

RETAIL SPACE FOR LEASE

BEST PLAZA

19700 S Dixie Highway, Cutler Bay, FL 33157

ENDCAP SPACES AVAILABLE



EXISTING VIEW

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 ±19,853 square feet
- Endcap spaces available can be combined to ±4,481 SF
- ±4,766 Rent A Wheel space available
- Facade renovations in the near future
- 63 surface parking spaces and 2 marked handicapped spaces
- Visibility from FL Turnpike with 172,000 AADT
- New Costco comins soon just north of the property
- Excellent visibility from US Highway 1
- Pylon signage available
- Surrounded by national retailers:

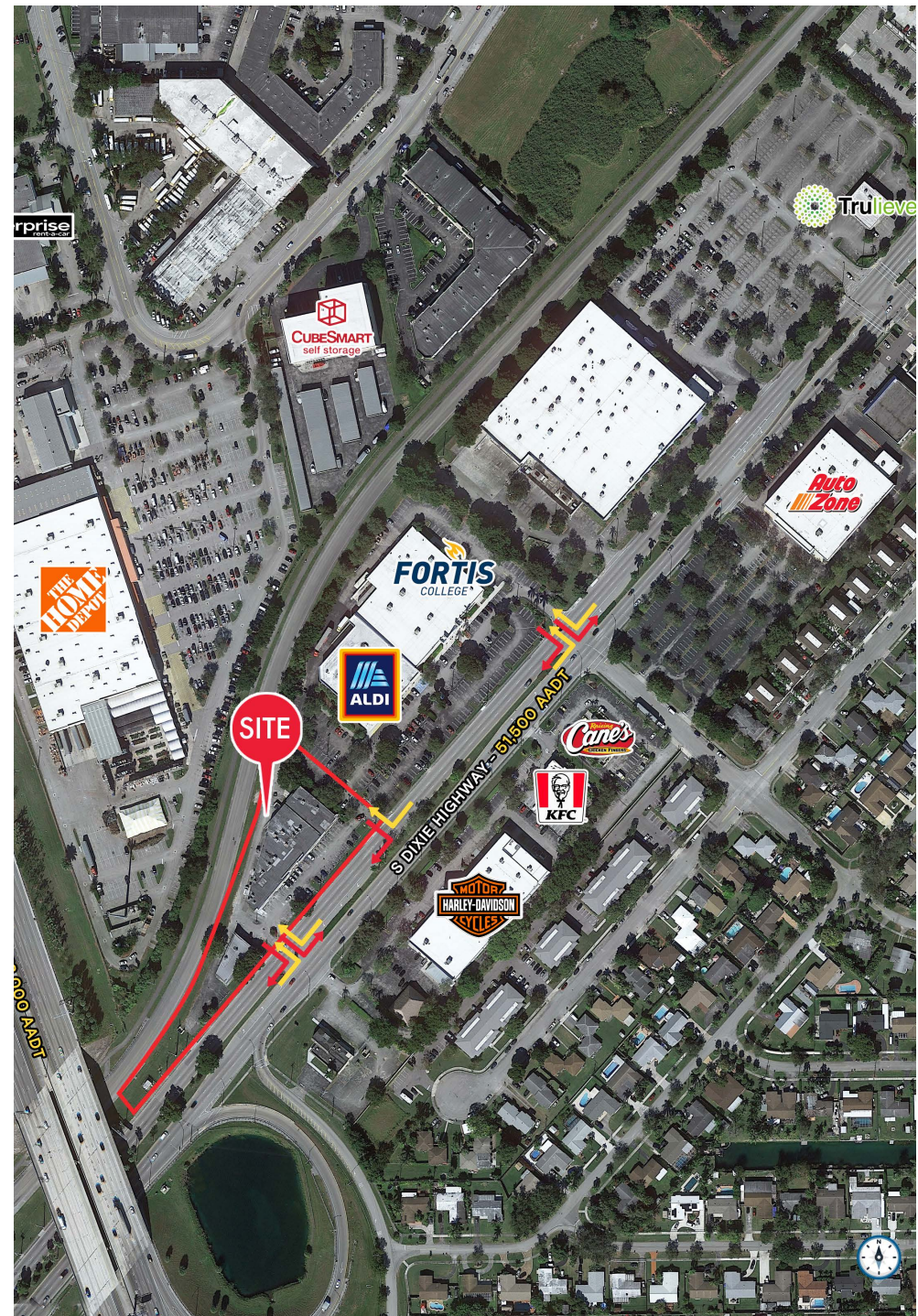


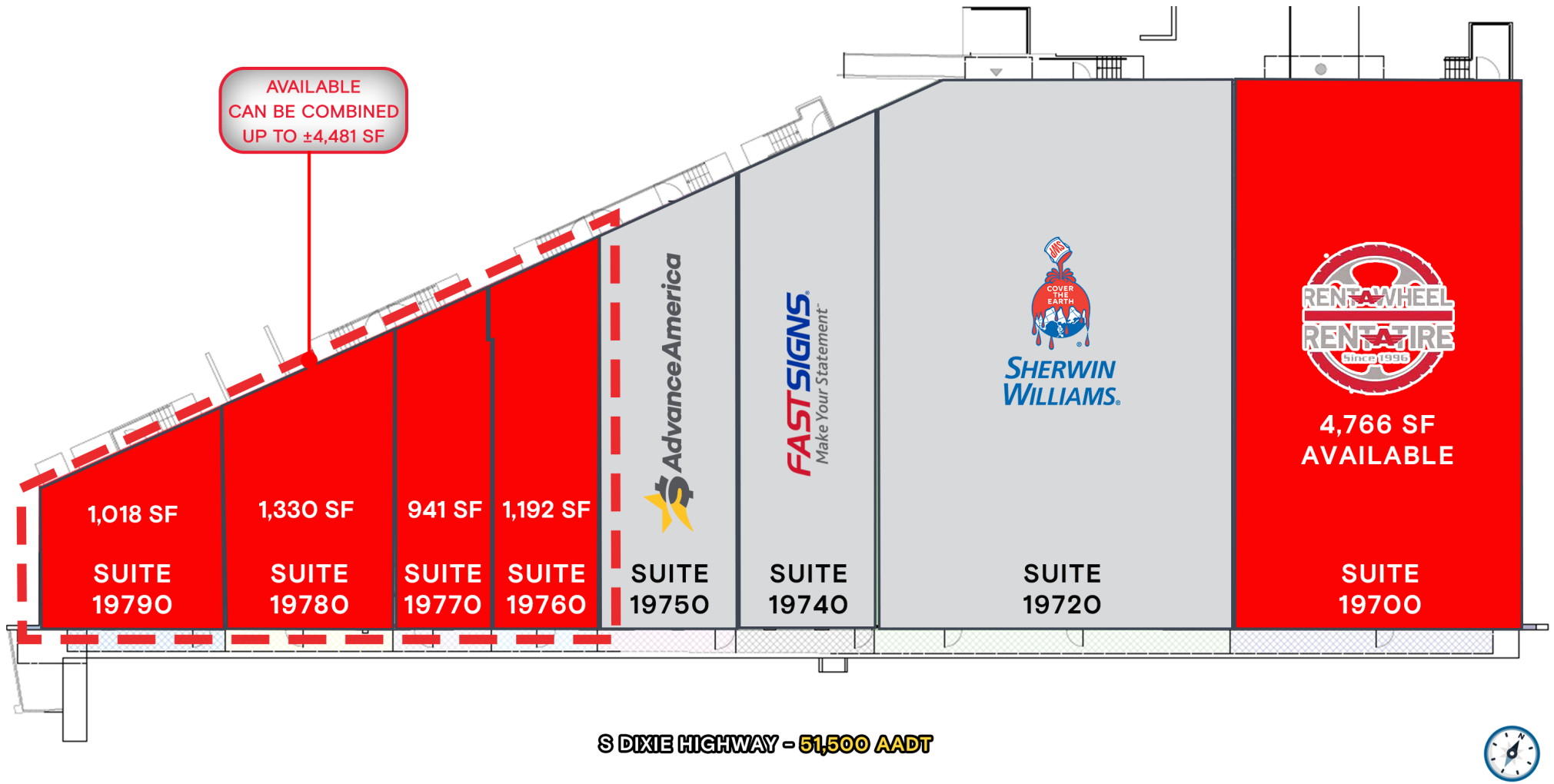
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	17,358	152,321	274,396
HOUSEHOLDS	6,392	48,717	87,135
EMPLOYEES	14,371	124,329	224,456
AVERAGE HH INCOME	\$64,679	\$91,278	\$105,755

