

FOR LEASE — RETAIL / MEDICAL SUITE



Miller Heights Shopping Center

Turnkey Medical / Physical Therapy Space

9447 SW 56th St (Miller Drive) · Miami, FL 33165

1,881 SF

SUITE SIZE

\$9,250/mo

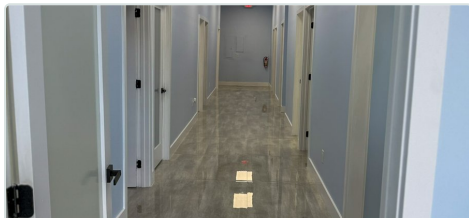
+ RE TAX · NO CAM

69,000

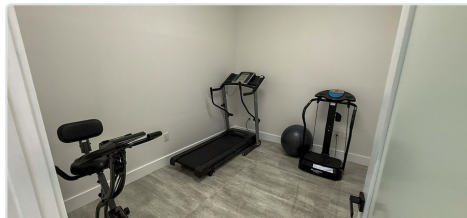
DAILY TRAFFIC COUNT

98

ON-SITE PARKING SPACES



Private Treatment Room Hallway



Rehab / Exercise Room



Kitchenette & Break Area

Built for wellness, ready today. Suite 9447–49 was originally designed and fully built out as a chiropractic and physical therapy office, featuring high-end finishes and automatic lighting throughout — move in with private treatment rooms, reception, and ADA-accessible layout already in place.

Why It Works for Chiropractic / PT

- ✓ Existing layout of private treatment/exam rooms and reception area, as well as premium treatment tables and other medical devices
- ✓ High-end finishes already installed — move-in ready
- ✓ Ground-floor, walk-in accessible with dedicated parking for patients
- ✓ Zoned BU-1, which permits medical, dental, and therapy office use
- ✓ Dense, high-income residential base for a steady patient pipeline
- ✓ High-visibility signalized corner reinforces practice awareness

Space & Lease Details

Suite	9447–9449
Size	1,881 SF
Rent	\$9,250/month
Expenses	+ RE Tax Only
CAM Fee	None Charged
Condition	Full Build-Out
Zoning	BU-1 (General Business)
MLS #	A11917477

Location & Site Highlights

- ✓ Signalized corner at SW 56th St (Miller Drive) & SW 93rd Ave
- ✓ Directly across from Publix; steps from Party Cake Bakery & Dollar General
- ✓ Serves Westchester, Sweetwater, Coral Gables, Kendall & Tamiami

Nearby / Shadow-Anchored By:

Dollar General, Don Chepe, Party Cake Bakery, McDonald's, Publix, Walgreens, Dollar Tree, Chase Bank, Great Clips, GNC, Carvel, Little Caesars Pizza

1 MILE

13,272

\$76,837 Median HH Income

3 MILES

149,452

\$65,265 Median HH Income

5 MILES

462,753

\$64,667 Median HH Income

Information contained herein is derived from sources deemed reliable but not guaranteed. Rental rate, availability, and terms subject to change without notice. Prospective tenants should verify all information independently.

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Listed direct from ownership
MLS# A11917477