

9501 Southwest 160th Street
Miami, FL 33157
COMMUNITY: Palmetto Bay

Retail/Office Space for Lease



Commercial



2100 SQFT

PROPERTY DETAILS

This two-story building offers a prime leasing opportunity, situated at the NW corner of the highly visible and heavily trafficked South Dixie Highway (US-1) and SW 160th Street (Colonial Drive). Positioned in one of Miami-Dade's most established retail and business corridors, the property provides unmatched exposure and accessibility for a wide range of commercial uses. Just minutes from Palmetto Bay, Pinecrest and major highways, this location ensures a steady flow of customers and convenient access for employees and clients alike. This freestanding, two-story retail center offers exceptional visibility, surrounded by a dense concentration of retailers, restaurants, offices and residential communities. Strategically located just minutes from Palmetto Bay, Pinecrest, The Falls, Kendall and Cutler Ridge, this property provides a rare opportunity to lease in an area where retail and office space availability is extremely limited. With a daily traffic count exceeding 43,000 vehicles, high walkability, this retail center stands as one of the most accessible and visible retail destinations in the market. Prime space

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with this level of visibility and flexibility are rarely available for lease.

Lease rate does not include utilities, property expenses or building service

Partially Built-Out

Space 9501 and 9511 can be combined for up to 3,400/SF of adjacent space

Monument Signage

Ownership open to negotiate tenant improvements

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TOTAL: 6201 sq. ft
FLOOR 1: 3012 sq. ft, FLOOR 2: 3189 sq. ft
EXCLUDED AREAS: STORAGE: 185 sq. ft, UNDEFINED: 87 sq. ft, HALL: 106 sq. ft
WALLS: 239 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.

