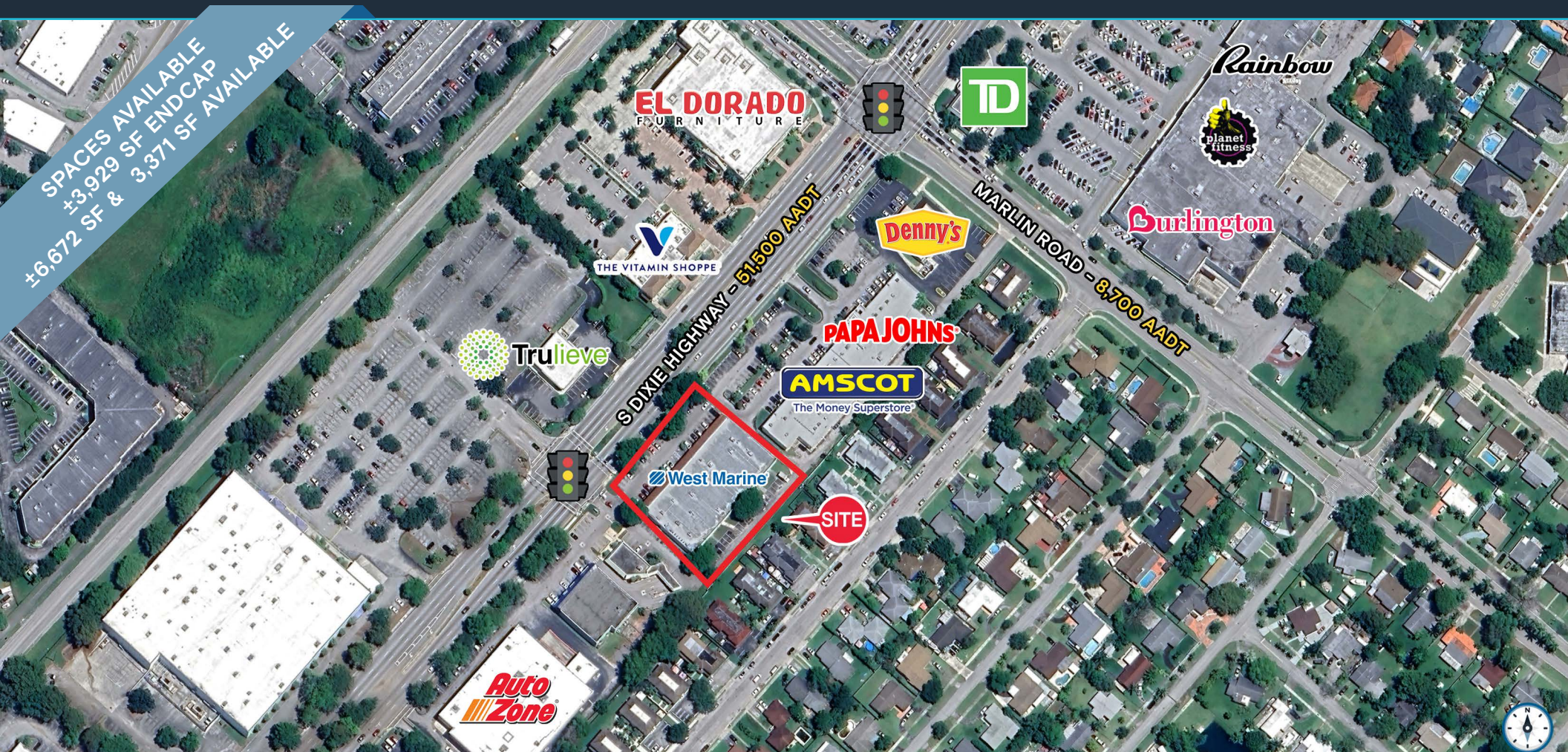


RETAIL SPACE FOR LEASE

VILLAGE SQUARE SOUTH

19401-19415 S Dixie Highway, Cutler Bay, FL 33157

SPACES AVAILABLE
±3,929 SF ENDCAP
±6,672 SF & 3,371 SF AVAILABLE



NEW OWNERSHIP - RENOVATIONS COMING SOON

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Eric Spritz

VICE PRESIDENT

ericspritz@katzretail.com

(954) 296-5861

Daniel Solomon, CCIM

PRINCIPAL


danielsolomon@katzretail.com

(954) 401-2181



Property Overview

HIGHLIGHTS

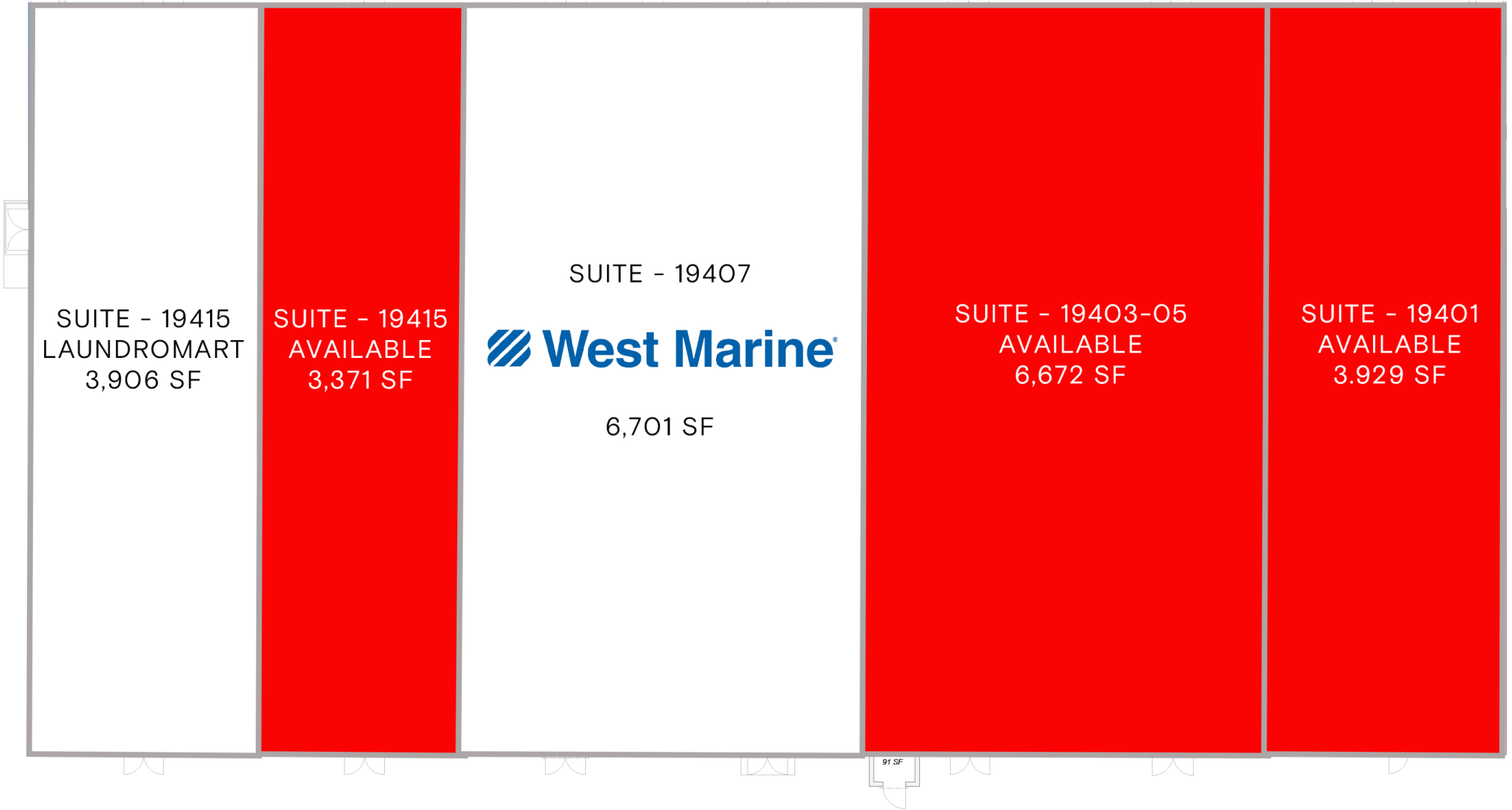
- Prime retail center of ±27,226 square feet
- Spaces available: ±3,929 SF endcap; ±6,672 SF and ±3,371 inline
- Facade renovations in the near future
- 73 surface parking spaces and 3 marked handicapped spaces
- Join:  **West Marine**
- New Costco coming soon just north of the property
- Excellent visibility from US Highway 1
- Pylon signage available
- Surrounded by national retailers:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,232	148,592	268,636
HOUSEHOLDS	6,359	47,955	85,625
EMPLOYEES	14,222	121,616	220,005
AVERAGE HH INCOME	\$69,471	\$92,303	\$107,166

