

FOR LEASE

±20,962 SF BUILT-OUT TRADE SCHOOL SPACE AVAILABLE

19600 S Dixie Highway, Cutler Bay, FL 33157

OPERATING BUSINESS - PLEASE
DO NOT DISTURB EMPLOYEES



STRONG VISIBILITY TO S DIXIE HIGHWAY WITH 50,500 AADT!

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

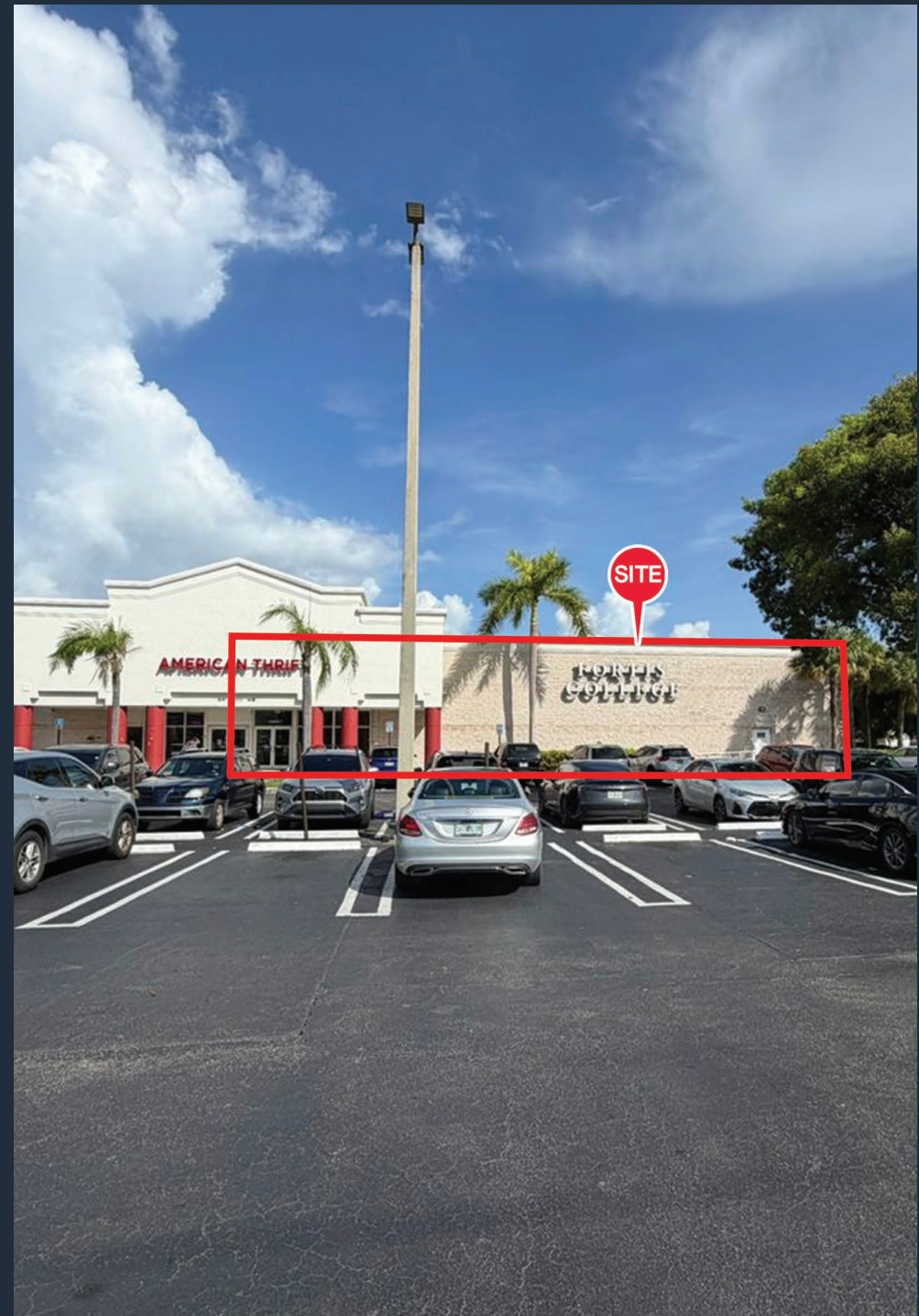
HIGHLIGHTS

