

# Palmetto Bay Retail

14011 - 14015 S Dixie Hwy, Miami, FL 33176 | Miami-Dade County

For Leasing info:

Michele Hanash  
305-902-8158  
mh@saglo.com



## Unique Attributes

- 4,250 SF vacancy available.
- Located on US-1 (South Dixie Highway) and SW 141st Street.
- Highly visible with easy access and signage on US-1.
- The household income within 3 miles is double the average in Miami-Dade County.
- Across the street from The Falls, one of the largest open-air shopping, dining and entertainment centers in the US.

## Area Map

Size of Vacancy / Total GLA	4,250 SF
Daily Traffic Count	68,000 Cars
Parking	11 (2.59/1,000 SF)



## 2019 Demographics

	1 MILE	3 MILES	5 MILES
2019 Estimated Total Population	11,689	97,046	281,149
Est. Annual Population Growth 2019-2024	2.5%	2.5%	2.5%
Average Household Income	\$117,286	\$130,858	\$103,788
Median Age	38.7	39.5	39.2

