

FOR LEASE

Freestanding Retail Office Building
5,636 RSF



16810 S Dixie Highway

Miami, Florida 33157

Property Features

- 301 linear feet on South Dixie Hwy
- Two pylon signs and prominent facade signage
- Twin-T roof on first and second floors
- Center stairwell
- 16 parking spaces on-site

Property Summary

This two-story building is located at a prominent intersection in the suburb of Palmetto Bay. It is within walking distance of multiple businesses with heavy traffic guaranteeing high business visibility.

Demographic Information



RADIUS

1 mile



TOTAL POPULATION

13,858

3 miles

120,238

5 miles

267,126



TOTAL HOUSEHOLDS

4,324

38,655

84,598



AVERAGE HH INCOME

\$72,661

\$93,272

\$96,405



DAILY TRAFFIC COUNT

70,000
CARS PER DAY

Property Details

Asking Rent	\$26.80 Net Utilities
Building Square Footage	5,636 SF
Land Square Footage	12,239 SF
Zoning	Mixed-Use Corridor Core Subdistrict
Municipality	Palmetto Bay



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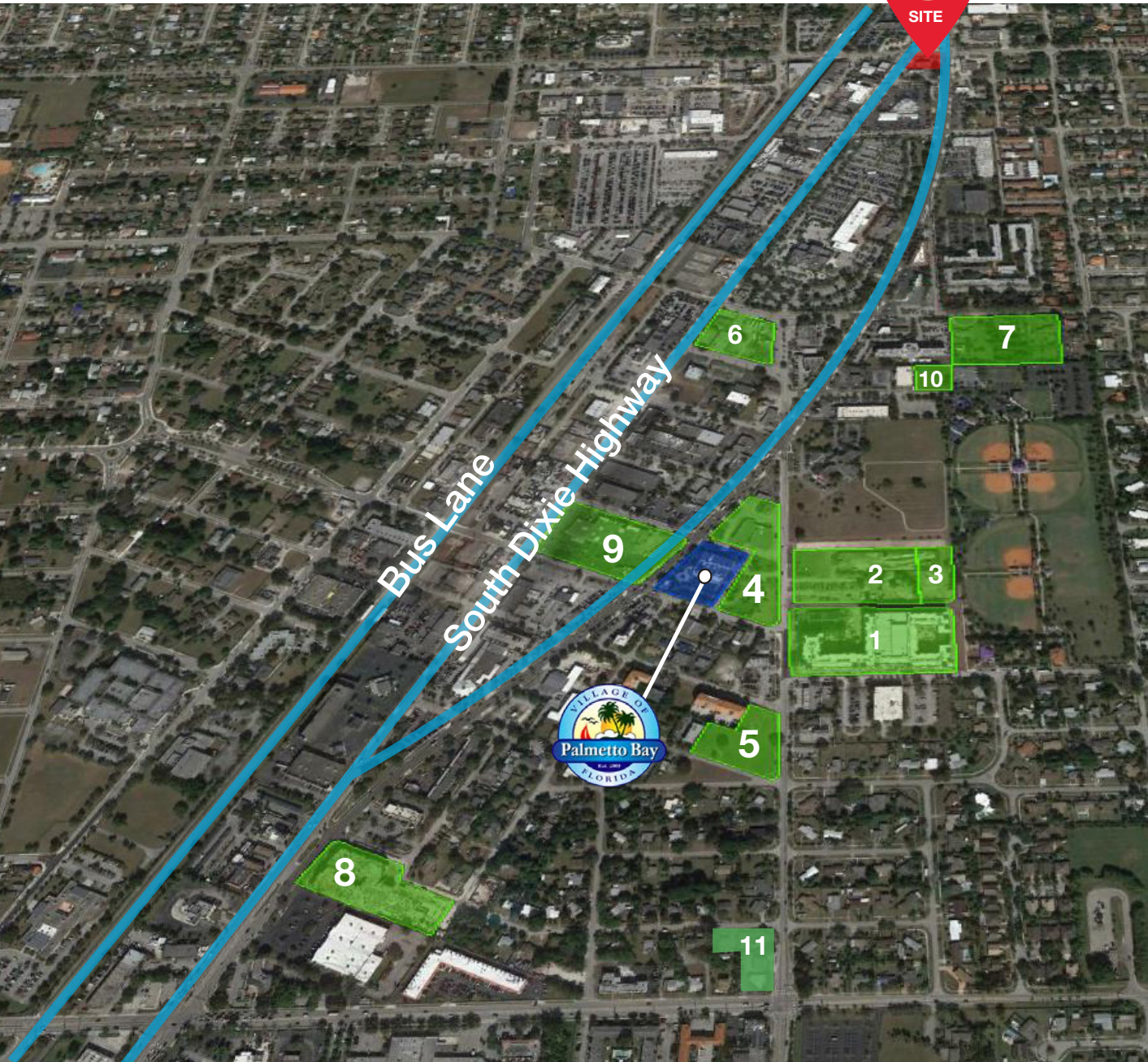
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RETAIL MAP



