



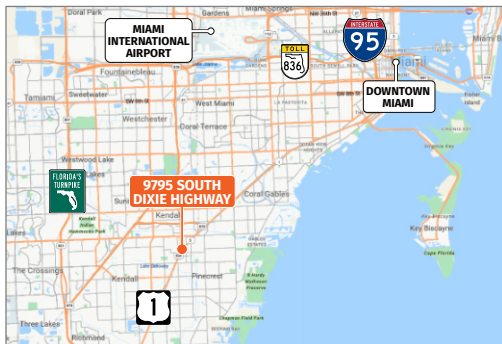
GROUND-FLOOR OFFICE FOR LEASE

9795 South Dixie Highway, Pinecrest, FL 33156

PINECREST, FL



MARKET: South Florida **COUNTY:** Miami-Dade **AVAILABLE:** ±5,322 SF **TRAFFIC COUNT:** ±99,500 (COMBINED)



- Entire first floor of 9795 South Dixie Highway, totaling ±5,322 square feet, available for lease in the dynamic Miami office market.
- The building's location in Kendall Plaza near the Palmetto Expressway-South Dixie Highway interchange provides exceptional access and visibility for potential tenants.
- Ideally situated for financial services tenants with building signage rights available

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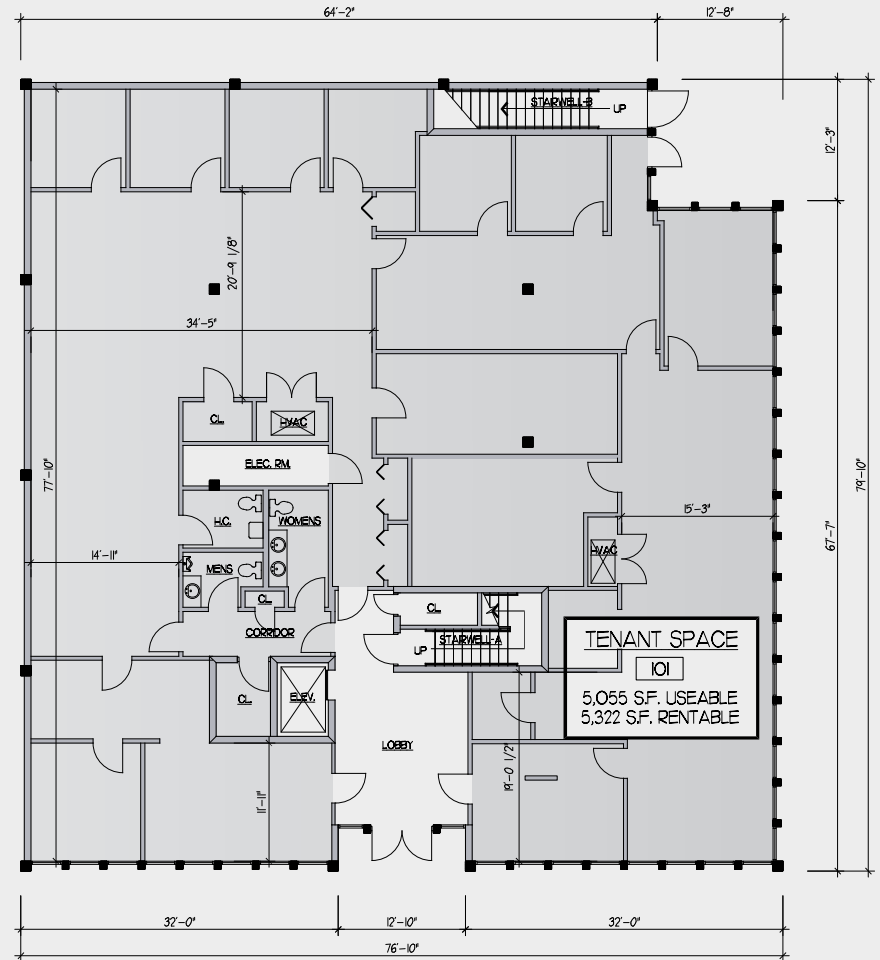
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BUILDING DETAILS

Address	9795 South Dixie Highway Pinecrest, FL 33156
Year Built	1973
Building Size	±11,190 SF
Availability	Unit 101 • ±5,322 SF • Entire First Floor
Building Signage Rights	Available
Building Height	Two Stories
Site Size	±0.37 Acres
Parking	20 Spaces
Frontage	145' on SW 98 th Street



First Floor • 9795 South Dixie Highway, Pinecrest, FL 33156

DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	16,558	40.1	\$147,855
3 MILES	96,399	41.9	\$177,595
5 MILES	282,539	43.0	\$157,681

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.