

# FOR LEASE

# GATOR DADELAND PLAZA

INVESTMENTS 9455-9569 SOUTH DIXIE HWY | PINECREST, FL 33156



## PROPERTY OVERVIEW

- Tenants Include Five Guys, Sally, For Eyes, Learning Express, Jersey Mikes, Roasters N' Toasters & Freddo
- GLA of +/- 72,045 SF
- Rooftop Parking Available

## LOCATION OVERVIEW

- Located in the Village of Pinecrest, just south of Dadeland Mall
- Intersection: South Dixie Hwy (US-1) & Datran Drive
- Miami-Dade County
- Traffic Count: 50,000 AADT

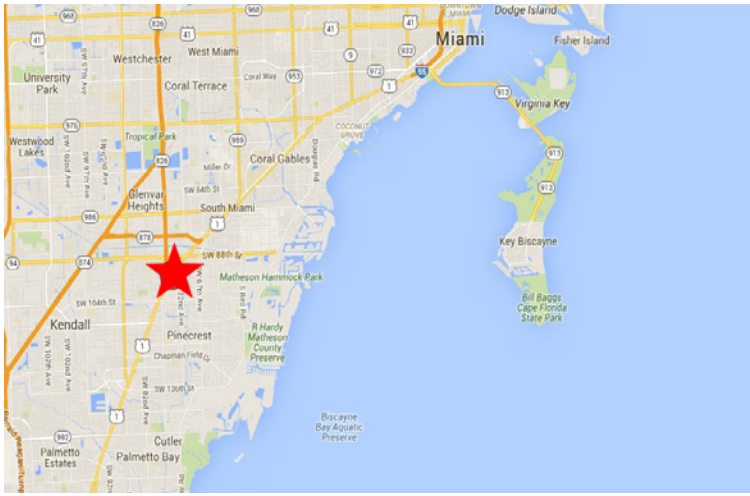
**www.GatorInvestments.com**  
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**  
Leasing@GatorInvestments.com

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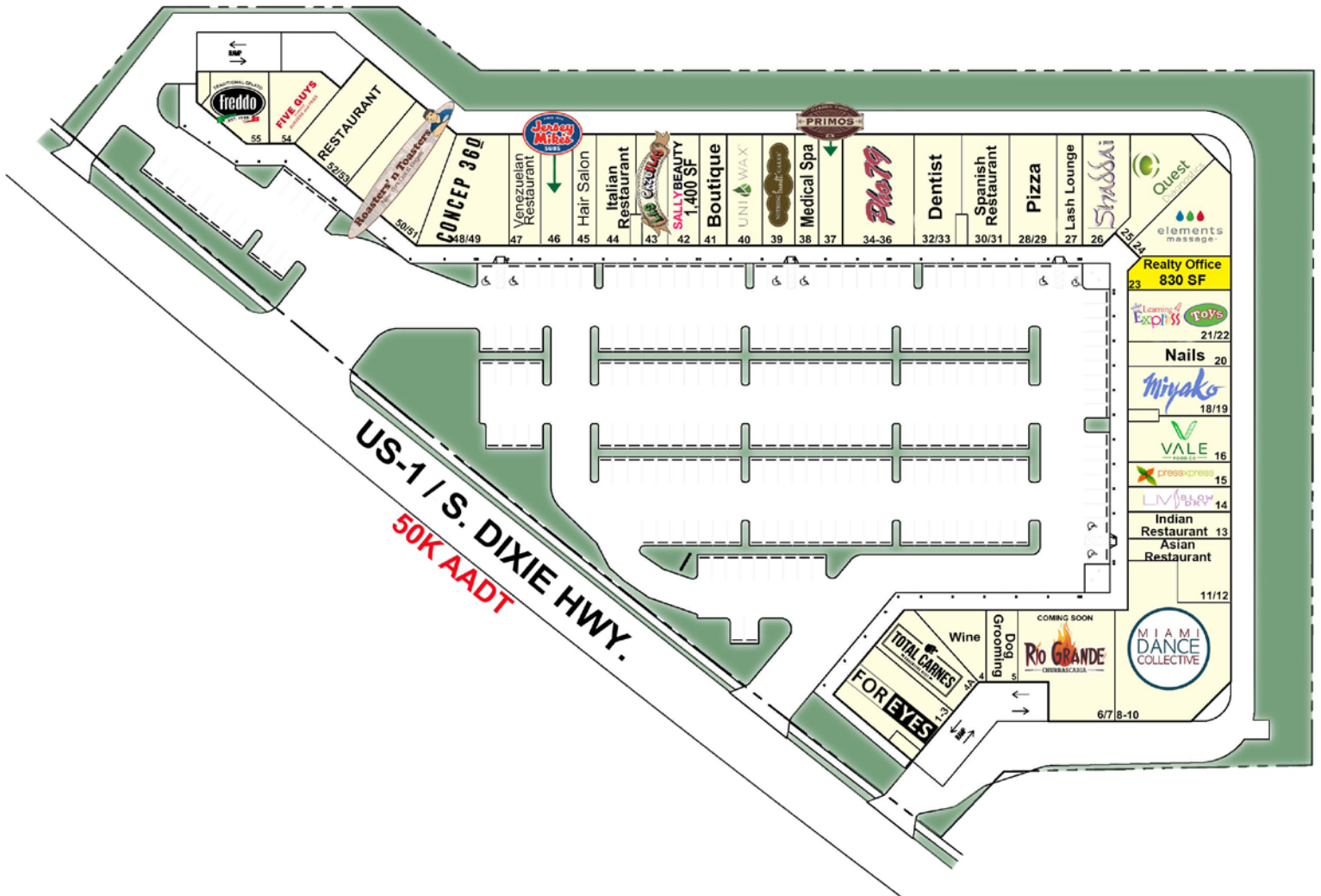
## DEMOGRAPHICS

• 2025 Estimates

**9455 - 9569 SOUTH DIXIE HWY  
PINECREST, FL 33156**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	27,199	98,150	286,606
AVG. HH INCOME	\$129,479	\$196,384	\$173,916
AVG. AGE	39	41	43

**SPACE AVAILABLE**



Owned and Operated By A  
**GATOR**  
Affiliated Company

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