



Auto Retail Property For Lease

20390 S Dixie Hwy, Cutler Bay, FL 33189

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Property Summary

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PROPERTY DESCRIPTION

Prominently positioned on South Dixie Highway and just one minute from the Florida Turnpike, this 7,000 SF auto service facility delivers unmatched visibility and convenience. Well-suited for local, regional, or national auto service operators, the property comes fully outfitted with six service bays and five lifts, creating a true turnkey opportunity. The building includes more than 3,000 SF of upper-level storage supported by a conveyor system, allowing operators to manage tire and parts inventory with ease. Combining strategic frontage, a functional layout, and built-in infrastructure, this property offers an exceptional opportunity for auto service users to establish or expand their footprint in South Florida's dynamic market.

PROPERTY HIGHLIGHTS

- Five car lifts
- Inventory storage
- Proximity to FL Turnpike and Southland Mall
- Plug and Play
- 50,509 VPD (Vehicles Per Day)

OFFERING SUMMARY

Lease Rate:	\$43.14 plus \$4.17 NNN
Available SF:	7,000 SF
Lot Size:	13,000 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	25,031	86,170	237,879
Total Population	77,881	271,445	715,686
Average HH Income	\$79,480	\$100,364	\$107,508



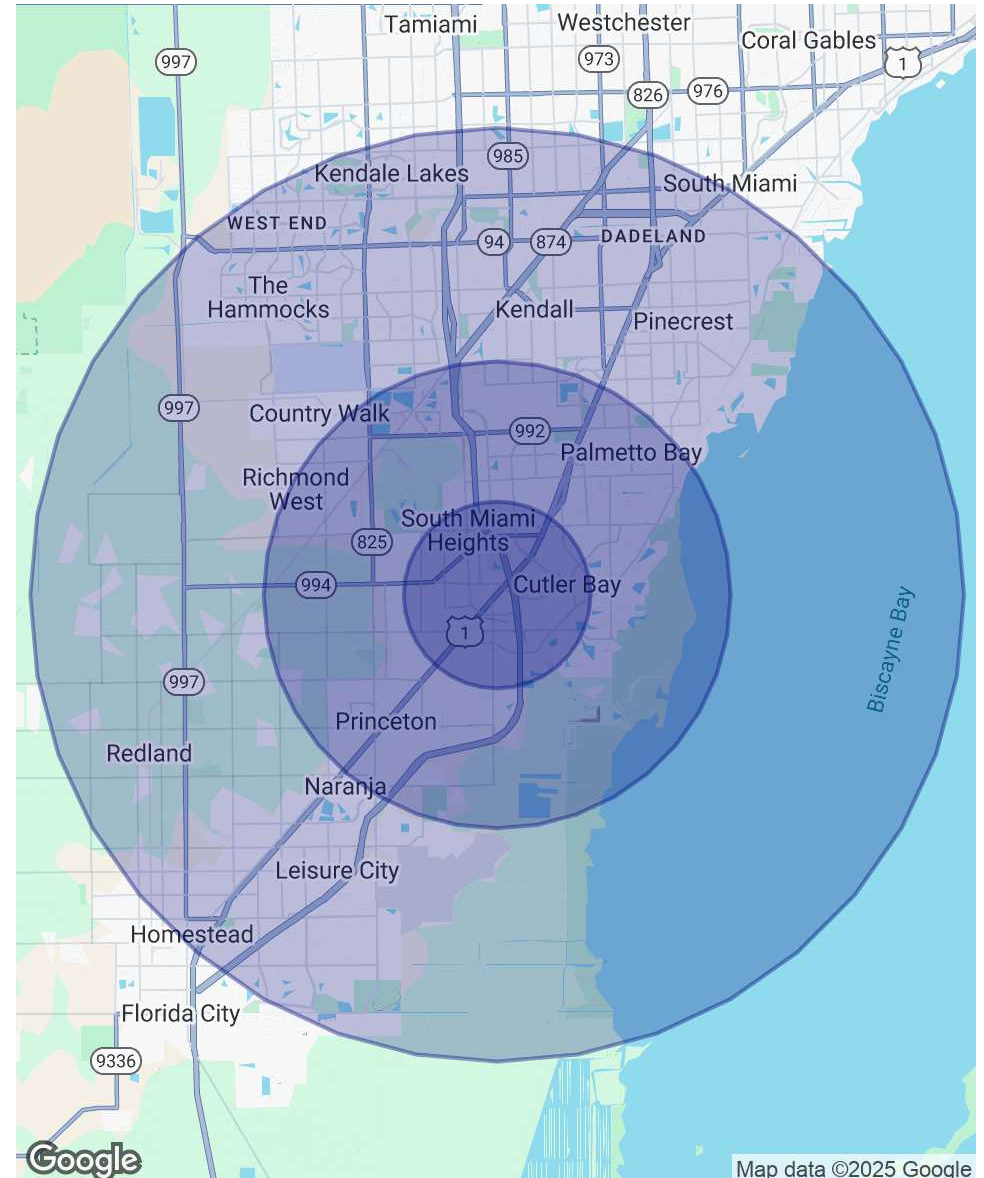
Demographics Map & Report

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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	77,881	271,445	715,686
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

