

BUSINESS SALE AT PALMETTO BAY CENTER

18059 S Dixie Highway, Miami FL 33157



FOR SALE | \$78,000

**Jeremiah Baron
& CO.**

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Carlos Pelaez

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PROPERTY OVERVIEW

- Thriving discount store located in the Cutler Bay Shopping Center just off S Dixie Highway in Miami, Florida.
- Discount World offers a wide arrangement of goods from A to Z.
- The business is on a 5-year lease and has earned close to \$100,000 in total net operating income.
- Located on a high traffic street and surrounded by many national and regional brands such as Dunkin, McDonald's, and many others. Less than two miles away from the Ronal Reagan Turnpike.



PRICE	\$78,000
OCCUPYING SPACE	1,250 SF
BUSINESS TYPE	Retail/Outlet
ACREAGE	1.24 AC
FRONTAGE	274'
TRAFFIC COUNT	28,000 ADT
PARKING SPACE	40
ZONING	B-2
LAND USE	General Commercial

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	14,510	1 Mile	\$76,821	1 Mile	38.70
3 Mile	136,479	3 Mile	\$86,234	3 Mile	40.10
5 Mile	261,938	5 Mile	\$94,550	5 Mile	39.70

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	14,501	1 Mile	\$60,238	1 Mile	38.00
3 Mile	135,476	3 Mile	\$62,973	3 Mile	40.00
5 Mile	261,757	5 Mile	\$70,696	5 Mile	39.70

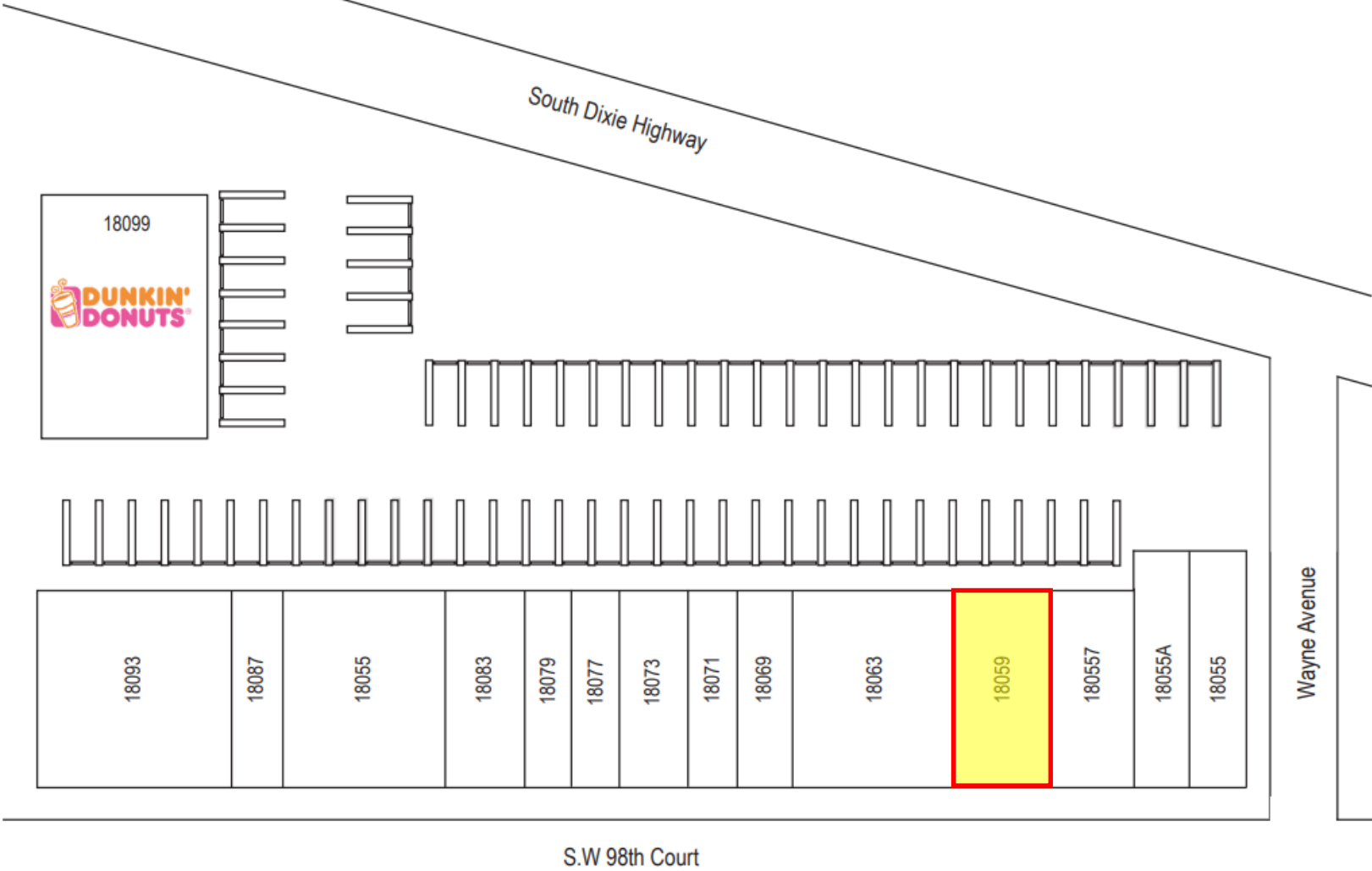
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SITE PLAN