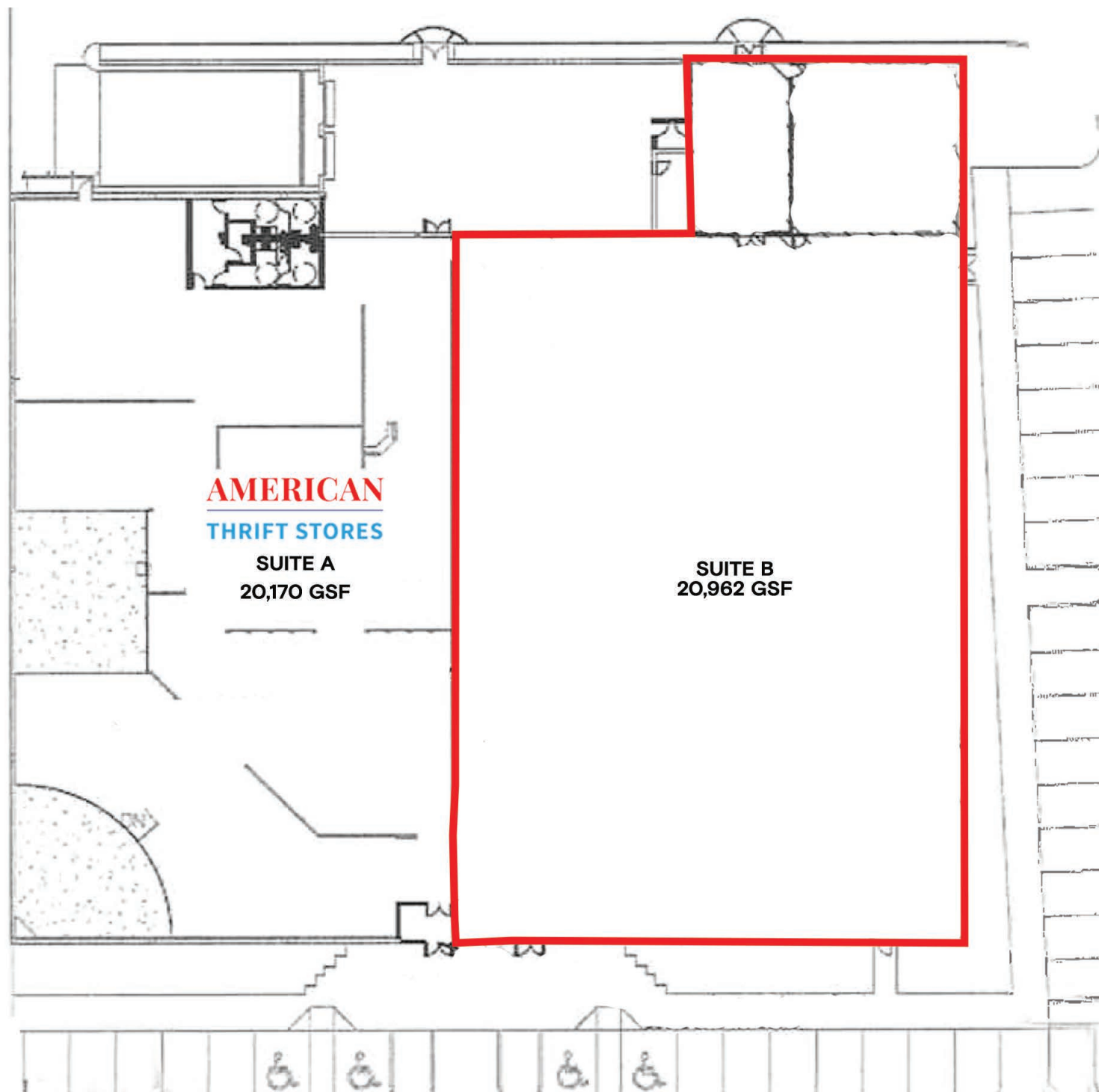
- ±20,962 SF existing build-out trade school available for lease
- Coming available January 1, 2027
- Ample parking; will consider other uses such as fitness, medical, and retail
- Strong visibility to S Dixie Highway with 50,500 AADT!
- Pylon signage
- Just north of the Florida Turnpike exit
- Adjacent property to Aldi

