



FOR LEASE

PRIME QUICK-SERVICE RETAIL LOCATION WITH DRIVE-THRU

NORTH MIAMI, FL 33161
14100 W DIXIE HWY
FREESTANDING

\$4K + NNN

LEASE RATE TYPE

24K

VEHICLES / DAY

5 YR

TERM

1ST YR FREE

RENT



LOCATION ADVANTAGES

- Direct frontage on W Dixie Highway
- Over 23,500 vehicles per day
- Strong North Miami visibility
- Easy customer access
- Positioned along active retail corridor
- Convenient rear alley access for trucks

FAUSTO COMMERCIAL PRESENTS

Available for lease in North Miami, this **1,422 SF** freestanding building sits on a 12,481 SF lot directly along W Dixie Highway. The site offers 12 months of free rent, with year two at \$3,000/month plus utilities. Existing drive-thru infrastructure supports efficient customer flow, while the raw interior allows a tenant to customize the build-out. Ideal for a quick-service restaurant, coffee concept, or high-traffic retail user.

PROPERTY HIGHLIGHTS

- **Year two: \$3,000/month + utilities**
- 12,481 SF lot
- Existing drive-thru infrastructure
- Raw interior condition
- Rear alley delivery access
- Grease trap on site

EXCLUSIVELY LISTED BY



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