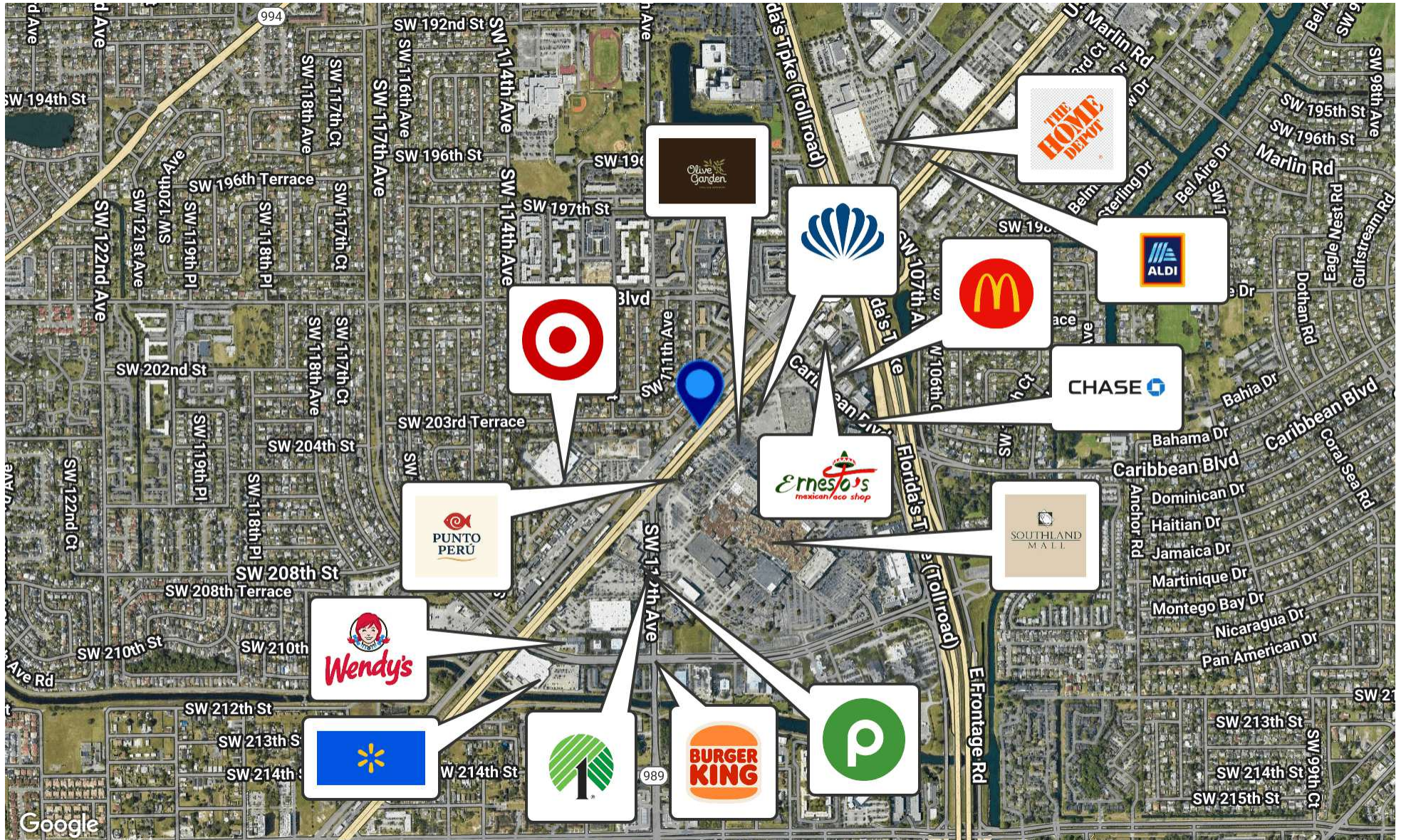
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	25,031	86,170	237,879
# of Persons per HH	3.1	3.2	3
Average HH Income	\$79,480	\$100,364	\$107,508
Average House Value	\$375,333	\$449,818	\$488,832