DEMOGRAPHICS

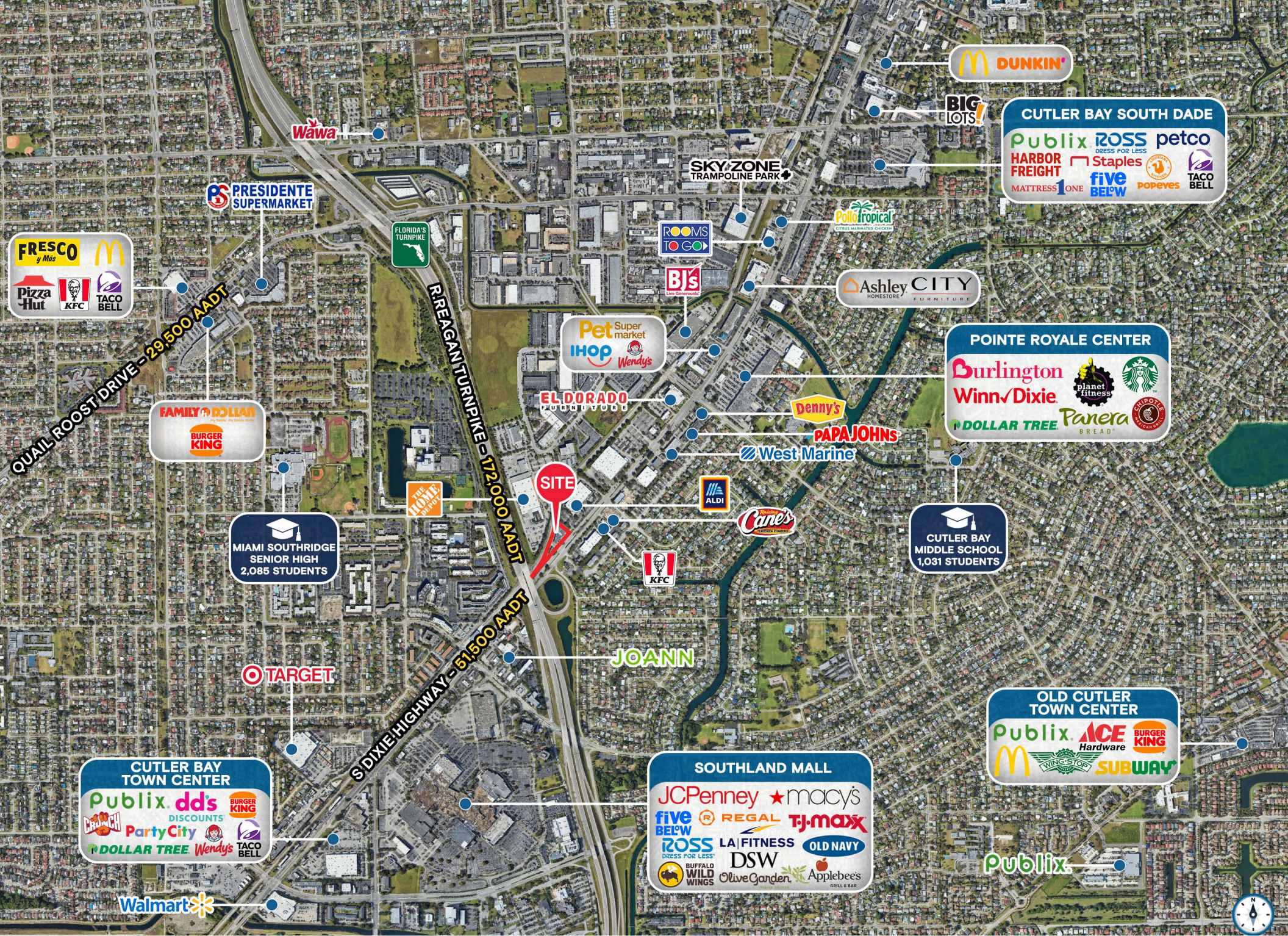
	5 MINS	10 MINS	15 MINS
POPULATION	91,489	226,964	403,974
HOUSEHOLDS	29,489	71,965	130,519
EMPLOYEES	74,632	184,373	329,495
AVERAGE HH INCOME	\$77,712	\$97,813	\$104,888











McDonald's DUNKIN'

CUTLER BAY SOUTH DADE
Publix ROSS petco
DRESS FOR LESS
HARBOR FREIGHT Staples
MATTRESS ONE five BEL'W POPEYES TACO BELL

FRESCO y Más McDonald's
Pizza Hut KFC TACO BELL

PRESIDENTE SUPERMARKET

FAMILY DOLLAR
BURGER KING

MIAMI SOUTHRIDGE SENIOR HIGH
2,085 STUDENTS

TARGET

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

Walmart

FLORIDA'S TURNPIKE

R. REAGAN TURNPIKE - 172,000 AADT
S DIXIE HIGHWAY - 61,500 AADT

SITE

EL DORADO FURNITURE

Pet Supermarket
IHOP Wendy's

JOANN

KFC

SOUTHLAND MALL
JCPenney macy's
five BEL'W REGAL TJ-maxx
ROSS DRESS FOR LESS LA FITNESS OLD NAVY
BUFFALO WILD WINGS DSW Olive Garden Applebee's

