

**PINECREST**  
Miami-Dade County

# PINECREST TOWN CENTER

12651 S. Dixie Highway • Miami, Florida 33156

## SPACE AVAILABLE

**1,500 SF - 4,110 SF  
SPACE AVAILABLE**



### DEMOGRAPHICS

#### Population

- 1-mile: 8,829
- 3-miles: 95,703
- 5-miles: 252,900

#### Avg. Household Income

- 1-mile: \$134,803
- 3-miles: \$134,781
- 5-miles: \$105,747

#### Avg. Daily Traffic Count

- 75,500 cars per day (U.S. 1)

### S. DIXIE HIGHWAY AND S. W. 128TH STREET

- Between Dadeland Mall and The Falls.
- Dense population day and night.
- Upscale merchants and restaurants.
- Entry at signalized intersection.
- Great storefront office opportunities for medical or professional office.
- 305 feet of frontage along South Dixie Highway (a 6-lane thoroughfare).
- Ample free parking.



### ANCHOR TENANTS:

- Chase Bank, EWM Realtors, Coldwell Banker, "Get Smart", Westside Deli and Medical Offices.

### LEASING CONTACT:

P: 561.775.1300

E: leasing@amcomrealty.com

F: 561.775.8088

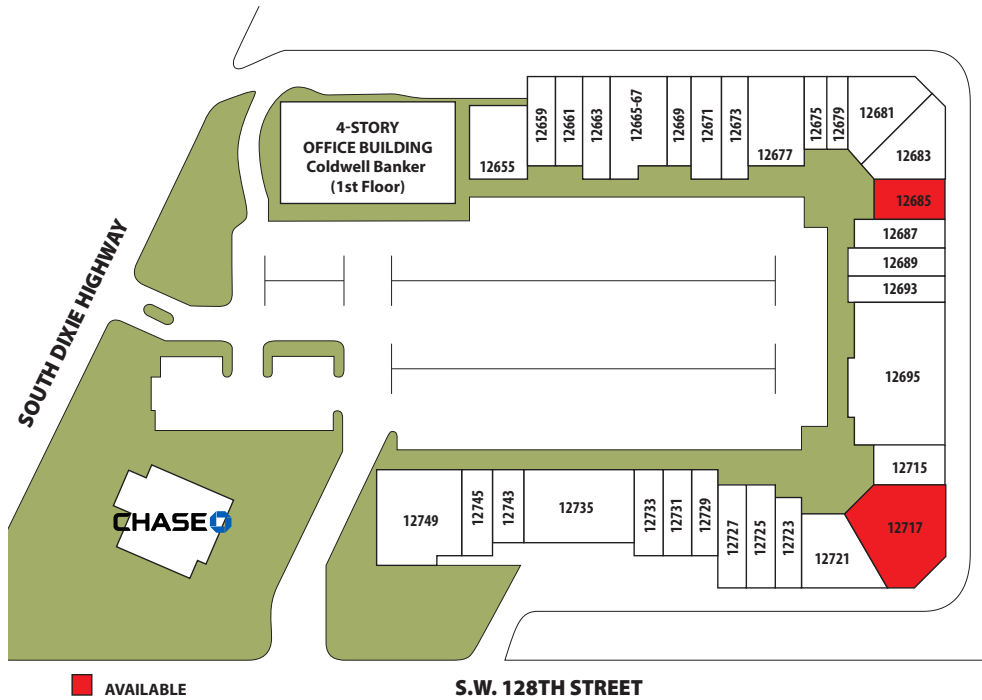
324 Datura Street, Suite 102  
West Palm Beach, FL 33401

[www.amcomrealty.com](http://www.amcomrealty.com)



# PINECREST TOWN CENTER

12651 S. Dixie Highway  
Miami, FL 33156



## LEGEND

| 12655      | Muffin Tin Restaurant       | 2,000 |
|------------|-----------------------------|-------|
| 12659      | Math Monkey                 | 1,400 |
| 12661      | Edible Arrangements         | 1,400 |
| 12663      | Imlee Indian Bistro         | 1,400 |
| 12665 & 67 | Anacapri Italian Market     | 2,110 |
| 12669      | Anacapri Restaurant         | 2,050 |
| 12671      | South Park Cleaners         | 1,400 |
| 12673      | South Florida Chiropractor  | 1,400 |
| 12675      | Magic City Vapes            | 750   |
| 12677      | Miami Postal Credit Union   | 2,800 |
| 12679      | Floral Planner              | 750   |
| 12681      | James Jennings & Associates | 2,180 |
| 12683      | Animal Emergency Clinic     | 2,067 |
| 12685      | Available                   | 1,500 |
| 12687      | Blueberry Salon & Spa       | 1,400 |
| 12689      | Blueberry Salon & Spa       | 1,768 |
| 12693      | Figurella                   | 2,197 |
| 12695      | Get Smart                   | 5,800 |
| 12715      | Manhattan Chicago Pizza     | 800   |
| 12717      | Available                   | 4,110 |
| 12721      | Corbett Companies           | 2,450 |
| 12723      | Mariposa Dressing Room      | 1,400 |
| 12725      | Colleens Frame Station      | 1,400 |
| 12727      | Dream Dinners               | 1,400 |
| 12729      | Westside Bagels             | 3,552 |
| 12735      | Sea Siam                    | 4,000 |
| 12743      | Perfect Nails & Spa         | 1,270 |
| 12745      | Rehabilitation & Fitness    | 1,340 |
| 12749      | EWM Realtors                | 4,390 |



## LEASING CONTACT:

P: 561.775.1300 • E: [leasing@amcomrealty.com](mailto:leasing@amcomrealty.com) • F: 561.775.8088  
324 Datura Street, Suite 102 • West Palm Beach, FL 33401

[www.amcomrealty.com](http://www.amcomrealty.com)