

PREMIER RETAIL OPPORTUNITIES

SHORES AT PALMETTO BAY



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New construction building with 80 multifamily units & 4 retail bays. Estimated completion date of Q4 2026.
- Located near South Dixie Highway / US-1, providing north-south connectivity to Palmetto Bay, Cutler Bay, Homestead, and central Miami.
- Surrounded by established neighborhoods, schools, local services, and regional retail nodes serving the Goulds, Cutler Bay, and Palmetto Bay trade areas.
- The site benefits from excellent visibility and accessibility along heavily trafficked commuter corridors, including Florida's Turnpike with traffic counts exceeding 140,000 vehicles per day.



SITE PLAN



AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,500	122,000	338,000
Households	5,100	43,500	118,000
Avg. HH Income	\$168,000	\$142,000	\$128,000
Avg. Traffic Count	18,000-42,000 VPD	25,000-78,000 VPD	35,000-210,000 VPD
Daytime Population	17,000	145,000	405,000

TRAFFIC COUNT

ROADWAY	VEHICLES PER DAY
Florida's Turnpike (HEFT)	140,000-180,000+ vehicles/day
US-1 / South Dixie Highway	60,000-90,000+ vehicles/day
Kendall Drive / SW 88th St (SR 94)	60,000-90,000+ vehicles/day
Coral Reef Drive / SW 152nd St	55,000-70,000+ vehicles/day



AREA



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