

RETAIL SPACE FOR LEASE

BEST PLAZA

19700 S Dixie Highway, Cutler Bay, FL 33157

ENDCAP RESTAURANT
AVAILABLE



EXISTING VIEW

NEW OWNERSHIP - RENOVATIONS COMING SOON

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EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Daniel Solomon, CCIM
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Property Overview

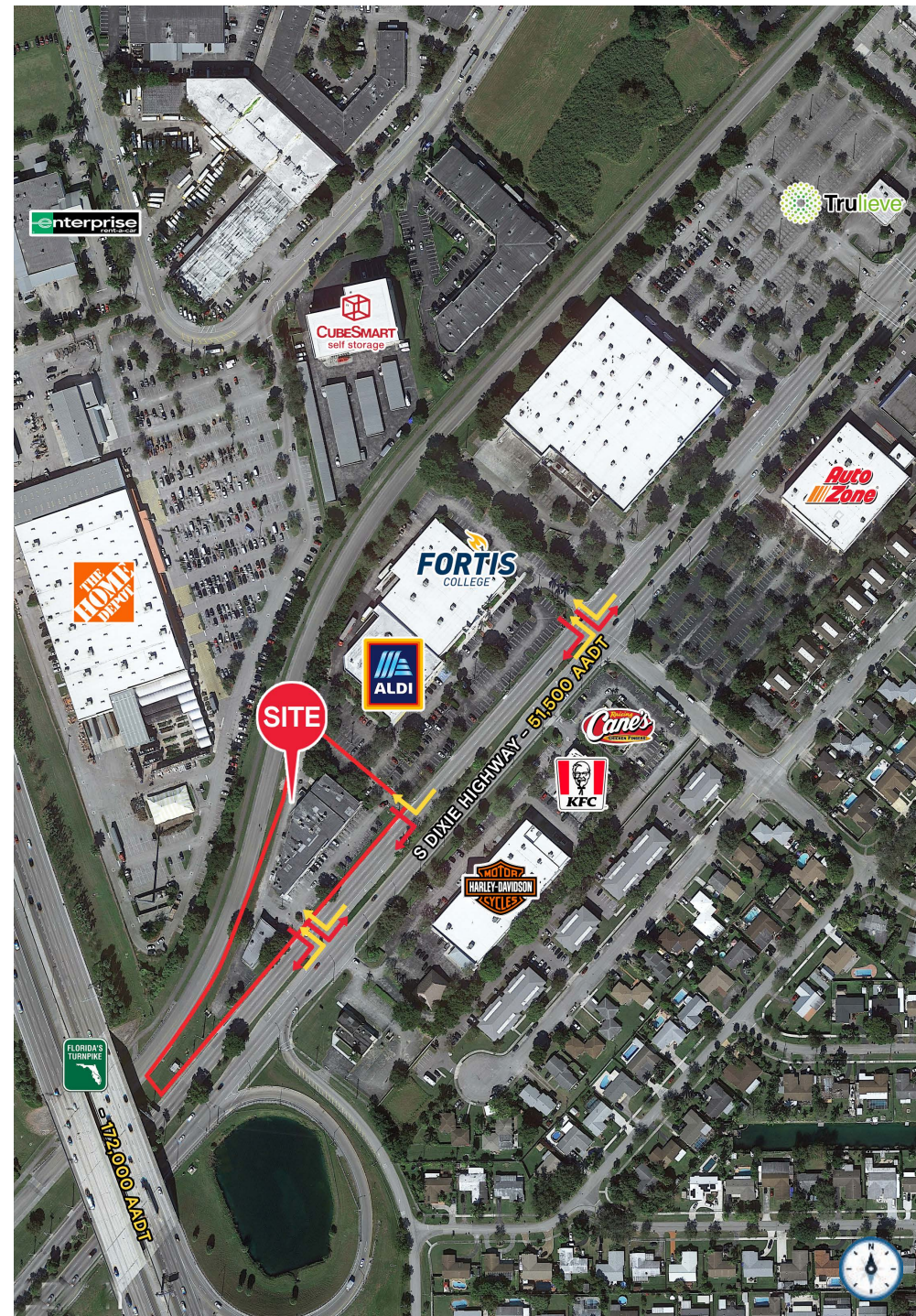
HIGHLIGHTS

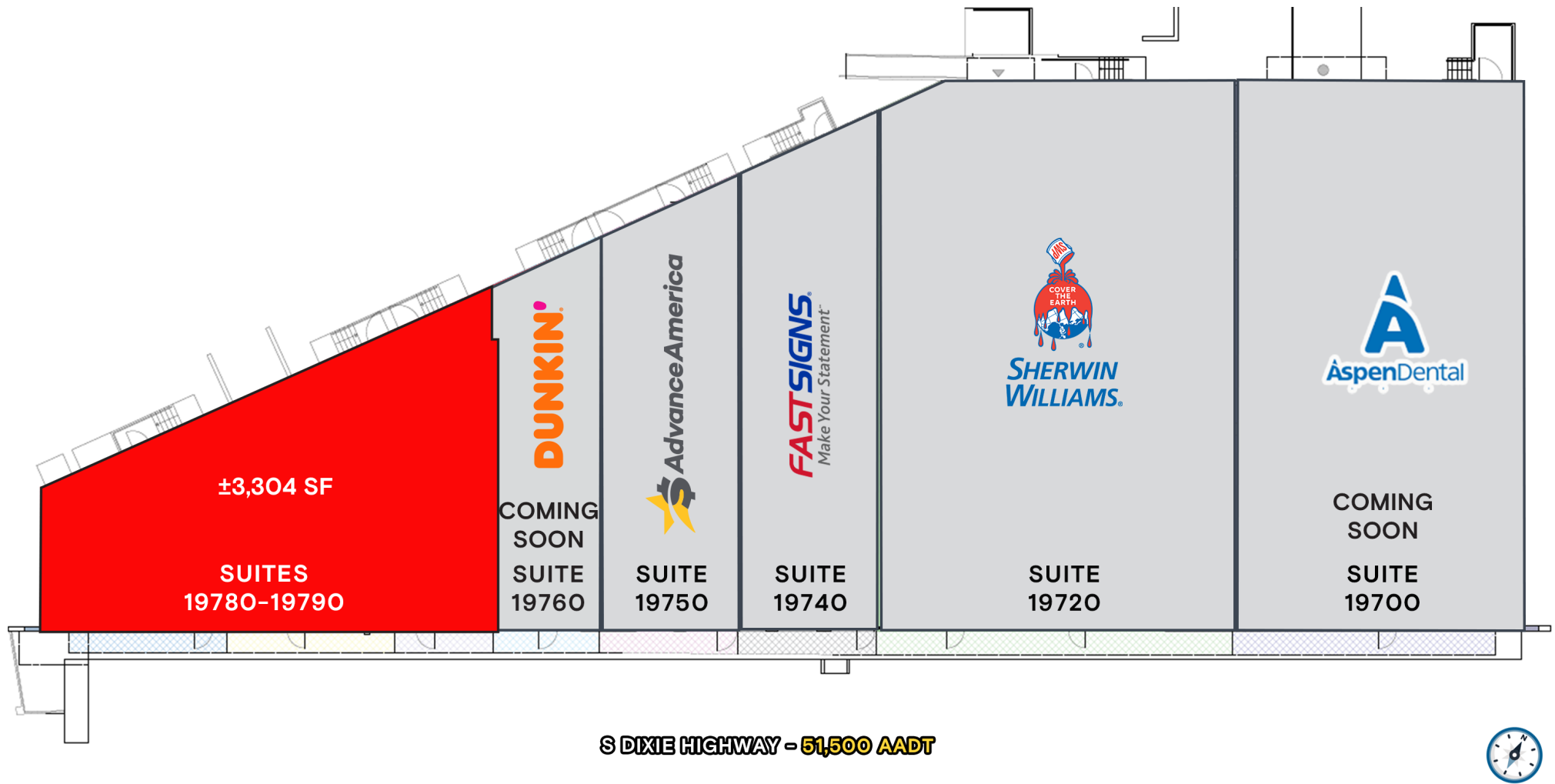
- Prime retail center of ±19,853 square feet
- Endcap available ±3,304 SF
- Facade renovations in the near future
- 63 surface parking spaces and 2 marked handicapped spaces
- Visibility from FL Turnpike with 172,000 AADT
- New Costco coming soon just north of the property
- Excellent visibility from US Highway 1
- Pylon signage available
- Surrounded by national retailers:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	17,417	153,971	277,342
HOUSEHOLDS	6,424	49,237	88,027
EMPLOYEES	14,442	126,119	227,679
AVERAGE HH INCOME	\$70,104	\$97,424	\$112,344