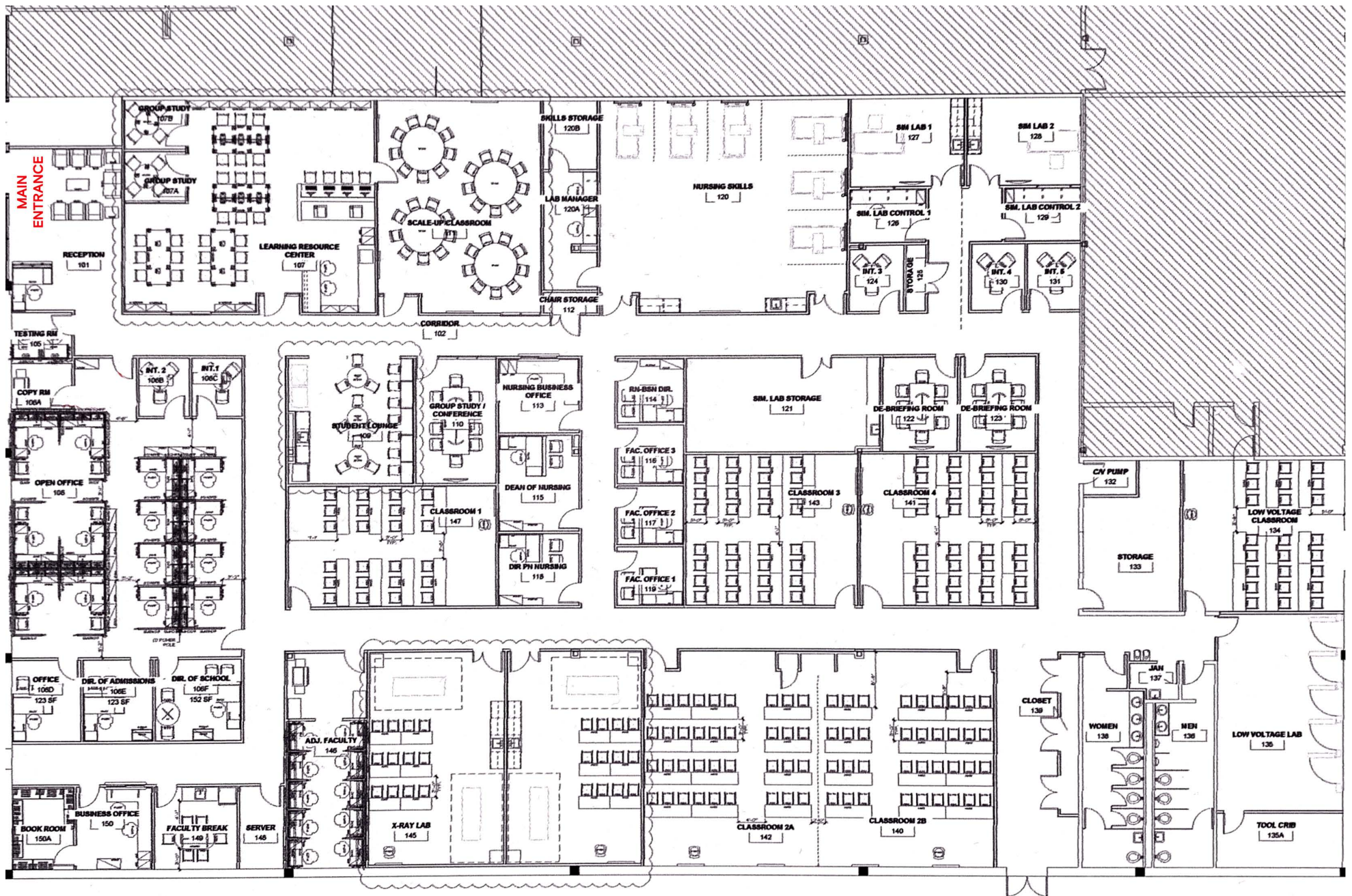
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,301	164,662	302,049
HOUSEHOLDS	6,715	52,611	95,578
EMPLOYEES	8,200	27,771	65,259
AVERAGE HH INCOME	\$81,452	\$110,768	\$125,717