SKY-ZONE TRAMPOLINE PARK

ROOMS TO GO

BJS

ALDI

Cane's

Ashley CITY HOMESTORE FURNITURE

Denny's

PAPAJOHNS

West Marine

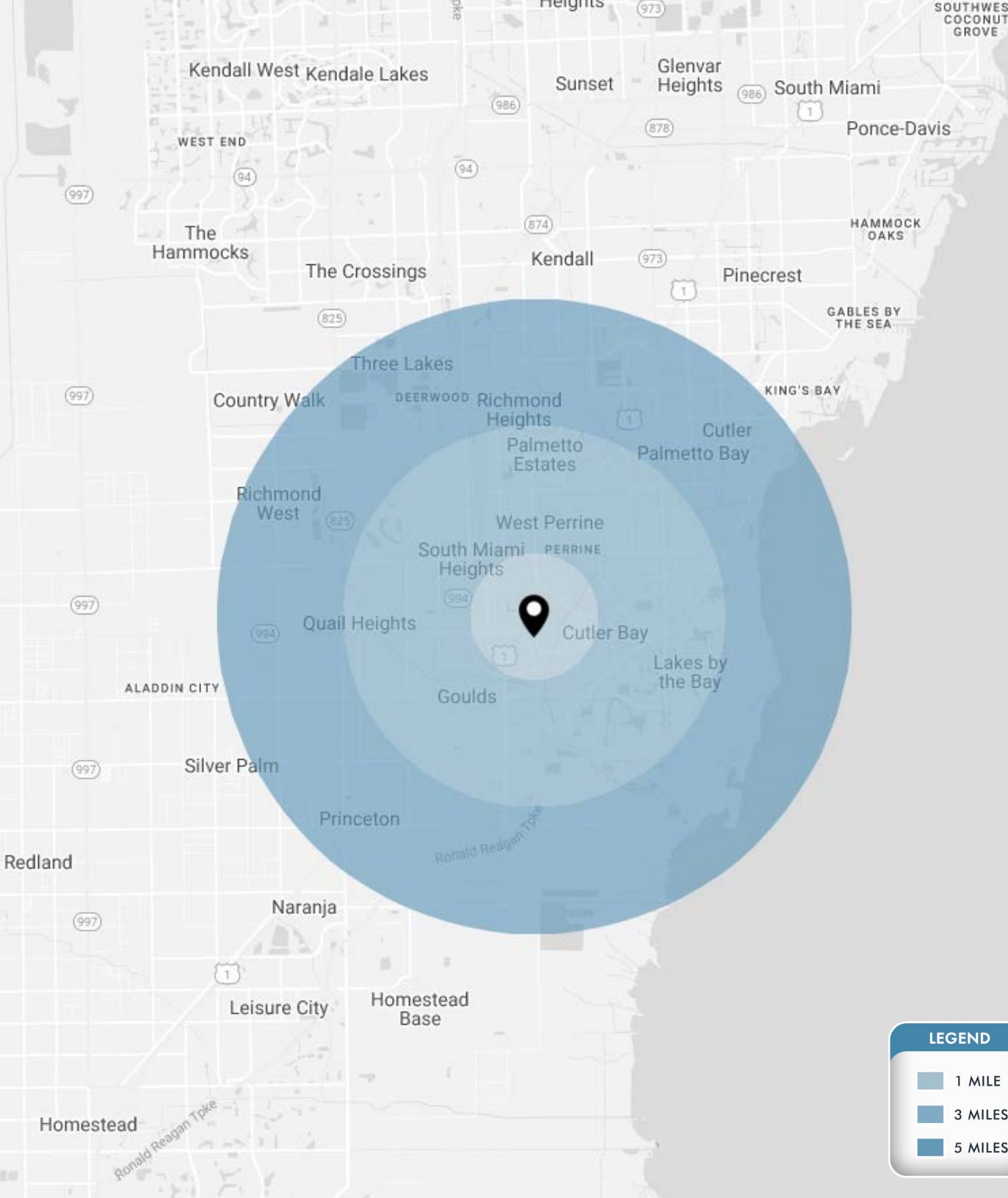
CUTLER BAY MIDDLE SCHOOL
1,031 STUDENTS

POINTE ROYALE CENTER
Burlington Winn-Dixie planet fitness Starbucks
DOLLAR TREE Panera BREAD

OLD CUTLER TOWN CENTER
Publix ACE Hardware BURGER KING
McDonald's WINGSTORY SUBWAY

Publix





Contact Brokers

Eric Spritz
 VICE PRESIDENT
ericspritz@katzretail.com
 (954) 296-5861

Daniel Solomon, CCIM
 PRINCIPAL
danielsolomon@katzretail.com
 (954) 401-2181



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

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: 10.18.24