



# 18690 S Dixie Hwy

18690 S Dixie Hwy, Cutler Bay, FL 33157

## 0.58 Ac.

Lnd Property

### Property Details

General Use	<b>Land</b>	Lot Size (Ac.)	<b>0.584320477502296</b>	Gas	<b>No</b>
Specific Use	<b>Retail -- General Purpose</b>	Net Land Area (Ac.)		Electric	<b>No</b>
Add'l Use #1		Will Divide		Sewer	<b>No</b>
Add'l Use #2		Flood Plain		Telephone	<b>No</b>
Zoning	<b>Commercial</b>	Rail		Fiber/Brdbnd in St	
Zoning Code	<b>IU-1</b>	Rail Provider		Fiber Provider	

### Location Details

Market	<b>Miami-Dade</b>	Park/Complex Name	
Submarket	<b>South Dixie Highway</b>	Parcel Information	<b>36-6005-052-0050 - 25,453 SF</b>
County	<b>Miami-Dade</b>		

### Comments

No Comments

### Sale Information

Sale Type	<b>Investment</b>	Price	<b>\$2,500,000</b>	Status	<b>Active</b>
Max Contig	<b>0.59 Ac.</b>	Price/Acre	<b>\$4,237,288.14</b>	Website	
Min Div	<b>0.59 Ac.</b>		<b>Ac.</b>		
		Price/SF	<b>\$97.28/SF</b>		

Listing Company **Real Miami Commercial Real Estate**

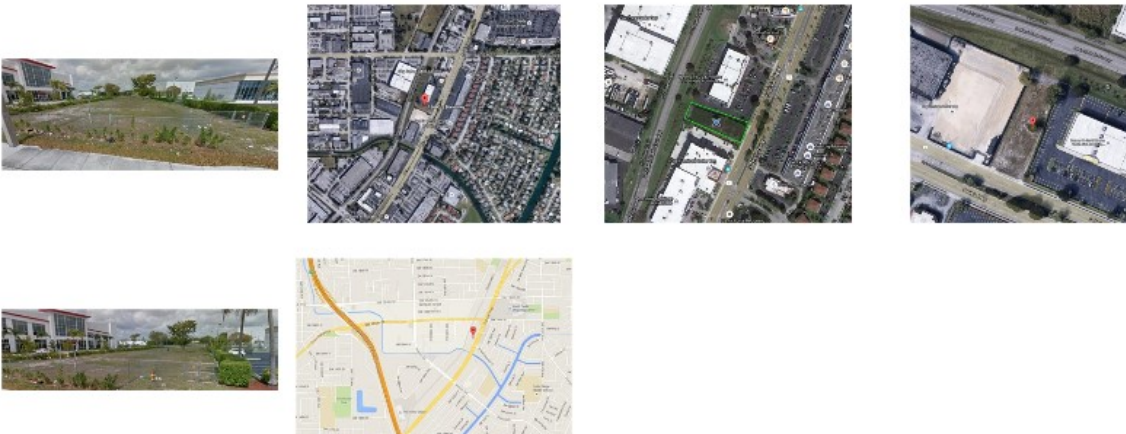
Listing Contact [Danny Zelonker SIOR,CCIM](#) (305) 542-0189

Listing Notes **Former miami Subs with a drive thru on South Dixie Hiway with access from South Dixie Hwy and a back Rd. to SW 186 St. Very busy shopping center. Neighboring stores include Pollo Tropical, Miami Subs, City Furniture, Ashley Furniture, Rooms To Go Rooms to Go Kids. Very busy shopping center just a few minutes from Th florida Turpike exit. Traffic count is over 40,000 a day.**

### Contacts

Contact Type	Company Name Contact	Address City, State Zip	Phone Fax	Company Website Contact Email
Recorded Owner	Tropical Financial Credit Union	3050 Corporate Way Miramar, FL 33025-6548	Company Phone: Company Fax:  Contact Phone:	
Sale Agent	Real Miami Commercial Real Estate  Danny Zelonker SIOR,CCIM	1450 Madruga Ave Suite 303 Coral Gables, FL 33146	Company Phone: (786) 391-3737 Company Fax: (786) 364-1650  Contact Phone: (305) 542-0189 Contact Fax:	<a href="http://www.realmiamicommercial.com">www.realmiamicommercial.com</a>  <a href="mailto:danny@realmiamicommercial.com">danny@realmiamicommercial.com</a>