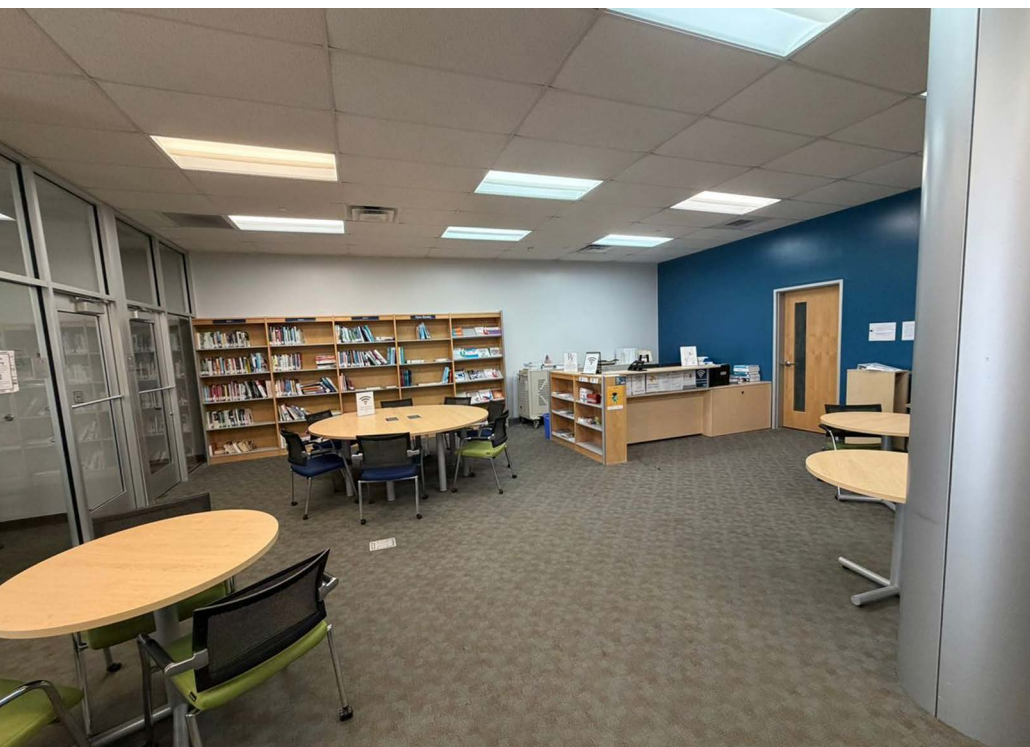
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	90,261	258,378	424,271
HOUSEHOLDS	29,295	81,483	135,265
EMPLOYEES	20,124	44,193	92,223
AVERAGE HH INCOME	\$92,775	\$118,538	\$123,901





