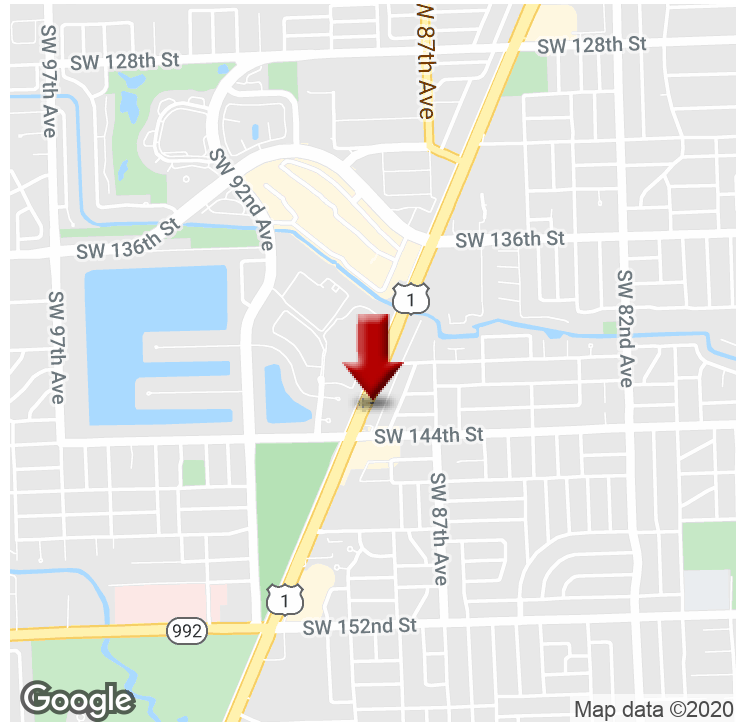


RETAIL FOR LEASE IN THE HEART OF PALMETTO BAY



14301 S. Dixie Highway, Miami, FL 33176



OFFERING SUMMARY

| | |
|----------------------|------------------------------------|
| AVAILABLE SF: | 2,250 SF |
| LEASE RATE: | \$28.00 SF/month plus utilities |
| YEAR BUILT: | 1986 |
| ZONING: | B-2 |

PROPERTY OVERVIEW

Neighborhood retail center located in the heart of Palmetto Bay, Florida at 14301 South Dixie Highway. The Center is just South of The Falls Shopping Center and two Publix grocery stores. The property consists of four retail units. The subject unit for rent measures 2,250 sf. There is a large pylon sign located on South Dixie Highway for tenants to place their names which is easily seen by the over 80,000 vehicles that pass the center each day.

PROPERTY HIGHLIGHTS

- US 1 Visibility
- Traffic Count - 80,000+
- Pylon Signage
- Interior Sprinkler System
- Central A/C
- Laminated Floors
- 10 Foot Ceiling

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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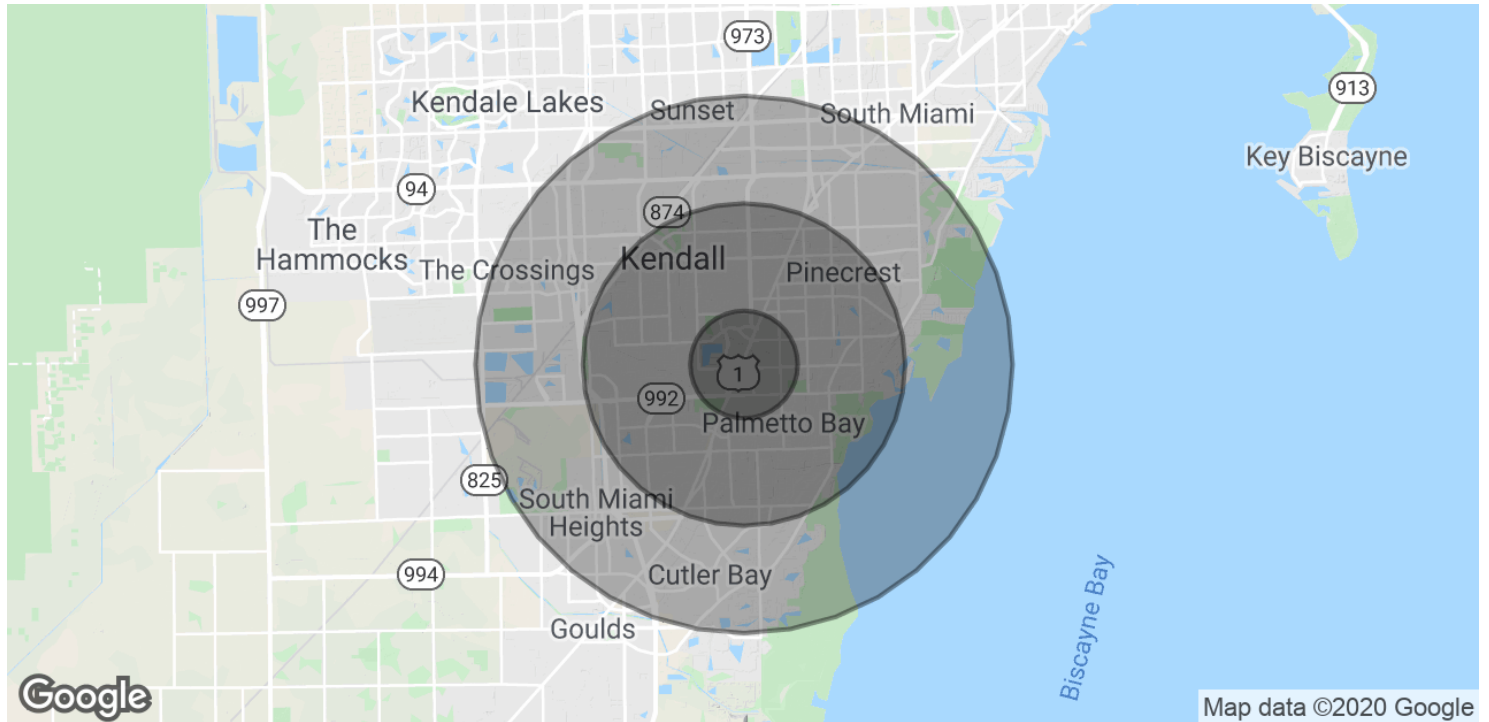
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DEMOGRAPHICS MAP / REPORT