PALMETTO BAY DEVELOPMENTS

Active Developments within one mile



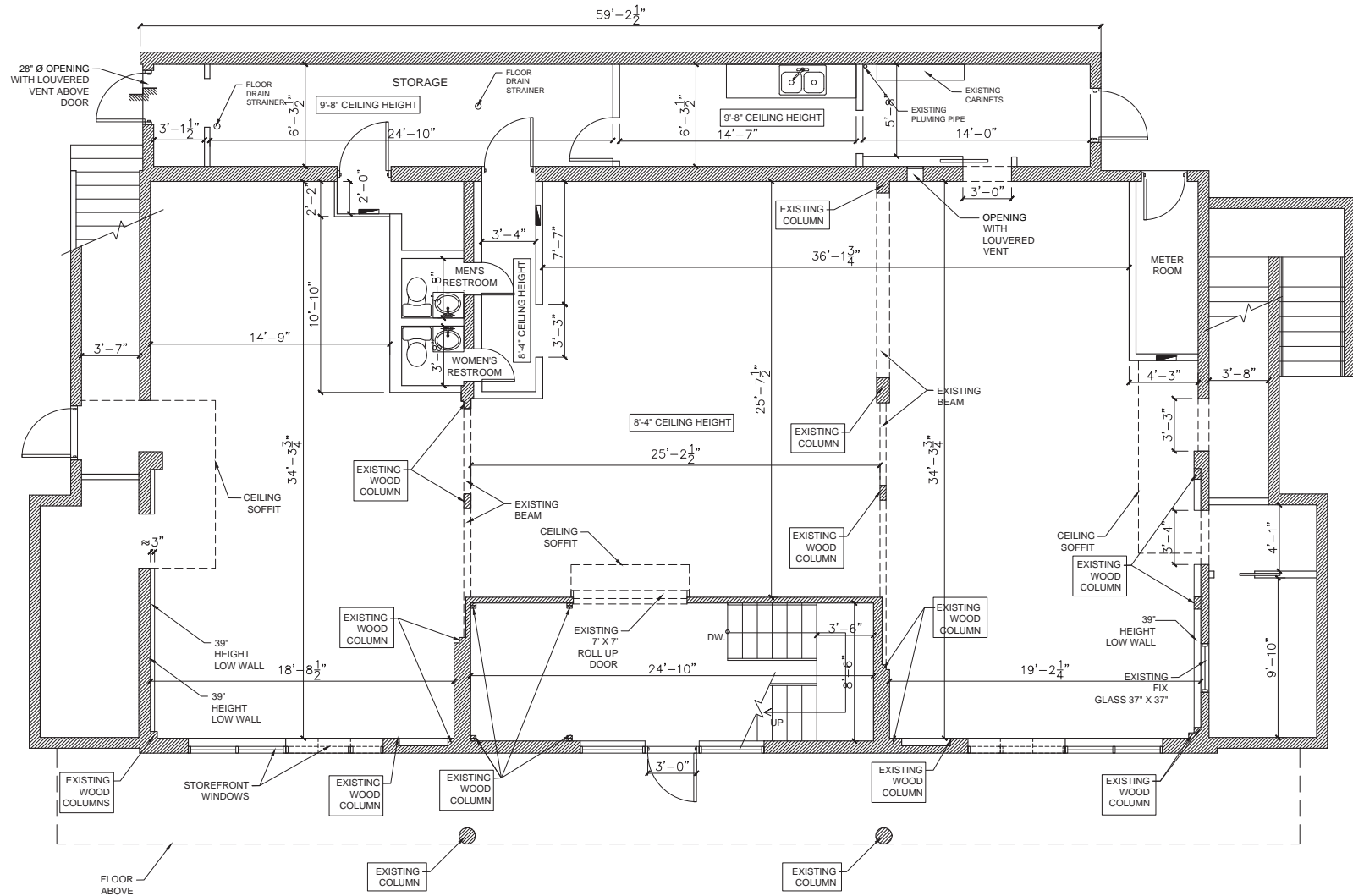
Upcoming Projects

Projects	Residential Units	Commercial SF
1	271	7,100
2	220	50,000
3	Future Community Building	
4	287	36,300
5	120	15,000
6	Future Audi Dealership	
7	235	1,500
8	200	16,000
9	175	30,000
10	Future Fight Club	
11	0	50,000

