



Pinecrest Retail Plaza

9171 S. Dixie Highway | Pinecrest, FL 33156

Robert Crum

DIRECTOR OF LEASING

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HORIZON
PROPERTIES

CoStar
POWER BROKER

Member of
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Shopping Centers

www.horizonpropertiesfl.com

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GROSS LEASABLE

- 21,765 SF

AVAILABILITIES

- 7,980 SF Available




HIGHLIGHTS

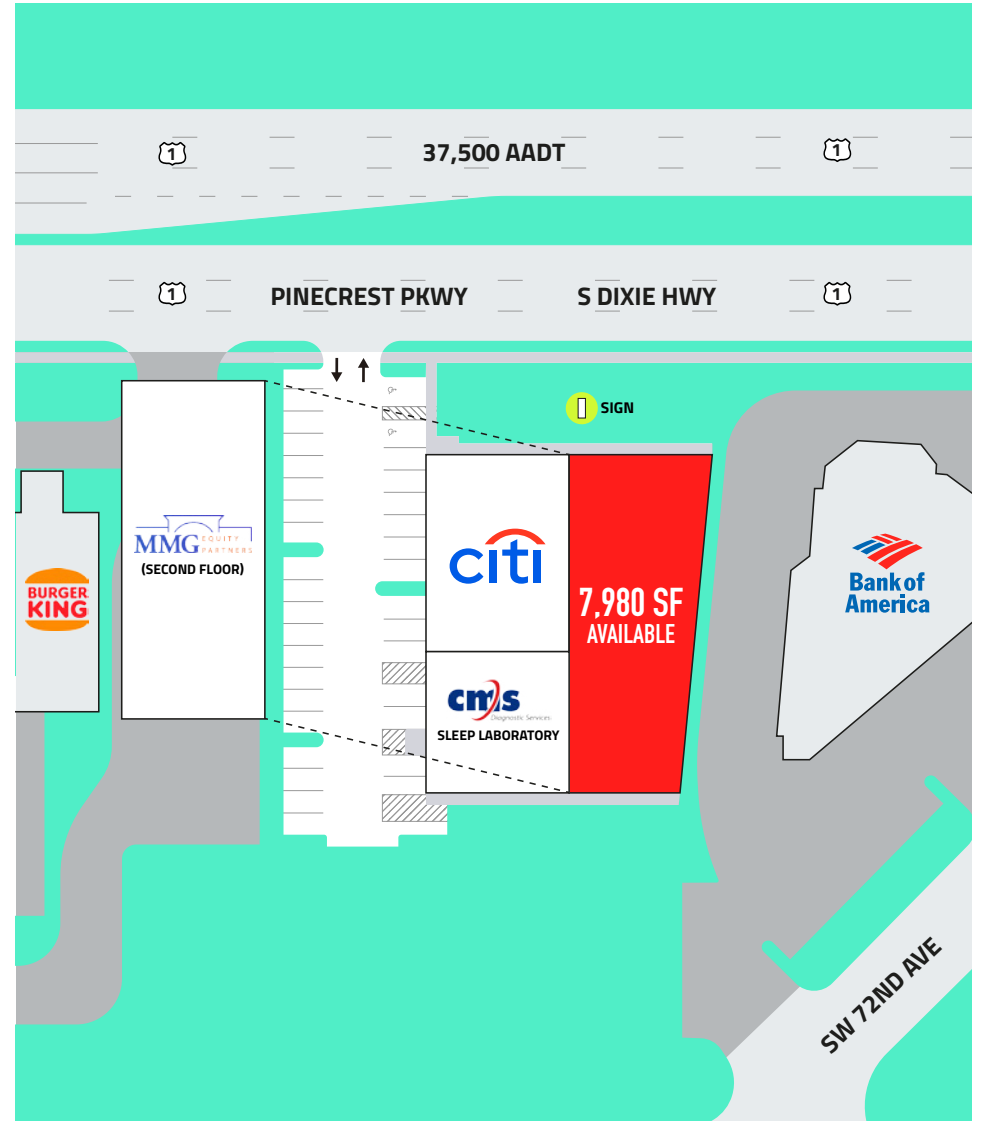
- Strong Demographics with over 90,000 persons within 3-miles
- Prominent US1 Exposure
- Traffic Count 37,500 AADT on US1 (2024)
- Pylon Signage Available
- Average HH Income of \$90K+ for 5 miles