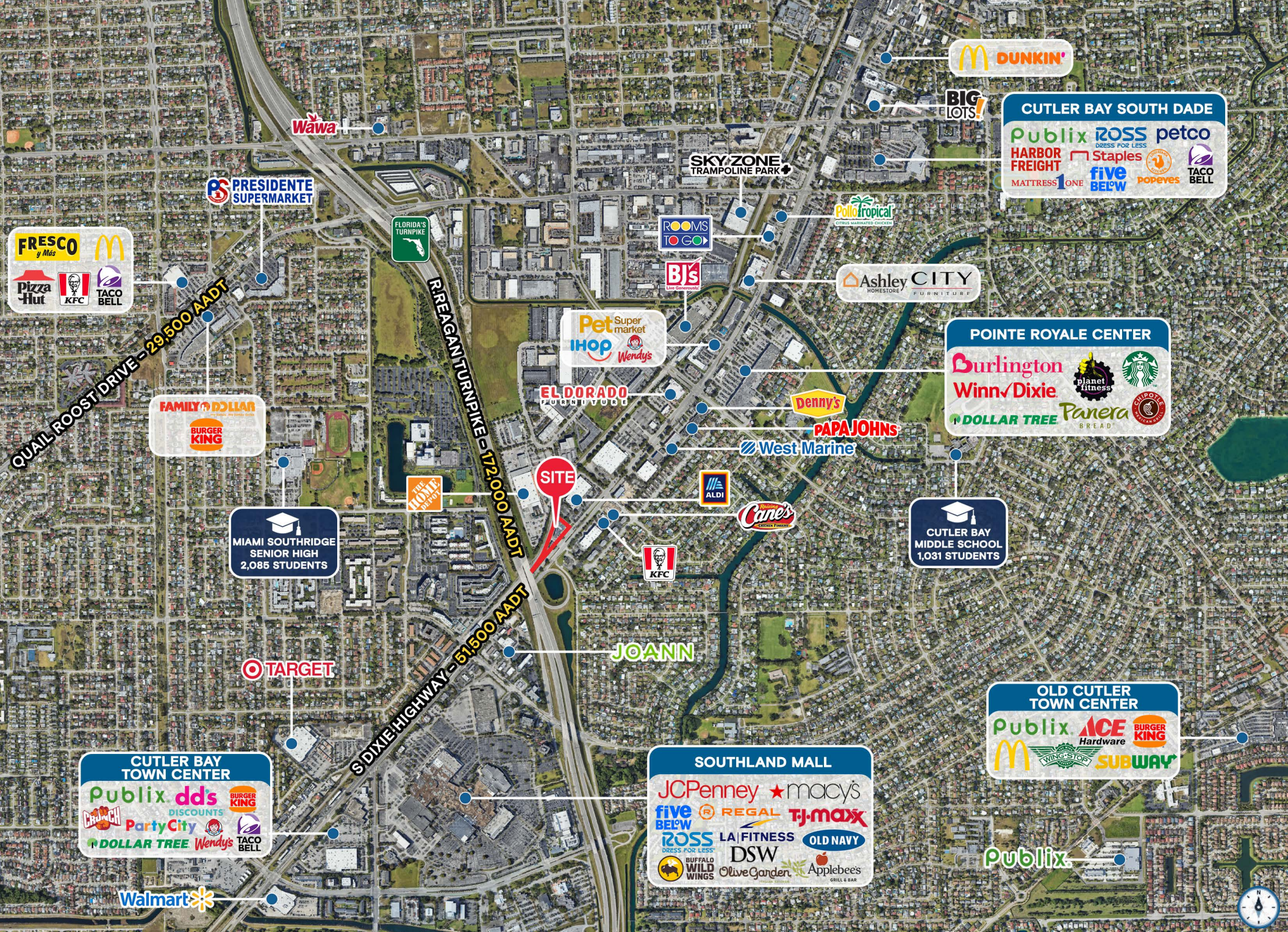
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	92,911	230,149	406,744
HOUSEHOLDS	29,926	72,913	131,331
EMPLOYEES	75,999	187,650	333,043
AVERAGE HH INCOME	\$83,775	\$104,329	\$112,021

