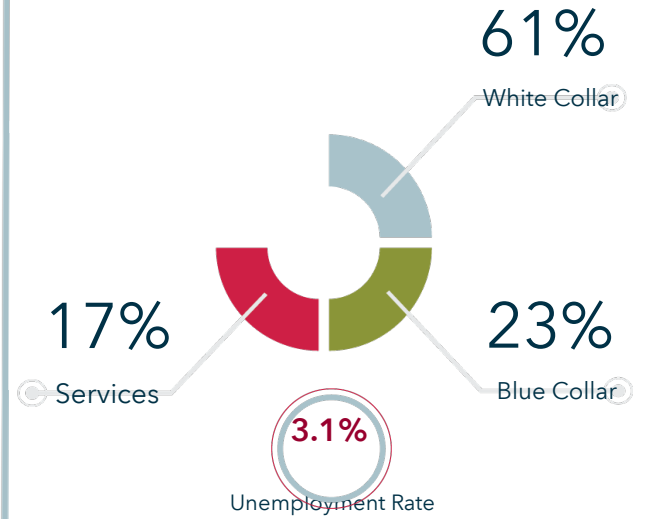
Drive time of 10 minutes



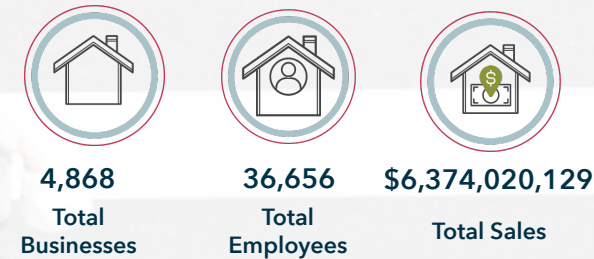
Annual Average Consumer Spending

- \$29,240**
Average Retail Spending Total
- \$3,960**
Dining Out
- \$6,860**
Groceries
- \$6,609**
Health Care

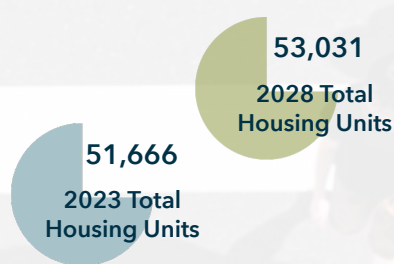
EMPLOYMENT TRENDS



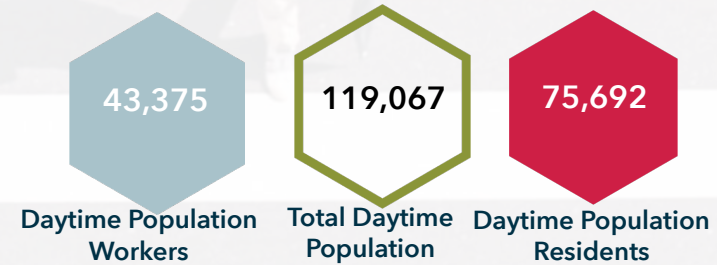
BUSINESS



HOUSING UNITS



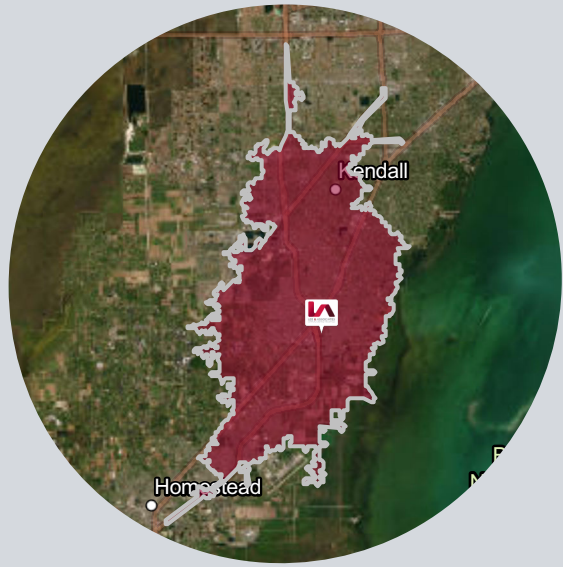
DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS

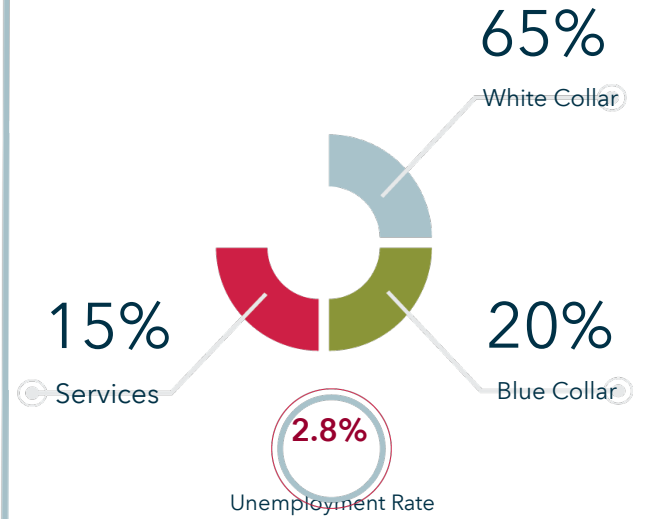
Drive time of 15 minutes



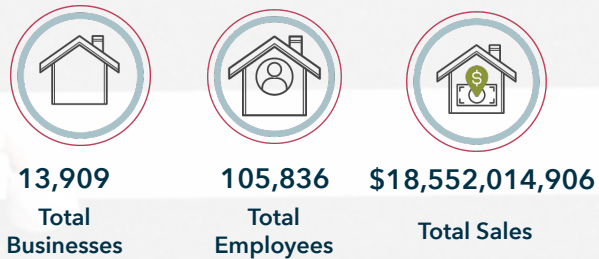
Annual Average Consumer Spending

- \$32,507**
Average Retail Spending Total
- \$4,374**
Dining Out
- \$7,600**
Groceries
- \$7,364**
Health Care