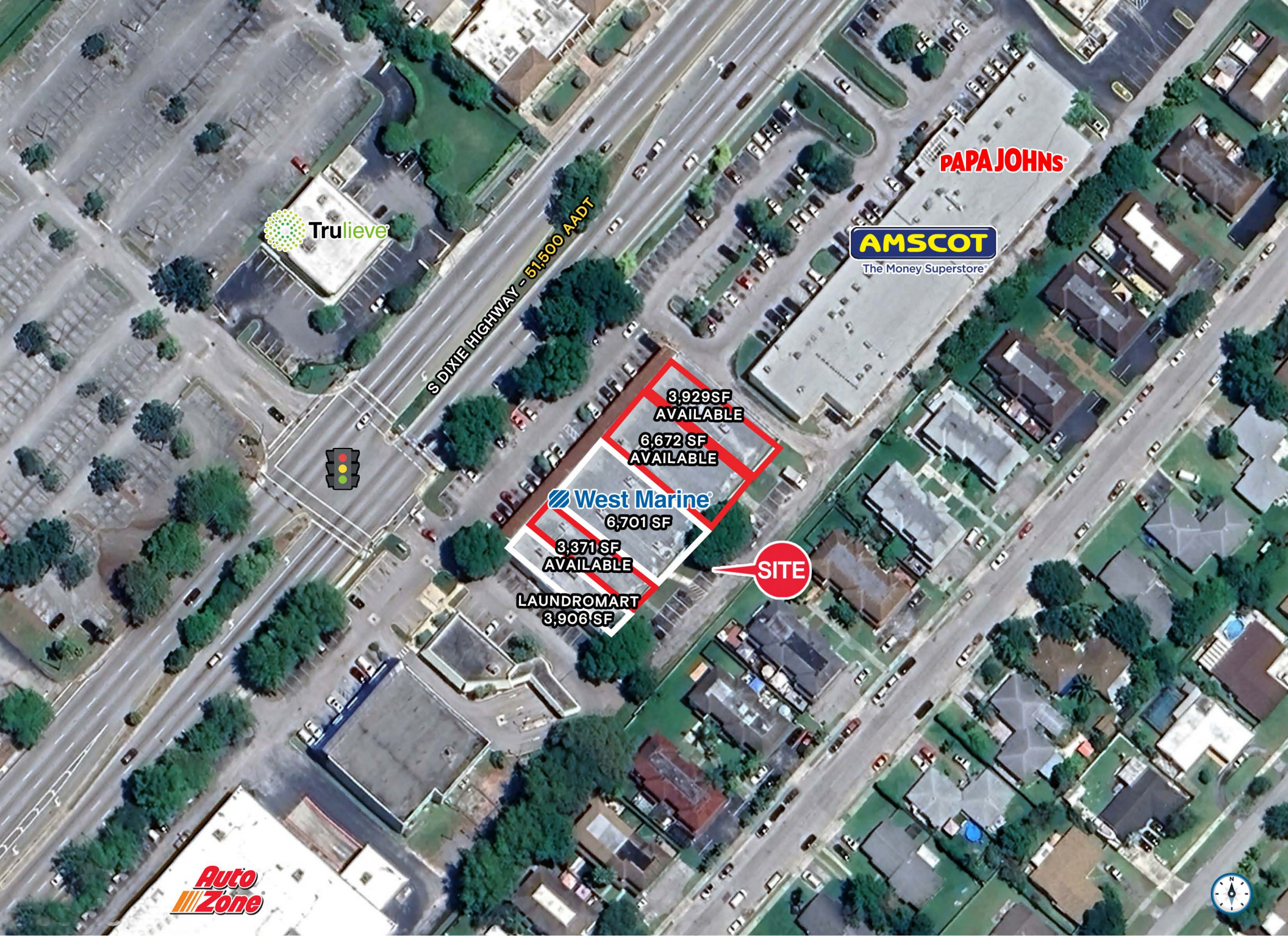
DEMOGRAPHICS	5 MINS	10 MINS	15 MINS
POPULATION	74,136	218,884	401,977
HOUSEHOLDS	24,657	69,654	130,333
EMPLOYEES	60,540	177,874	327,970
AVERAGE HH INCOME	\$77,771	\$98,354	\$107,730