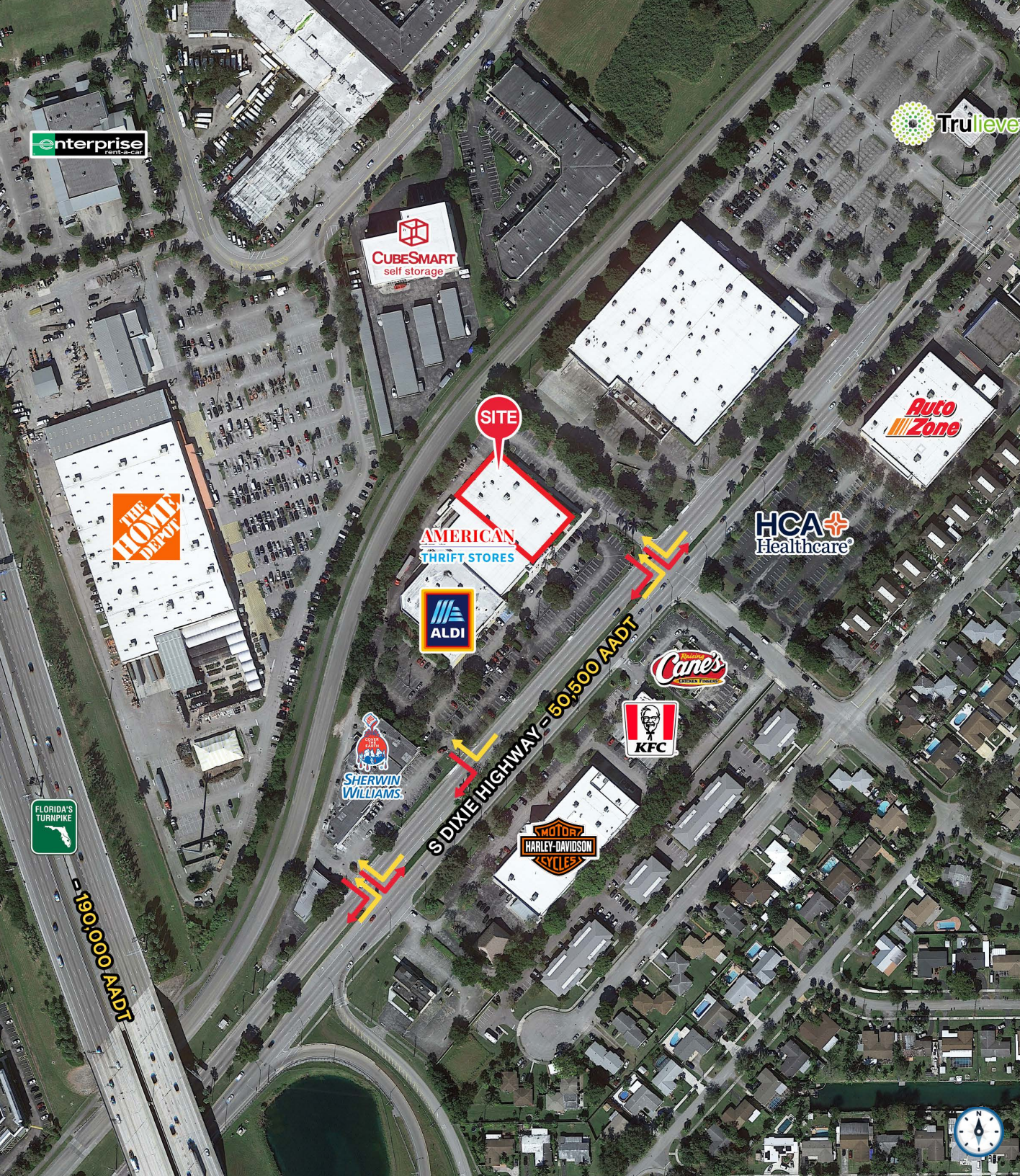












Contact Broker

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