14301 S. Dixie Hwy, Palmetto Bay, FL 33176



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 10,492 | 91,473 | 263,970 |
| Median age | 40.5 | 38.8 | 38.3 |
| Median age (Male) | 38.2 | 37.2 | 36.0 |
| Median age (Female) | 40.7 | 39.8 | 40.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 3,522 | 28,565 | 87,743 |
| # of persons per HH | 3.0 | 3.2 | 3.0 |
| Average HH income | \$115,953 | \$107,013 | \$91,062 |
| Average house value | \$559,783 | \$515,731 | \$417,050 |

* Demographic data derived from 2010 US Census

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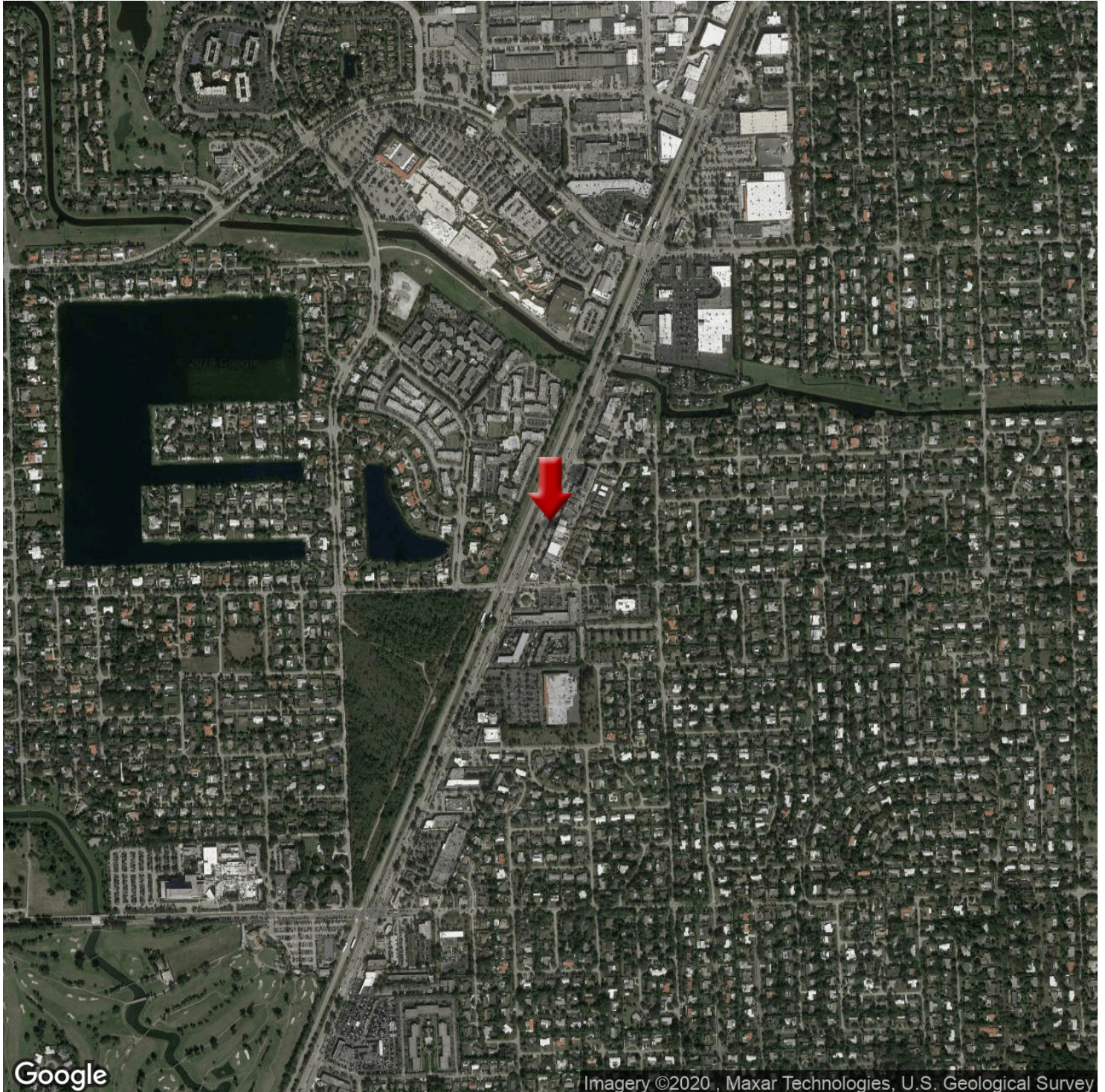
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PALMETTO BAY, FL

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PRESENTED BY:

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