Trulieve

S DIXIE HIGHWAY - 51,500 AADT

PAPA JOHN'S

AMSCOT
The Money Superstore

3,929 SF
AVAILABLE

6,672 SF
AVAILABLE

West Marine
6,701 SF

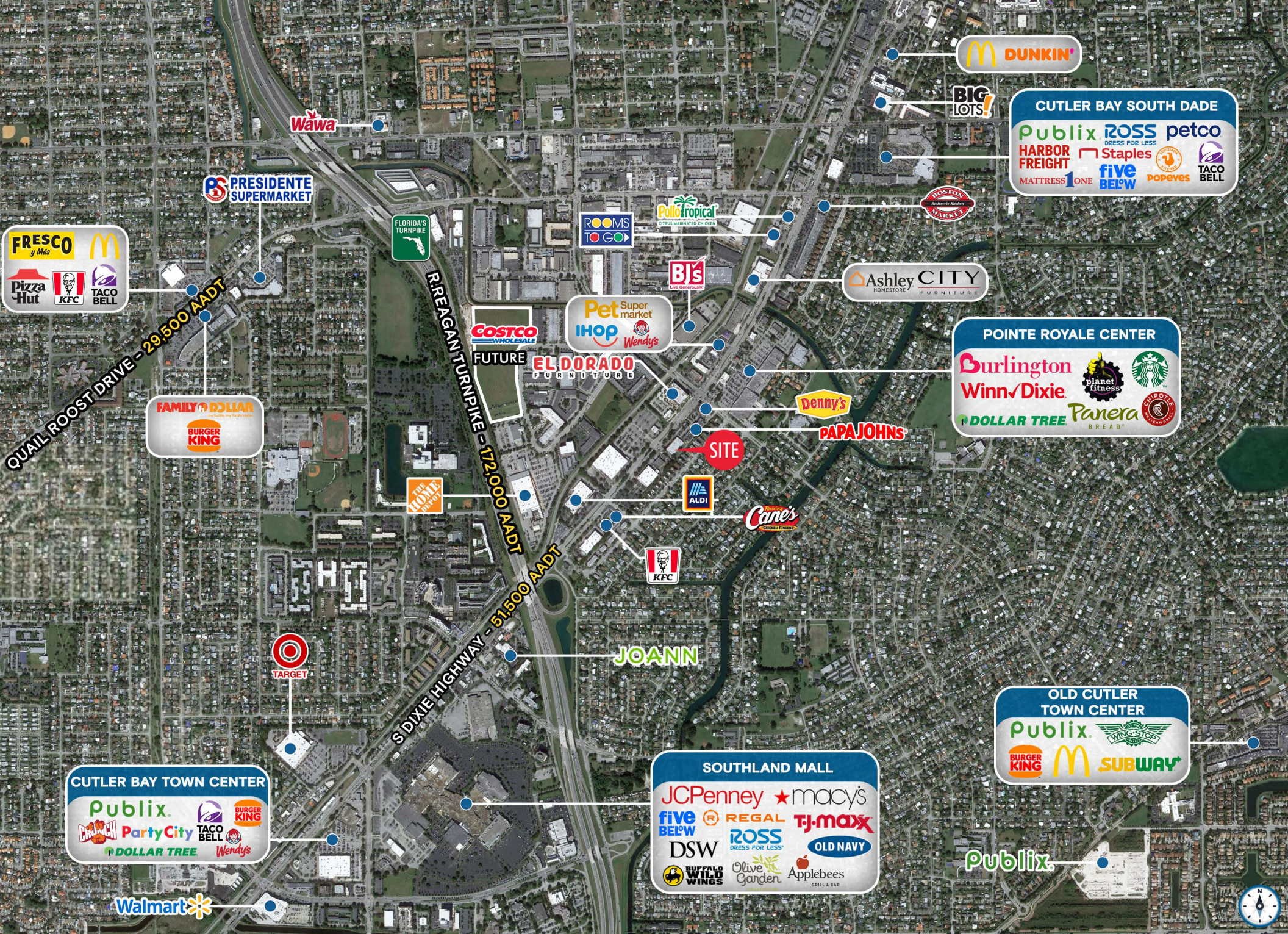
3,371 SF
AVAILABLE

LAUNDROMART
3,906 SF

SITE

Auto
Zone





McDonald's DUNKIN'

BIG LOTS!

CUTLER BAY SOUTH DADE
 Publix ROSS petco
 Harbor Freight Staples
 Mattress One five BELW popeyes TACO BELL

PRESIDENTE SUPERMARKET

FRESCO y Más McDonald's
 Pizza Hut KFC TACO BELL

FAMILY DOLLAR
 BURGER KING

FLORIDA'S TURNPIKE

REAGAN TURNPIKE - 172,000 AADT
 FUTURE COSTCO WHOLESALE
 EL DORADO FURNITURE

Pet Super market
 IHOP Wendy's

Pollo Tropical
 CITRUS MARINATED CHICKEN

BJ's
 Live Generously

Ashley CITY
 HOMESTORE FURNITURE

POINTE ROYALE CENTER
 Burlington Winn/Dixie
 Planet Fitness Starbucks
 DOLLAR TREE Panera BREAD
 CHIPOTE MEXICAN GRILL

