

# FOR LEASE

## DIXIE AVOCADO | 29601 SOUTH DIXIE HIGHWAY

14,820 SQUARE FEET AVAILABLE

RETAIL ANCHOR | ASKING \$19.00 PSF NNN



**NAIMiami**

9655 SOUTH DIXIE HIGHWAY, SUITE 300  
MIAMI, FL 33156 | 305.938.4000 | [NAIMIAMI.COM](http://NAIMIAMI.COM)

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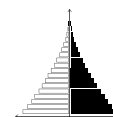
## PROPERTY OVERVIEW

- **Divisible to 7,410sft**
- Parking of 6 per 1000
- Traffic counts in excess of 38,000 vpd
- Drive through lane available
- 114' of frontage
- Prominent monument signage
- Located on signalized intersection of US1
- Strong national retail synergy
- Access & exposure on three major roadways

## DEMOGRAPHICS

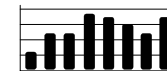


1 MILE



2020 POPULATION

17,765



AVERAGE INCOME

\$63,545



TRAFFIC COUNT  
**SOUTH DIXIE  
HIGHWAYS**

38,000  
CARS PER DAY

3 MILES

114,066

\$58,744

5 MILES

178,396

\$57,274

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# RETAIL MAP | DIXIE AVOCADO

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120 RESIDENTIAL APARTMENTS

SITE

296TH ST

DADE COUNTY  
FEDERAL CREDIT  
UNION

SEMINOLE  
PARK

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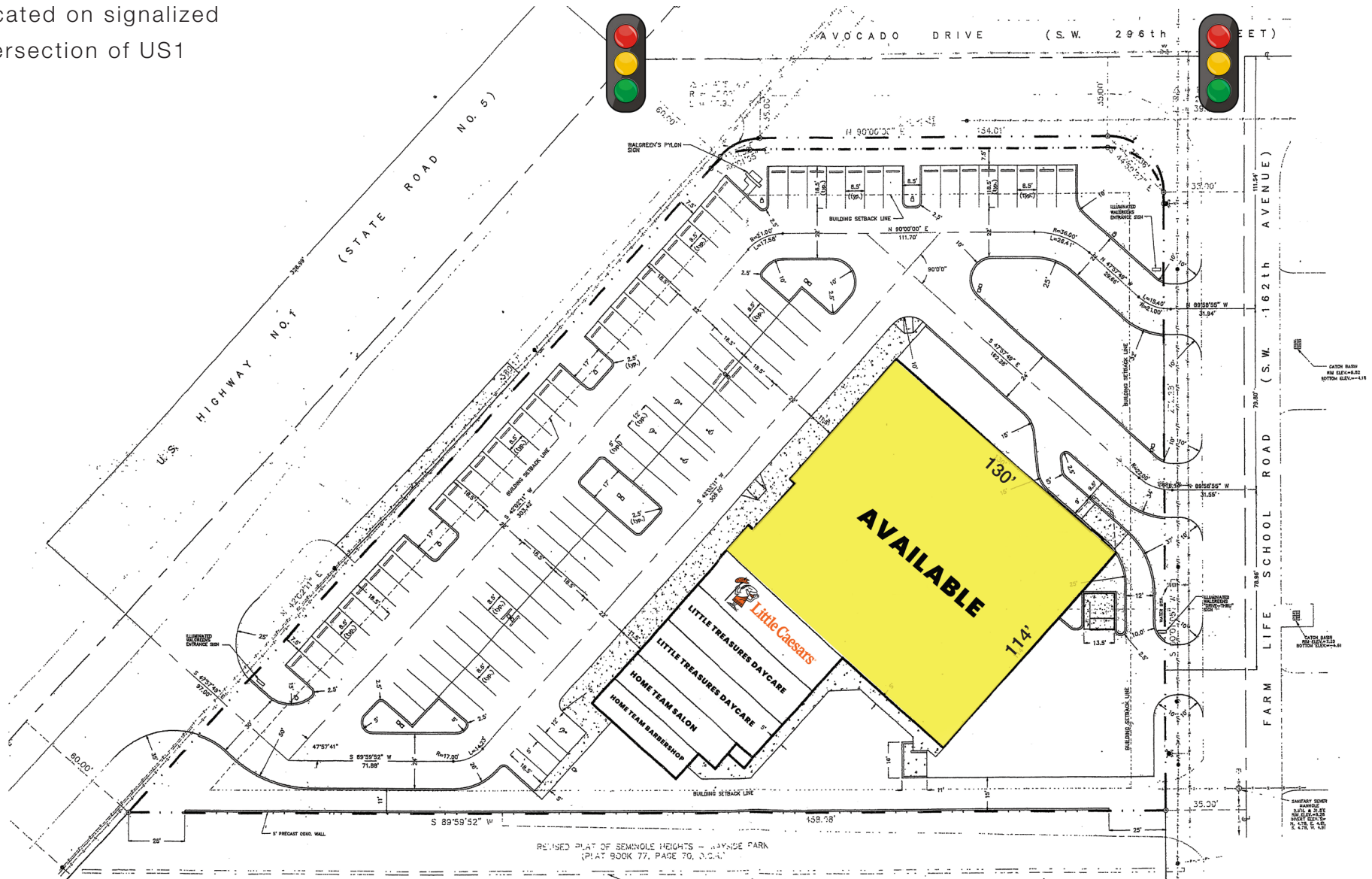
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HOMESTEAD

# SITE PLAN | DIXIE AVOCADO

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\*Located on signalized intersection of US1



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