### Property Photos





Demographics

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	11,218	118,985	217,439	11,503	121,861	224,867
Total Census 2010 Population	9,061	123,587	193,674	9,061	123,587	193,674
Population Change %	17.3%	-4.1%	1.9%	19.5%	-2.2%	4.5%
Population Density (People/SQ Mile)	5,653	5,592	4,946	5,795	5,710	5,072
Median Age	32	40	41	36	42	43
Total Males	5,454	57,916	105,835	5,640	59,684	110,084
Total Females	5,764	61,069	111,604	5,863	62,177	114,783

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	662	7,193	13,222	664	7,160	13,141
5 - 9 Years Old	779	8,504	15,784	750	8,156	15,108
10 - 14 Years Old	831	8,878	16,493	770	8,345	15,590
15 - 19 Years Old	890	9,291	16,989	855	9,039	16,837
20 - 24 Years Old	884	9,279	16,635	903	9,434	17,337
25 - 29 Years Old	775	8,251	14,767	847	8,863	16,125
30 - 34 Years Old	682	7,422	13,691	713	7,580	13,792
35 - 39 Years Old	697	7,665	14,666	675	7,308	13,602
40 - 44 Years Old	842	8,799	16,920	759	8,157	15,586
45 - 49 Years Old	864	8,938	16,959	807	8,463	16,246
50 - 54 Years Old	749	7,978	14,767	799	8,337	15,837
55 - 59 Years Old	658	7,114	12,981	740	7,752	14,573
60 - 64 Years Old	520	5,672	10,174	613	6,587	12,197
65 - 69 Years Old	397	4,166	7,266	458	4,970	8,957
70 - 74 Years Old	323	3,250	5,539	367	3,825	6,765
75 - 79 Years Old	261	2,509	4,184	283	2,866	4,971
80 - 84 Years Old	191	1,826	2,986	219	2,132	3,595
85 Years Old and Older	213	2,250	3,416	281	2,887	4,608

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	7,360	75,765	155,584	7,680	79,200	163,822
Black	3,463	38,789	53,453	3,431	38,396	52,833
Native American	21	346	571	18	301	506
Asian	210	2,427	4,888	220	2,544	5,149
Pacific Islander	13	94	122	20	97	128
2 or More Races	151	1,564	2,821	134	1,323	2,429
Hispanic	3,699	49,485	104,310	4,121	54,592	115,622
White Non-Hispanic	3,825	29,009	55,477	3,817	29,202	56,114

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	3,565	37,678	68,137	3,672	38,663	70,557
Total Census 2010 Households	2,862	38,763	60,803	2,862	38,763	60,803
Average Household Size	2.7	3.1	3.1	N/A	N/A	N/A
Total Housing Units	3,986	41,256	73,613	3,986	41,256	73,613
Owner	2,849	26,586	53,212	2,849	26,586	53,212
Renter	978	12,916	17,287	978	12,916	17,287
Vacant Housing Units	159	1,755	3,119	159	1,755	3,119

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	419	4,131	5,361	422	4,207	5,475
\$10,000 - \$14,999	174	2,551	3,322	177	2,607	3,408
\$15,000 - \$19,999	239	2,482	3,634	245	2,538	3,740
\$20,000 - \$24,999	234	2,411	3,849	240	2,476	3,984
\$25,000 - \$29,999	163	1,994	3,110	167	2,043	3,206
\$30,000 - \$34,999	198	2,145	3,690	202	2,192	3,808
\$35,000 - \$39,999	83	2,089	3,608	85	2,143	3,741
\$40,000 - \$44,999	183	2,094	4,022	191	2,156	4,187
\$45,000 - \$49,999	265	2,206	3,979	273	2,267	4,131
\$50,000 - \$59,999	441	3,264	6,572	458	3,370	6,845
\$60,000 - \$74,999	416	3,670	7,999	430	3,778	8,337
\$75,000 - \$99,999	416	3,767	7,754	432	3,881	8,065
\$100,000 - \$124,999	196	1,944	4,288	203	1,998	4,448



Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 - \$149,999	38	898	2,438	40	926	2,534
\$150,000 - \$199,999	64	873	2,024	67	898	2,096
Over \$200,000	4	779	1,927	4	797	1,986
Median Household Income	\$30,198	\$44,068	\$54,406	\$30,161	\$44,018	\$54,379
Aggregate Household Income	\$179,681,357	\$2,046,386,129	\$4,316,663,021	\$185,989,975	\$2,101,161,817	\$4,471,822,247
Average Household Income	\$36,670	\$52,503	\$65,980	\$36,643	\$52,372	\$65,842
Per Capita Household Income	\$11,632	\$16,573	\$21,113	\$11,671	\$16,565	\$21,132

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$152,559,167	\$1,596,104,654	\$3,159,719,756	\$158,422,239	\$1,651,210,091	\$3,301,024,506
Average Annual Household	\$32,294	\$40,643	\$45,323	\$32,474	\$40,928	\$45,718
Food	\$4,303	\$5,287	\$5,772	\$4,271	\$5,271	\$5,784
Cereals & Bakery Products	\$330	\$394	\$414	\$325	\$390	\$412
Cereals & Cereal Products	\$121	\$144	\$154	\$121	\$144	\$155
Bakery Products	\$232	\$281	\$298	\$223	\$271	\$286
Meats, Poultry, Fish & Eggs	\$691	\$838	\$897	\$699	\$850	\$911
Dairy ProductseFMisc	\$276	\$336	\$363	\$282	\$345	\$375
Housing	\$10,673	\$13,312	\$14,661	\$10,759	\$13,459	\$14,865
Owned Dwellings	\$3,963	\$5,118	\$5,914	\$4,031	\$5,210	\$6,053
Mortgage Interest & Charges	\$2,006	\$2,610	\$3,043	\$1,906	\$2,475	\$2,870
Property Taxes	\$1,147	\$1,467	\$1,678	\$1,124	\$1,431	\$1,629
Rented Dwellings	\$2,035	\$2,296	\$2,198	\$1,962	\$2,220	\$2,118
Utilities, Fuels & Public Services	\$2,425	\$2,998	\$3,221	\$2,439	\$3,023	\$3,237
Natural Gas	\$358	\$447	\$479	\$345	\$429	\$459
Electricity	\$892	\$1,095	\$1,167	\$897	\$1,103	\$1,170
Fuel Oil or Other Fuels	\$92	\$114	\$120	\$93	\$115	\$121
Telephone Services	\$805	\$992	\$1,065	\$833	\$1,033	\$1,118
Water & Other Public Services	\$255	\$318	\$341	\$263	\$327	\$351
Household Operations	\$515	\$672	\$771	\$508	\$663	\$760
Personal Services	\$194	\$253	\$290	\$196	\$256	\$292
Other Household Expenses	\$349	\$451	\$514	\$356	\$463	\$535
Housekeeping Supplies	\$455	\$558	\$604	\$440	\$541	\$587
Household Furnishings & Equipment	\$1,092	\$1,399	\$1,598	\$1,052	\$1,341	\$1,518
Furniture	\$286	\$371	\$430	\$279	\$360	\$415
Floor Coverings	\$29	\$38	\$43	\$29	\$37	\$43
Major Appliances	\$157	\$201	\$226	\$156	\$201	\$226
Sm. Appliances & Misc Housewares	\$72	\$92	\$101	\$72	\$92	\$102
Apparel & Services	\$1,200	\$1,484	\$1,646	\$1,211	\$1,500	\$1,661
Transportation	\$5,803	\$7,358	\$8,219	\$5,932	\$7,529	\$8,412
Maintenance & Repairs	\$459	\$570	\$625	\$460	\$569	\$624
Vehicle Insurance	\$816	\$1,034	\$1,137	\$828	\$1,047	\$1,140
Public Transportation	\$287	\$369	\$430	\$286	\$367	\$426
Health Care	\$2,177	\$2,725	\$2,913	\$2,144	\$2,684	\$2,872
Entertainment	\$1,664	\$2,139	\$2,432	\$1,710	\$2,202	\$2,526
Tobacco & Smoking Related	\$219	\$262	\$271	\$226	\$271	\$280
Cash Contributions	\$1,024	\$1,322	\$1,518	\$1,025	\$1,321	\$1,520
Personal Insurance & Pensions	\$3,158	\$4,206	\$5,012	\$3,117	\$4,131	\$4,899
Life & Other Personal Insurance	\$260	\$334	\$383	\$262	\$337	\$386
Pensions & Social Security	\$2,913	\$3,884	\$4,637	\$2,869	\$3,812	\$4,538