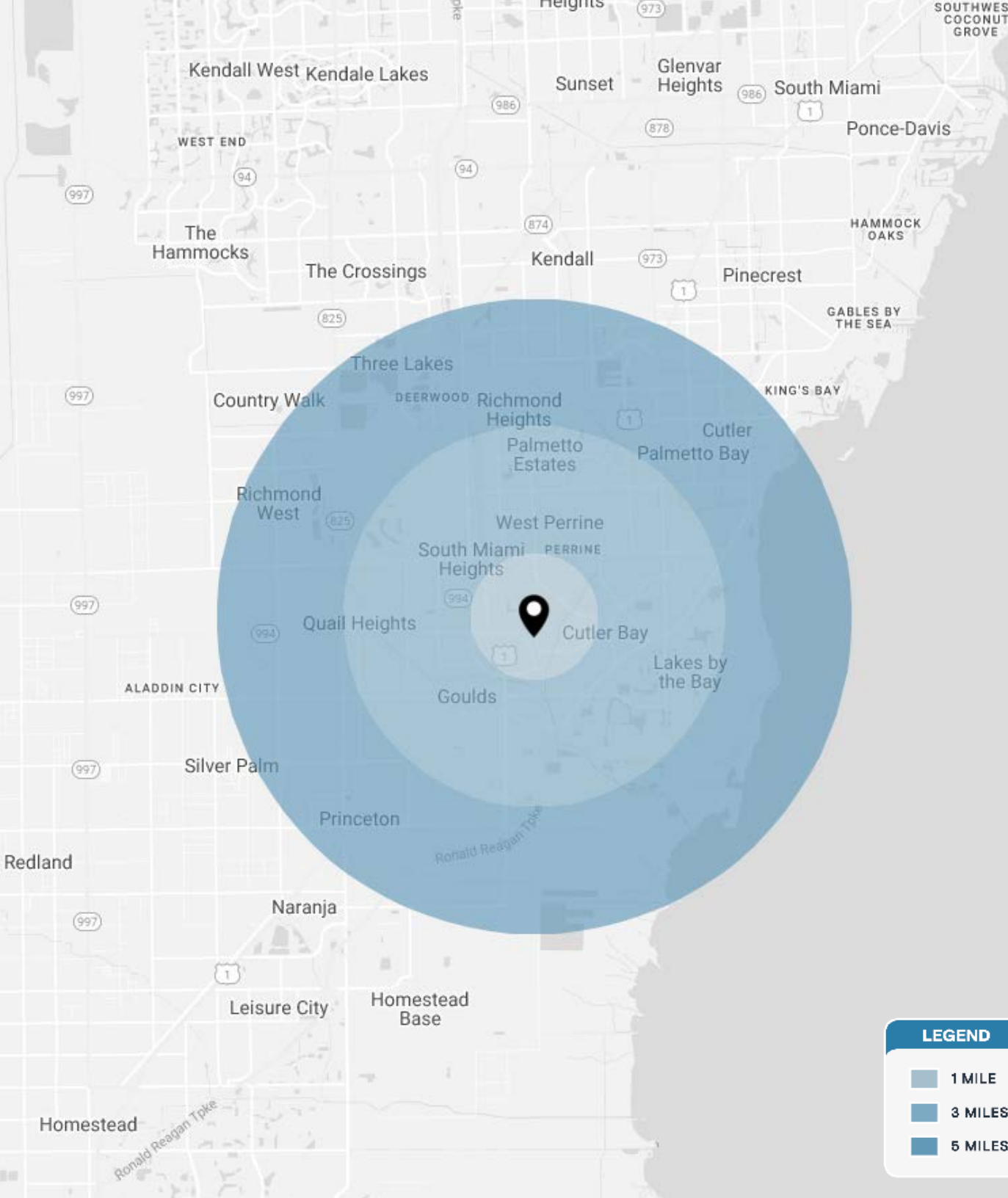












Contact Brokers

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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: 08.28.25