



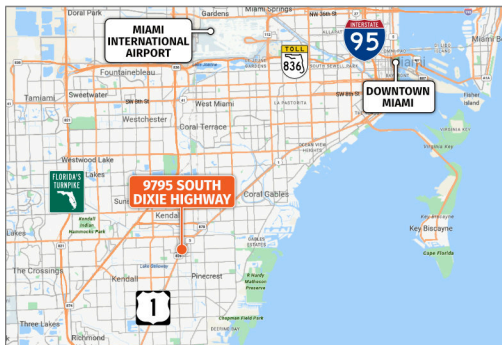
# GROUND-FLOOR OFFICE FOR LEASE

# PINECREST, FL

9795 South Dixie Highway, Pinecrest, FL 33156



**MARKET:** South Florida      **COUNTY:** Miami-Dade      **AVAILABLE:** ±6,000 SF      **TRAFFIC COUNT:** ±99,500 (COMBINED)



- Entire first floor of 9795 South Dixie Highway, totaling ±6,000 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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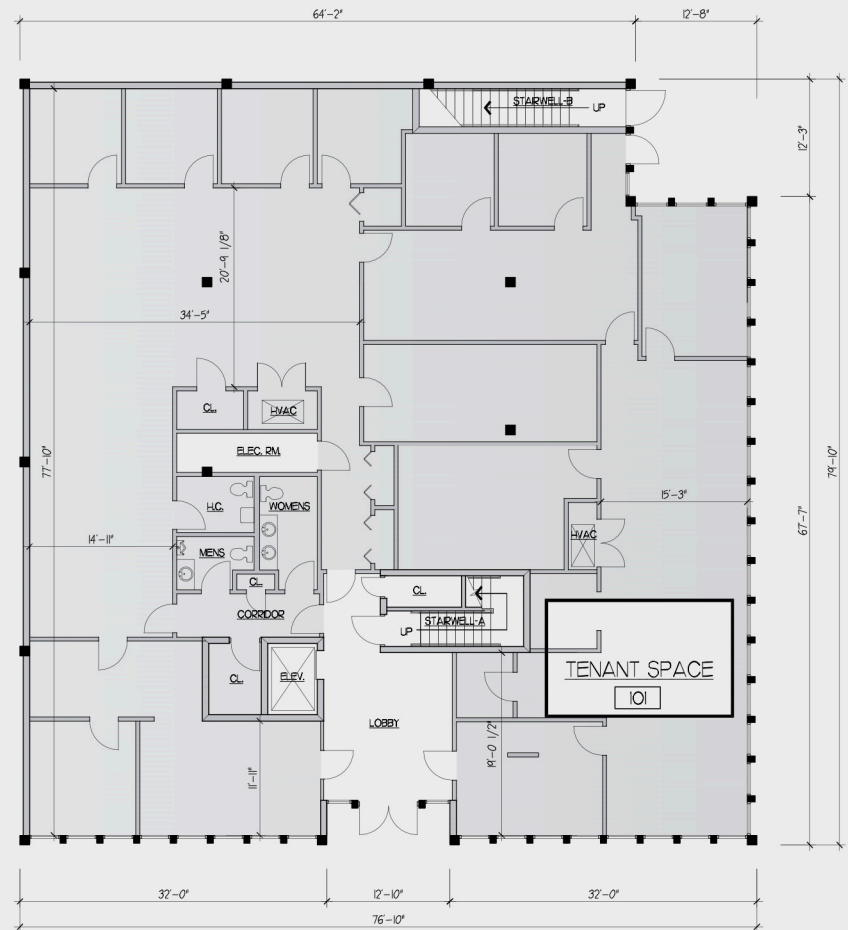
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## BUILDING DETAILS

<b>Address</b>	9795 South Dixie Highway Pinecrest, FL 33156
<b>Year Built</b>	1973
<b>1<sup>st</sup> Floor GLA</b>	±6,000 SF
<b>Availability</b>	Unit 101 • Entire First Floor
<b>Building Signage Rights</b>	Available
<b>Building Height</b>	Two Stories
<b>Site Size</b>	±0.37 Acres
<b>Parking</b>	20 Spaces
<b>Frontage</b>	145' on SW 98 <sup>th</sup> 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.