MAJOR TENANTS

- Citibank
- MMG Equity Partners

DEMOGRAPHICS

	1 mile	3 mile
 Total Population:	25,887	93,109
 Average Income:	\$66,731	\$92,604
 Households:	12,471	36,205



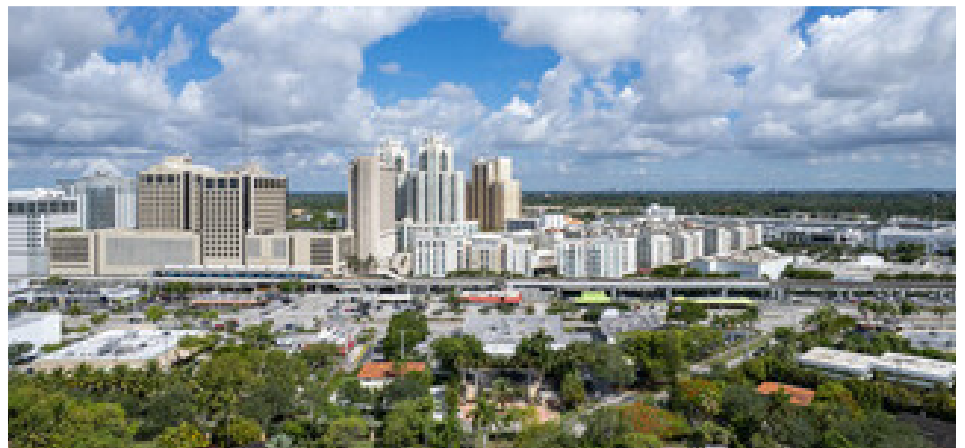
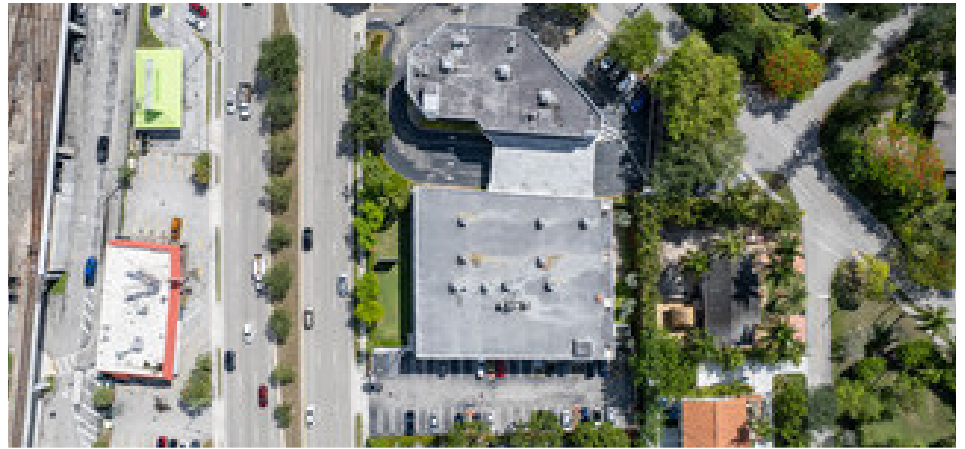
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PINECREST - FLORIDA

9171 South Dixie Highway is located within the Village of Pinecrest, FL. The property has 185.5 feet of frontage and superb visibility along South Dixie Highway in the lucrative Kendall submarket.

This property is located along the corridor that runs through the Village of Pinecrest and the overall downtown Kendall area. The area represents positive characteristics for pedestrian/vehicle frontage and ease of accessibility.

The subject property consists of a two story free-standing commercial retail facility with adequate surface parking. There is a full first floor and partial second floor mezzanine. Although the property was built in 1960 it has undergone renovation and many upgrades. There is a double volume stairway in the center of the first floor which accesses the partial second floor mezzanine display area. The first floor provides a customer service area, private office, rear loading/service entrance, employee lounge and restrooms as well as dual entry freight elevator system.



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SITE DESCRIPTION

Site Address	9171 S. Dixie Highway Pinecrest, FL 33156
County	Miami/Dade
Parcel Number (APN)	20-5002-004-0020
SF Lot	35,284 SF
Stories	2 Story
Total Parking Spaces	37 Spaces
Land Acres	0.81 AC
Parking Ratio	1.68/1,000 SF
Year Built/Renovated	1960/2016

CLOSEUP AERIAL



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