

COMMERCIAL SPACE

For Lease

1586 S. Dixie Highway

Coral Gables, FL 33146



PRIME US-1 FRONTAGE
CORAL GABLES

RETAIL, RESTAURANT, OFFICE, OR BANK



Scan QR Code
for more information

**BERKSHIRE
HATHAWAY**
HOMESERVICES
COMMERCIAL DIVISION

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GROUP

PRIME LOCATION ON US-1

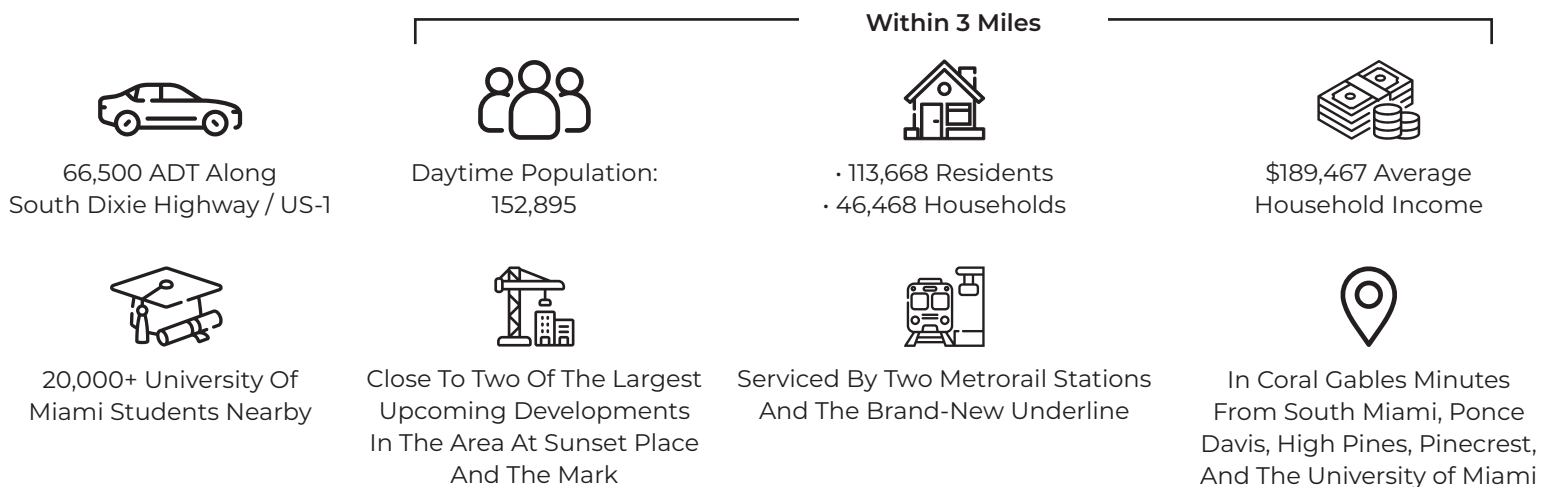
IN CORAL GABLES - 3,333 ft² BUILDING ON A 10,005 ft² LOT

OFFERED AT \$85/PSF NNN



Exceptional visibility meets exceptional demographics.

Positioned along South Dixie Highway/US-1 in Coral Gables, 1586 S Dixie Hwy benefits from a powerful combination of daily traffic exposure, affluent surrounding households, nearby employment drivers, and proximity to the University of Miami. The following market snapshot highlights the depth of the local consumer base and the strength of the surrounding trade area.



Sourced from: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data. Florida Department of Transportation 2025 Annual Average Daily Traffic Report. University of Miami Office of Institutional Research and Strategic Analytics.

EXISTING STRUCTURE

FORMERLY HOME TO THE ICONIC SWENSEN'S ICE CREAM AND, LATER, MISHA'S CUPCAKES

1586 S Dixie Highway presents a rare retail, bank, or restaurant leasing opportunity fronting one of Miami-Dade’s most affluent and densely traveled corridors.

Formerly home to the iconic Swensen’s Ice Cream and later Misha’s Cupcakes, the property offers exceptional brand recognition, direct frontage on US-1, abundant on-site parking, and dual access from both S Dixie Highway and Madruga Avenue.

Situated in Coral Gables near Downtown South Miami, the site benefits from proximity to the University of Miami, Metrorail, Downtown South Miami, and the transformational redevelopment of Sunset Place and upcoming The Mark Coral Gables, which will add nearly 2,000 new residential units and almost 300 new hotel rooms to the area.



