

AVAILABLE FOR LEASE

16,878 SF Freestanding Building

9801 South Dixie Hwy—Miami, FL 33156



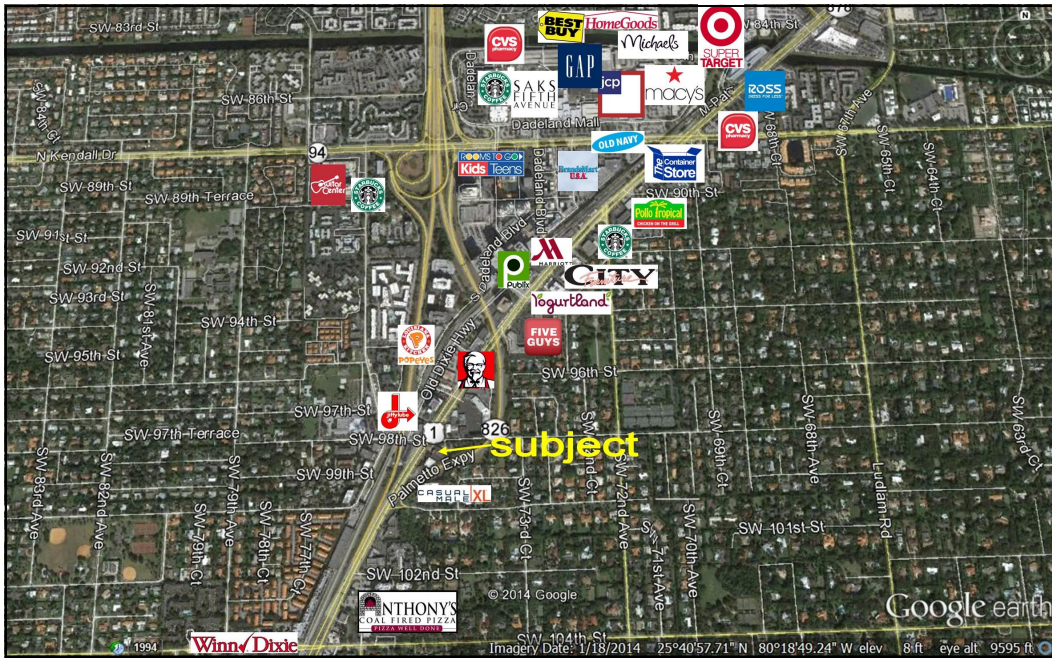
- Located on US 1 and 98th ST—Dadeland area
- Highly visible building on a hard corner
- Pylon signage available w/ ample parking
- Nearby Dadeland Mall & Palmetto Expressway
- High traffic area

Co-tenants in the area include:

Pego Lamps, Cash America, Firestone, Jiffy Lube, KFC, JC Penny, Nordstrom, Macys, Target, TJ Maxx, Guitar Center, Joann Fabrics, HomeGoods, Five Guys Burgers, Yogurtland, Giraffas, Roaster N' Toasters, HSBC, Learning Express, Evos, For Eyes, Uni K. Wax, Pinecrest Health & Fitness, Nothing Bundt Cakes, Traders Joes, City Furniture & more!

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Traffic Count = 130,000 cars per day

DEMOGRAPHICS

1-MILE RANGE 3-MILE RANGE 5-MILE RANGE

POPULATION	19,255	92,210	283,971
MEDIAN AGE	39	41	42
AVG. HOUSEHOLD INCOME	\$74,835	\$98,131	\$89,563

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BROKER PARTICIPATION INVITED-CALL FOR DETAILS

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