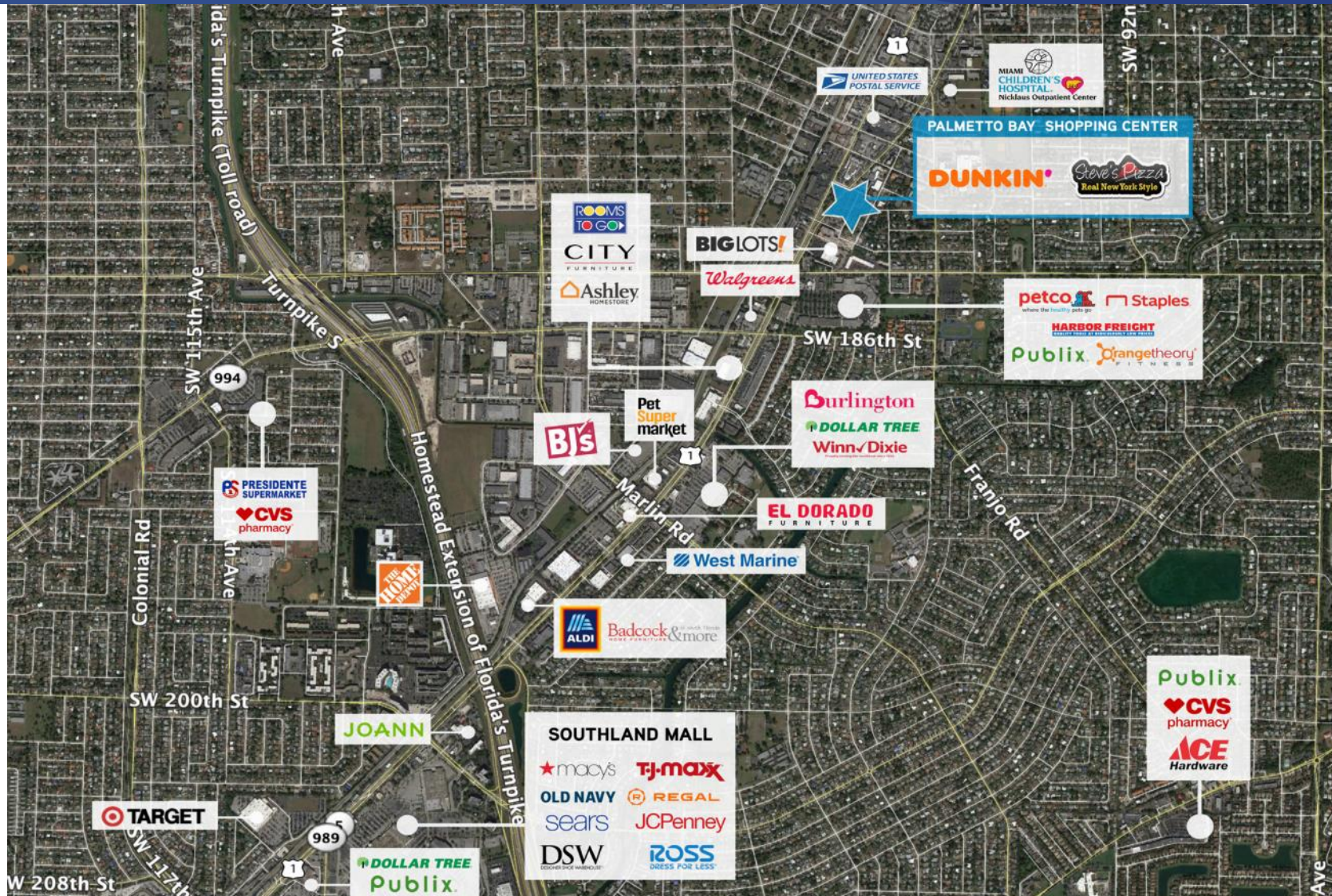


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TRADE AREA MAP



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