Demographics data derived from AlphaMap



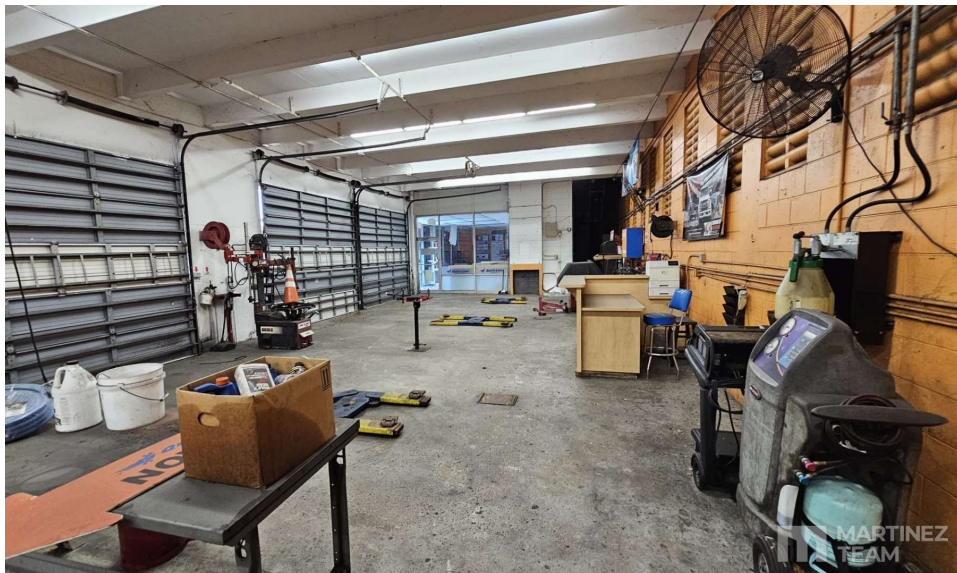
Retail Map

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Interior Photos

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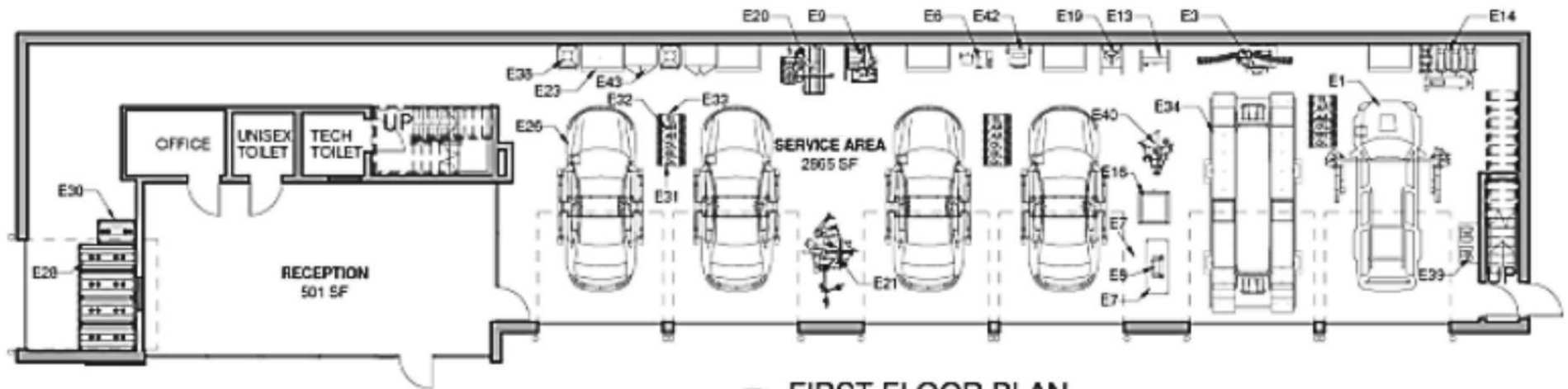
Exterior Photos

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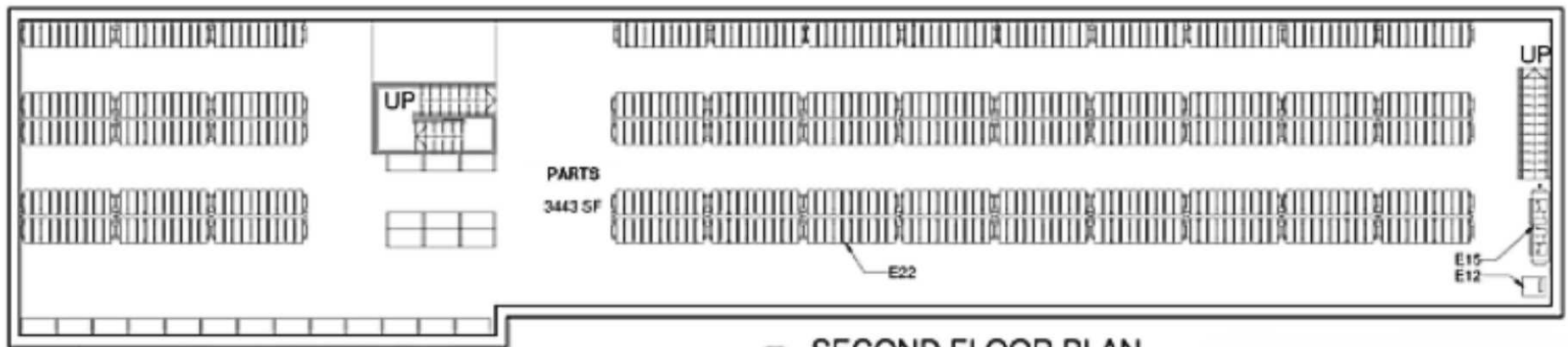


Floor Plans

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1 FIRST FLOOR PLAN
1/16" = 1'-0"



2 SECOND FLOOR PLAN
1/16" = 1'-0"