

FOR LEASE
1,270 - 3,552 SF

Pinecrest Town Center

12651 S Dixie Hwy
Pinecrest, FL 33156



Juan P. Restrepo (954) 866-0246 juan@jblmgmt.com

Javier Masferrer (954) 364-7585 javier@jblmgmt.com



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AVAILABILITIES

- » 1,400 SF available
- » 1,270 - 3,552 SF in-line space available

PROPERTY HIGHLIGHTS

- » Prime shopping center totaling 33,691 SF, recently renovated in 2024, offering modern retail spaces and high visibility.
- » Conveniently located on S Dixie Hwy with excellent exposure and easy access to Miami's main roads.
- » Features 189 surface parking spaces, providing convenient access for both tenants and customers.
- » Accessible via public transportation, with nearby bus lines.

TRAFFIC COUNTS

- » 65,500 AADT on S Dixie Hwy
- » 11,000 AADT on SW 128 ST

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	9,928	96,727	260,836
Households	3,817	36,640	97,363
Average HH Income	\$185,069	\$194,012	\$162,909
Daytime Population	16,328	113,843	295,132

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PINESCREST TOWN CENTER

12745 S Dixie Hwy, Pinecrest, FL

SUITE	TENANT	SF
	Office Building	8,711
12655	The Muffin Tin Restaurant	2,000
12659	AVAILABLE	1,400
12661	Alma Restaurant	1,400
12663	Ashoka Indian Restaurant	1,400
12665	Anacapri Italian Restaurant	4,160
12671	Art House	1,400
12673	Prime IV Hydration & Wellness	1,400
12677	MPS Credit Union	2,800
12675	DHL	750
12679	Any Lab Test Now	750
12681	Available (Currently The Giving Voice Therapy)	2,180
12683	Pet Care Now - Animal Emergency	2,067
12685	Bagnell Chiropractic	1,500
12687	Select Physical Therapy	1,400
12691	Blueberry's Salon	1,768
12693	Pure Motion Pilates	2,000
12695	Sage Dental	3,194
12705	F45 Training	2,808
12715	Manhattan Chicago Pizza	800
12717	Divert City Kids	4,110
12721	Corbett's Sports Bar & Grill	2,450
12723	Cloud 9 Bakery	1,400
12725	Artistic Dance Center	1,400
12727	The Aesthetics Lounge and Spa	1,400
12729	AVAILABLE (Currently Roasters 'N Toasters)	3,552
12735	Sea Siam Japanese Restaurant	4,000
12743	AVAILABLE	1,270
12745	AVAILABLE	1,340
12749	Coldwell Banker Realty	4,390

Not A Part Available



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JBL

ASSET MANAGEMENT