This offering includes:

- 3,333 ft² Building
- 10,005 ft² Site
- Spectacular Visibility
- Existing Restaurant Infrastructure
Includes Grease Trap
(If Applicable)
- Dual Ingress/Egress
- Front Access From S Dixie Hwy
- Rear Access From Madruga Ave

Parking:

Front	Rear
3 Individually Striped Spaces	12 Individually Striped Spaces
1 ADA Space	3 Tandem Spaces (2 Cars Each)

Total Of 22 Vehicles Accommodated
Parking Ratio Approximately 5.7 Spaces Per 1,000 ft²
Additional Street Parking Available



DADELAND MALL

Baptist Health

VOX
miami

THE
SALTY

THE
FRESH
MARKET

1586 S. Dixie Highway

Sunset Place
Redevelopment:
1,500+ Residential Units
287-Room Hotel
150,000 ft²+ of Retail & Dining

WHOLE
FOODS
MARKET

RED ROAD
COMMONS

3Chefs
AND A CHICKEN

PIZZA
PAPA JOHN'S

CROWN
wine . spirits . gourmet . liquors

INTERNATIONAL STUDIES
ISPA
PREPARATORY ACADEMY

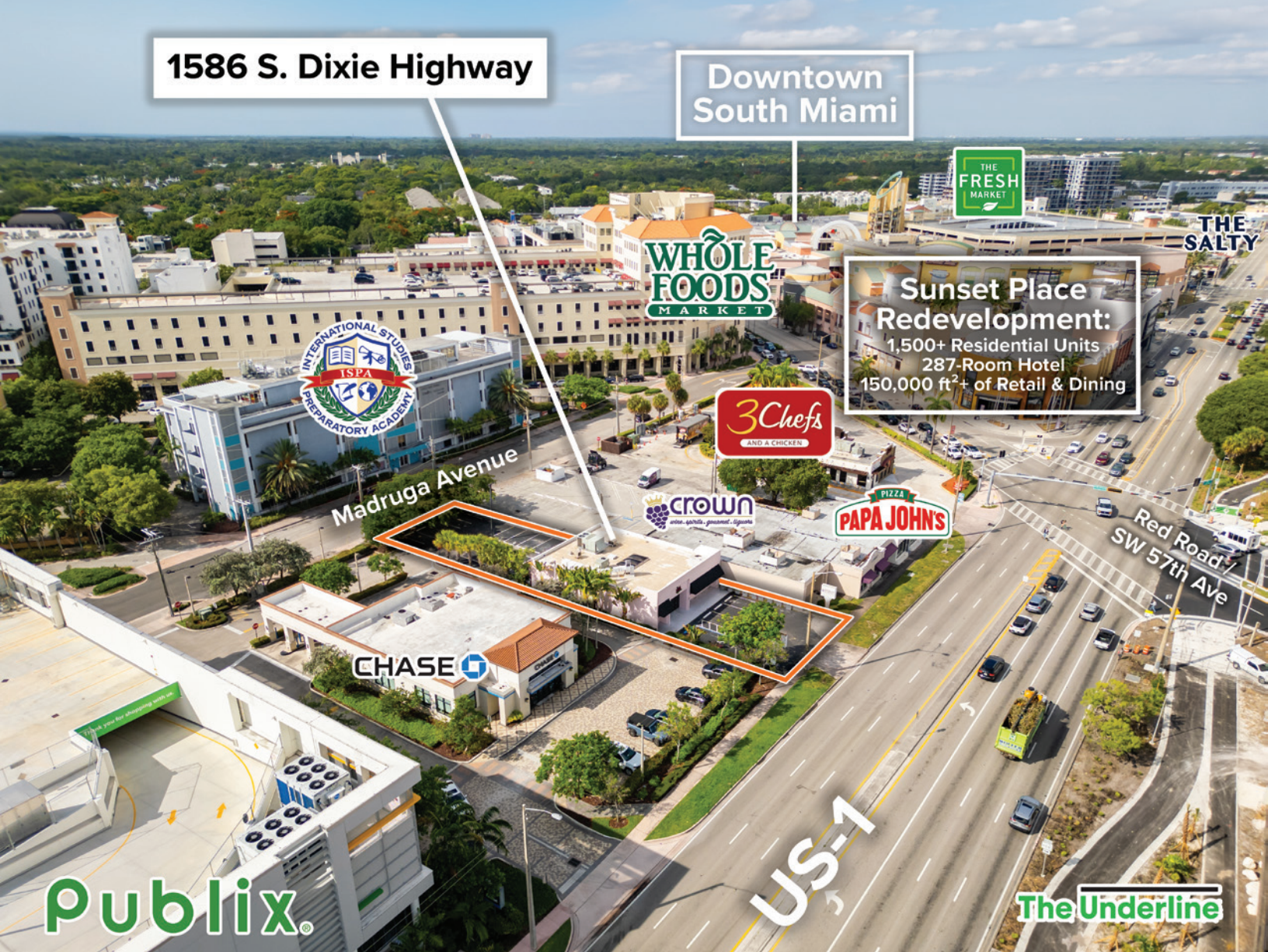
US-1

The Underline

Madriga Avenue

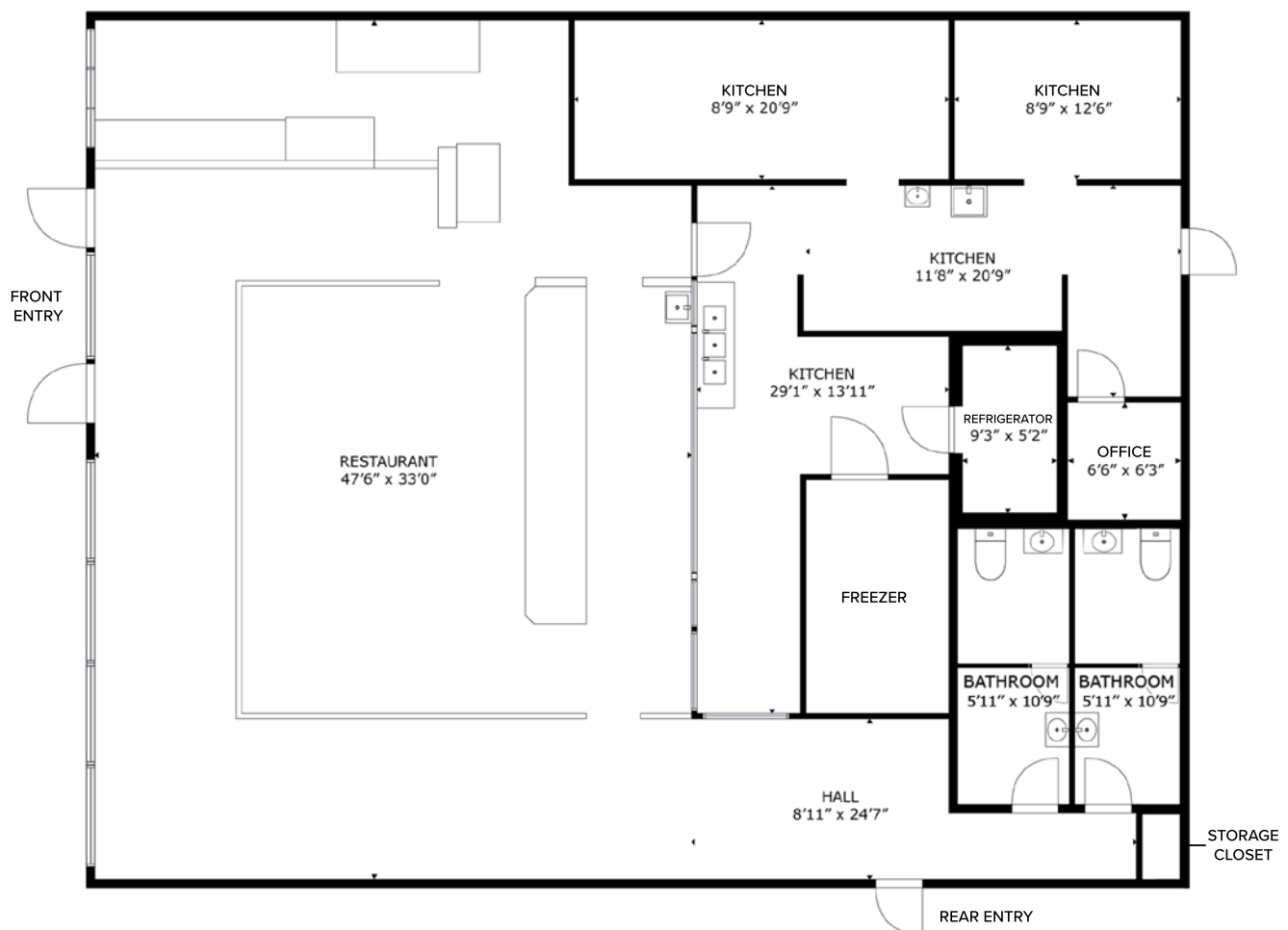
CHASE

Publix.



EXISTING FLOORPLAN

SPACE OFFERS - 3,333 ft² BUILDING ON A 10,005 ft² LOT



SCAN HERE TO ACCESS
3D TOUR & FLOORPLAN





For more information:

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Call Scott or
Scan QR Code

#1 SMALL
TEAM 2025
BERKSHIRE HATHAWAY HOMESERVICES
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