

Cutler Bay Gateway



Ground Lease / Build to Suit on US1

20001 South Dixie Highway
Cutler Bay, FL 33189

LOCATION

US1 & the Ronald Reagan Turnpike

TOTAL SQ. FT

6,933 SF

TRAFFIC COUNTS

137,000 vpd on US1 / South Dixie Hwy

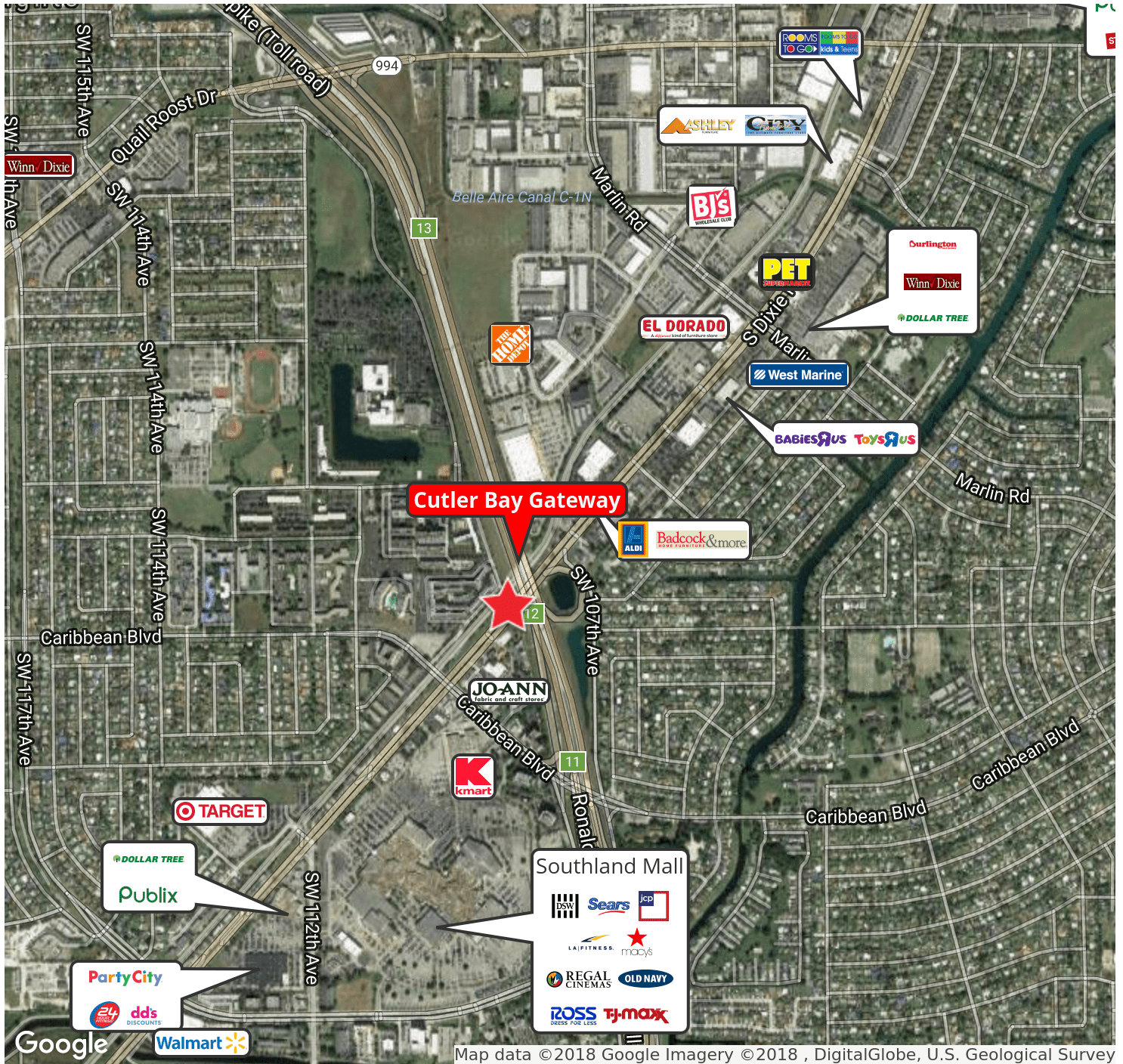


FEATURES

- +1,200 - +5,500 Sq. Ft., (0.6 acres) new development
- Building offers incredible visibility on US1 and Florida Turnpike
- Close proximity to Southland Mall which houses top national retailers
- Surrounded by high density single-family homes, rental apartments, and town homes
- Area retailers include Target, Publix, and Walmart among others