SITE

Denny's PAPAJOHNS

ALDI

Cane's
 CANTINA

KFC

JOANN

TARGET

S DIXIE HIGHWAY - 51,500 AADT

CUTLER BAY TOWN CENTER
 Publix Party City TACO BELL
 BURGER KING DOLLAR TREE Wendy's

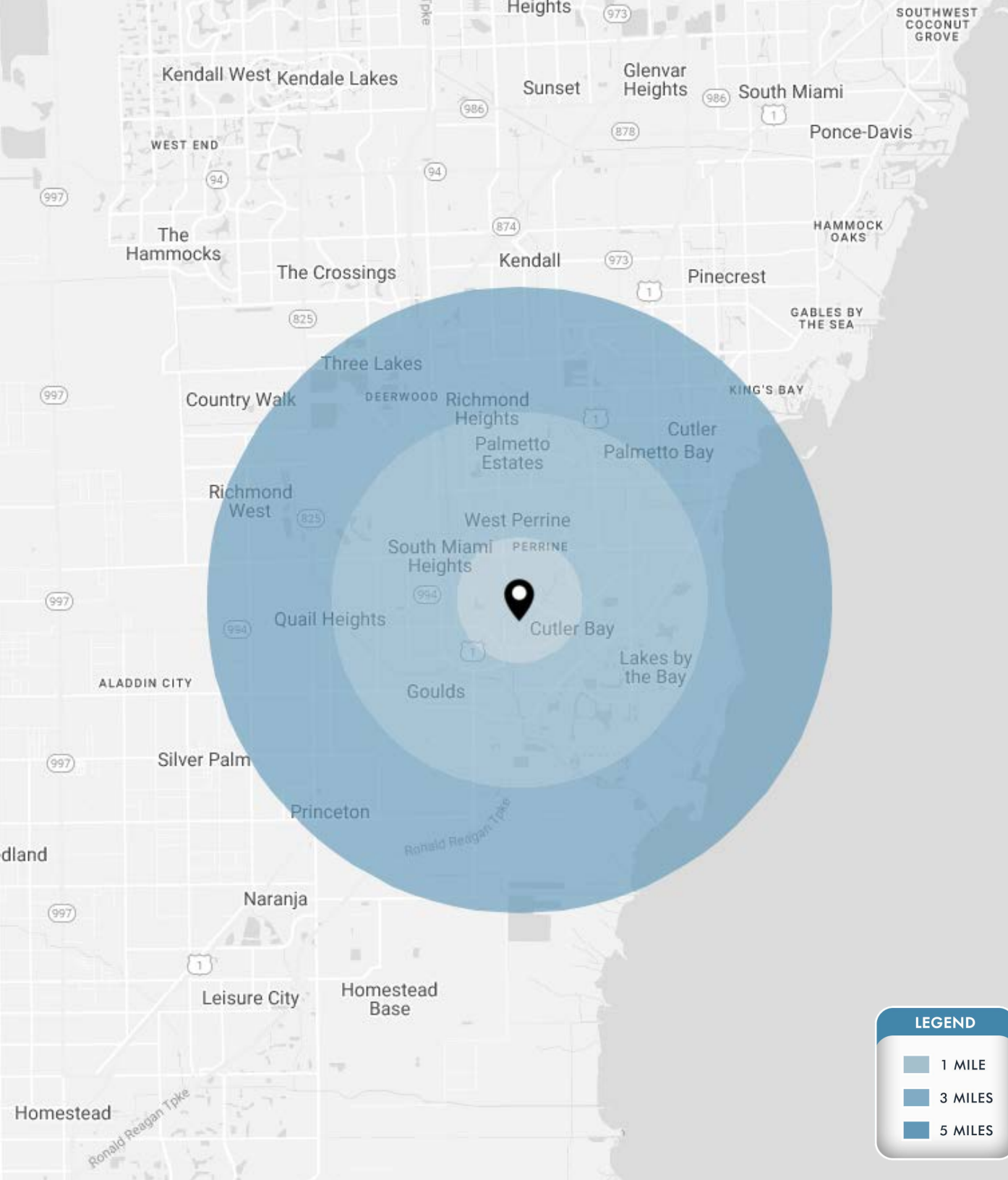
SOUTHLAND MALL
 JCPenney macy's
 five BELW REGAL TJ-maxx
 ROSS DRESS FOR LESS OLD NAVY
 DSW Buffalo Wild Wings Olive Garden Applebees GRILL & BAR

OLD CUTLER TOWN CENTER
 Publix WINGSTOP
 BURGER KING McDonald's SUBWAY

Walmart

Publix





LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.04.24