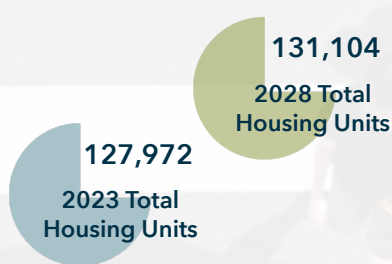
EMPLOYMENT TRENDS



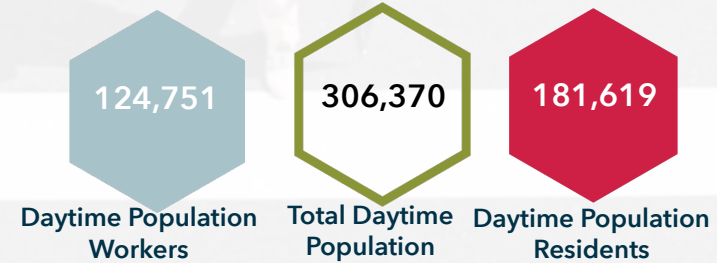
BUSINESS



HOUSING UNITS



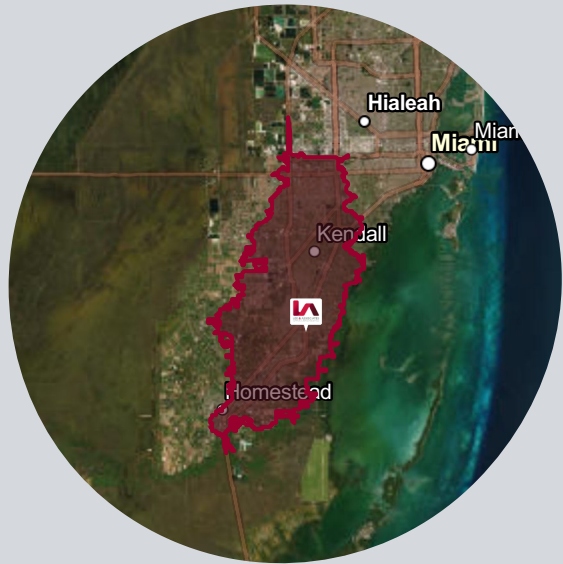
DAYTIME POPULATION



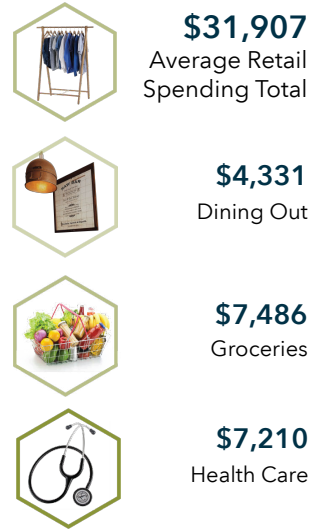
DEMOGRAPHIC PROFILE

KEY FACTS

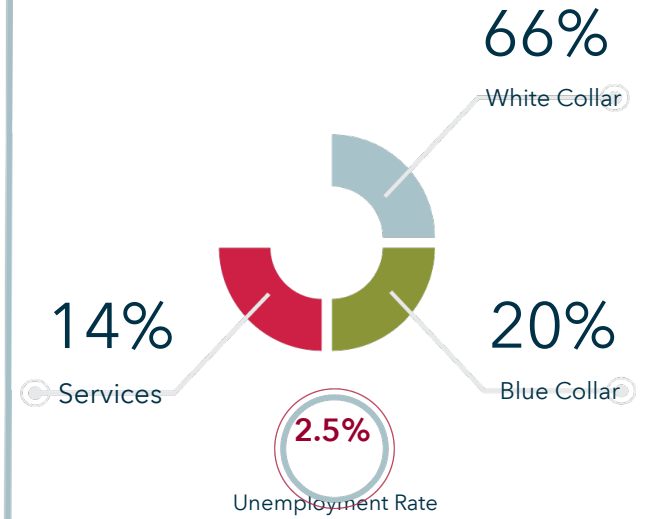
Drive time of 20 minutes



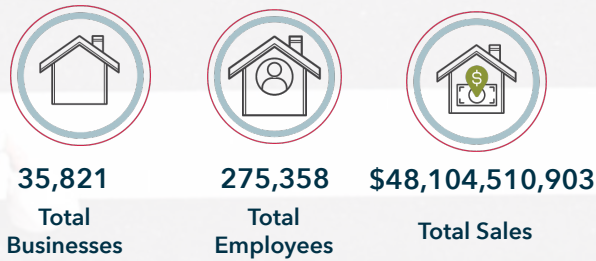
Annual Average Consumer Spending



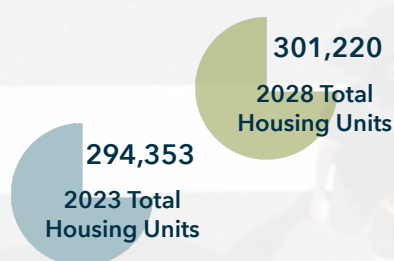
EMPLOYMENT TRENDS



BUSINESS



HOUSING UNITS



DAYTIME POPULATION