Approved Developments

Projects	11 projects
Residential Units	1,508 units
Commercial Square Footage	255,908 SF



SITE PLAN



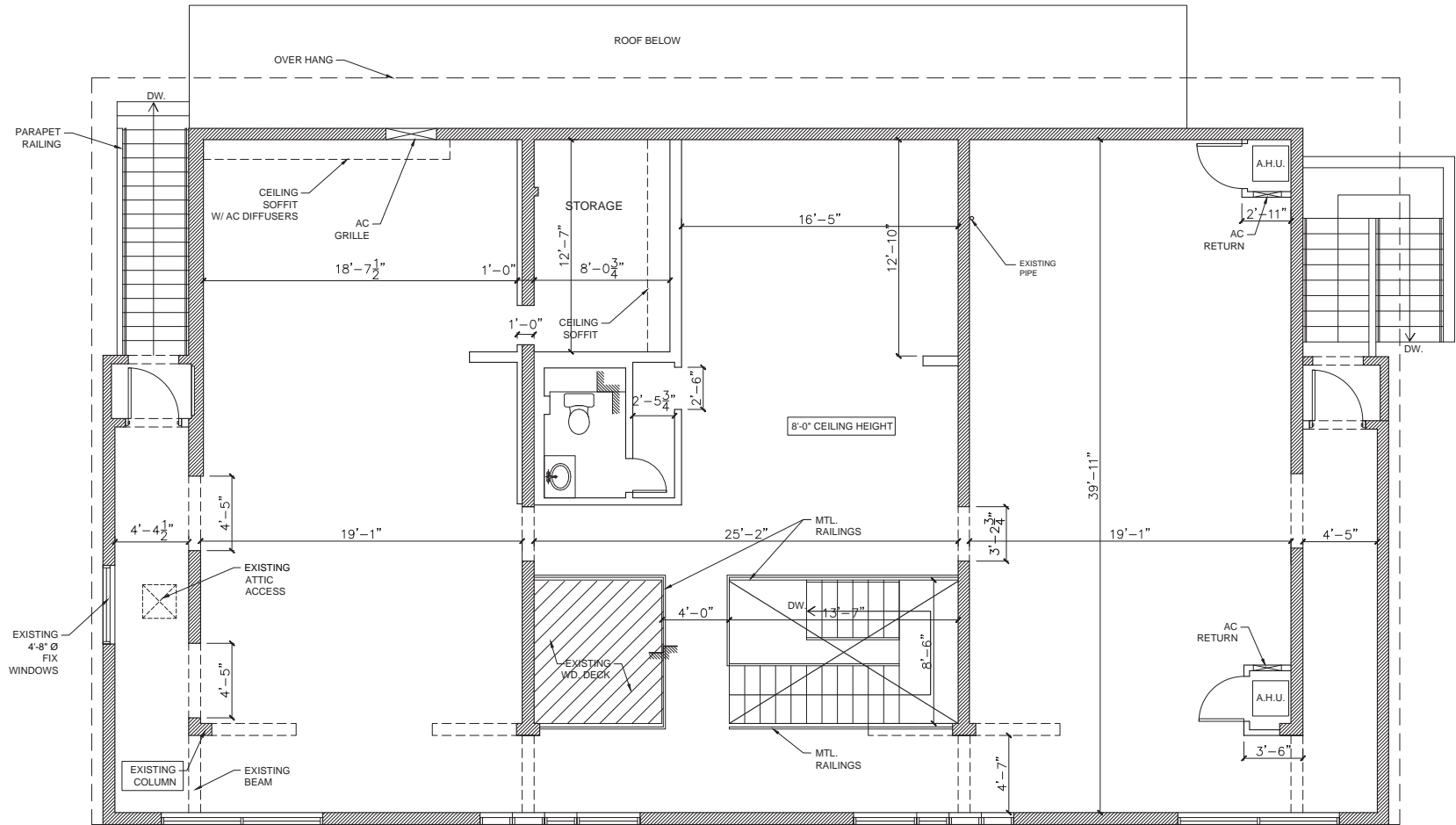
EXISTING 1ST FLOOR PLAN

SCALE: 1/4"=1'-0"


LEGEND:

-  EXISTING LOAD BEARING WALLS / COLUMNS
-  EXISTING INTERIOR PARTITIONS



SITE PLAN



EXISTING 2ND FLOOR PLAN

SCALE: 1/4"=1'-0" 

LEGEND:

-  EXISTING LOAD BEARING WALLS / COLUMNS
-  EXISTING INTERIOR PARTITIONS