



**8935**  
S DIXIE HWY

## **4,500 SF RETAIL BUILDING | FOR LEASE**

- High visibility
- On-site Parking
- Excellent signage opportunity
- AADT of 90,000.

**CBRE**

# PROPERTY ANALYSIS



PROPERTY TYPE  
RETAIL



LOCATION  
8935 S DIXIE HWY,  
MIAMI, FL 33156



BUILDING SIZE  
4,556 SQ.FT



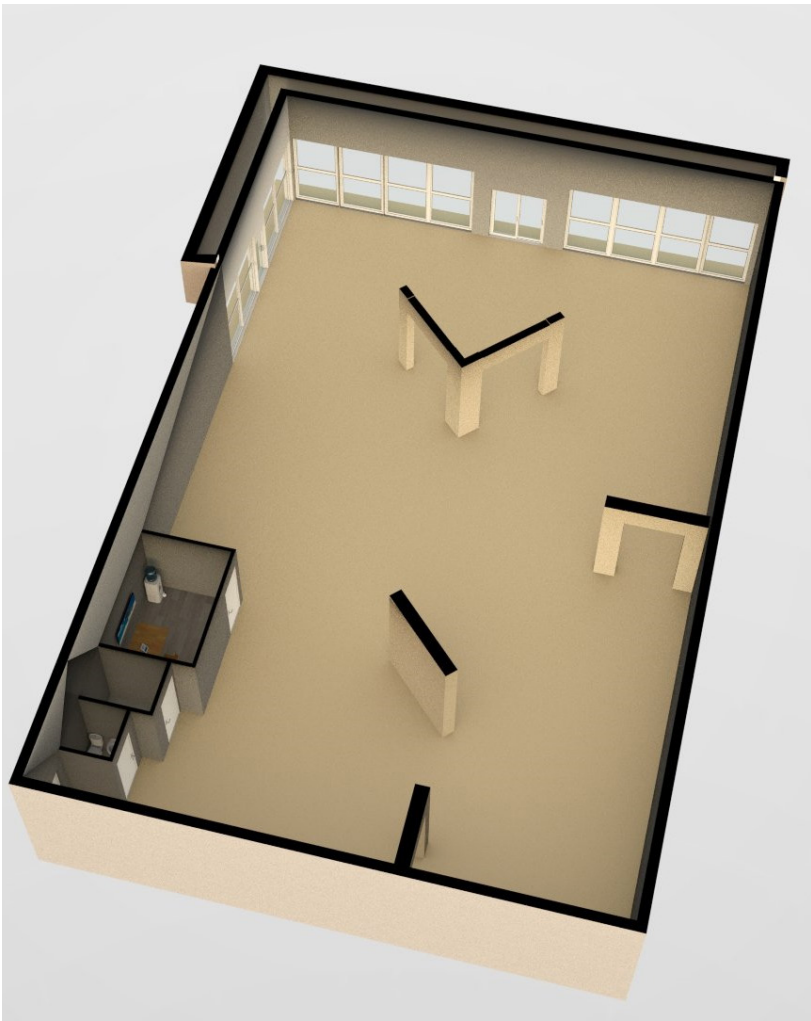
YEAR BUILT  
1981



ZONING  
BU-2 SPECIAL BUSINESS USE



PARKING  
15 PARKING SPACES

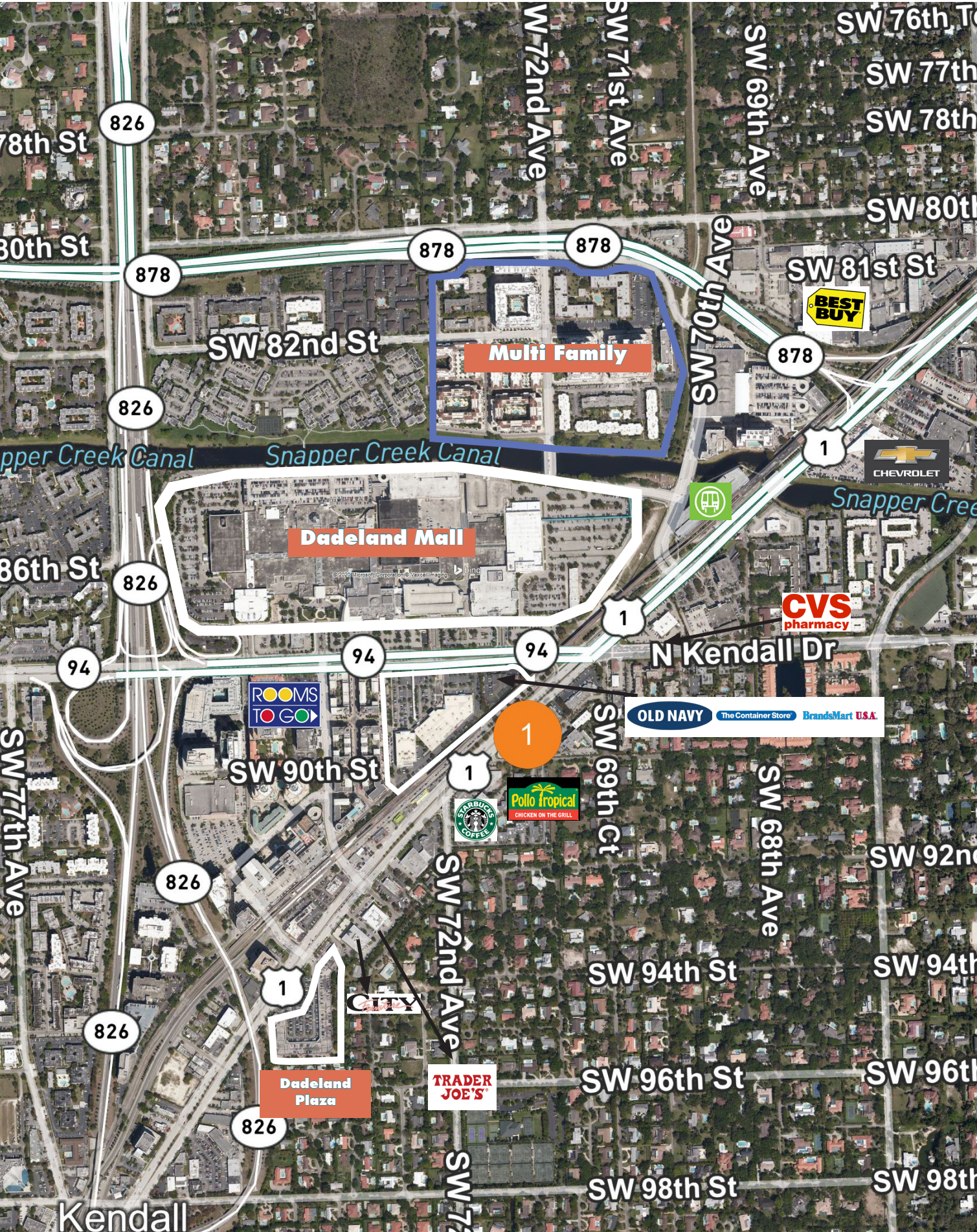


# DEMOGRAPHICS

|                          | 1 MILE   | 3 MILES   | 5 MILES   |
|--------------------------|----------|-----------|-----------|
| POPULATION               | 22,206   | 98,593    | 297,566   |
| HOUSEHOLDS               | 10,261   | 36,632    | 105,285   |
| AVG. HOUSEHOLD INCOME    | \$93,232 | \$134,879 | \$117,447 |
| ANNUAL POPULATION GROWTH | 2.33%    | 1.03%     | 0.82%     |



AMENITIES MAP -NEAR 8935 S DIXIE HWY







- Located next to Dadeland Regional Mall and Downtown
- The household income within 3 miles is double the average household income in Miami-Dade County.



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