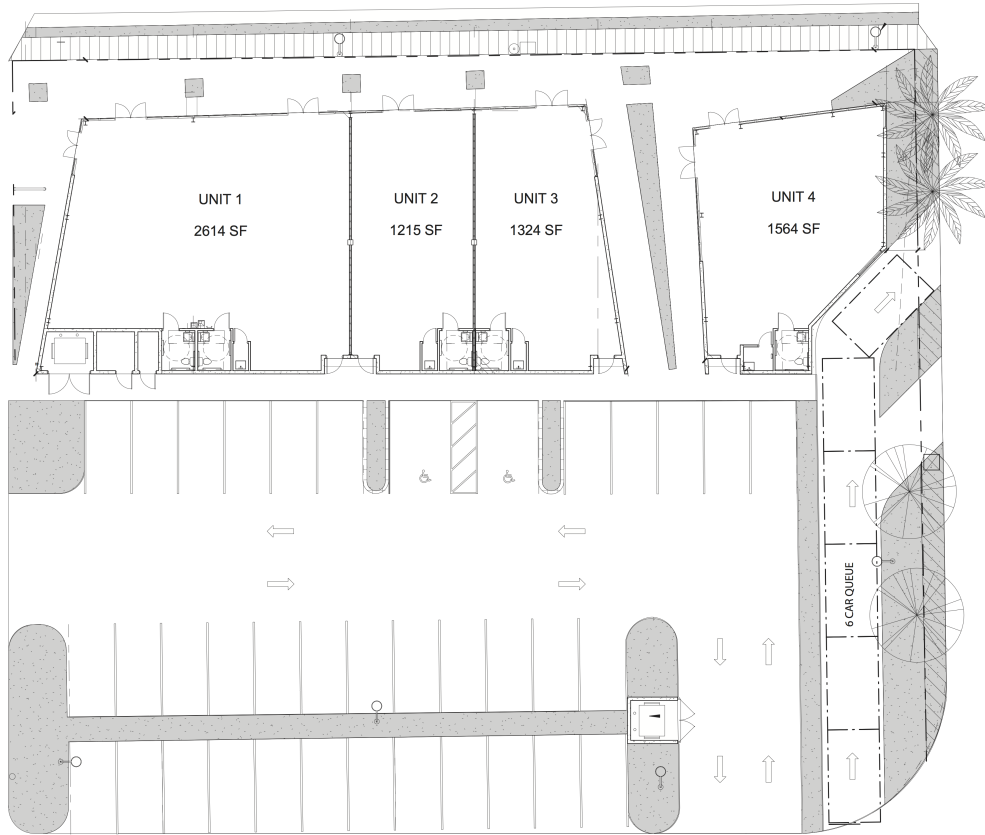
Area Retailers

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Site Plan

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Unit 1	2,614 SF	Unit 3	1,324 SF
Unit 2	1,215 SF	Unit 4	1,564 SF

Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,233	120,265	227,439
Median age	35.8	34.0	35.0
Total households	5,645	35,908	67,970
Average HH income	\$49,462	\$61,157	\$71,022



CONTACT

Katie Fernandez-Espinosa
 Senior Leasing Associate
 305.779.3183
 kfernandez@crec.com

Steven Henenfeld
 SVP/Director of Retail Leasing
 305.779.3178
 shenenfeld@crec.com

CREC
 2121 Ponce de Leon Blvd.
 Suite 1250
 Coral Gables, FL 33134

305.854.7342
 crec.com