



# *Pinecrest Town Center*

12651 S. Dixie Highway

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Pinecrest, Florida 33156



- ±60,484-SF of retail located in the Village of Pinecrest
- Part of a mixed-use project that includes a 4-story office building
- Spaces ranging from ±1,400 SF - ±4,000 SF
- Great US-1 access
- Ample surface and rooftop parking
- Trade area of Pinecrest boasts one of the highest incomes in Florida
- Average daily traffic counts of 76,000 on South Dixie Highway

### 3 Mile Demographics



97,450  
Est. population



\$133,515  
Average HH Income



43.4  
Median age



34,885  
Total households



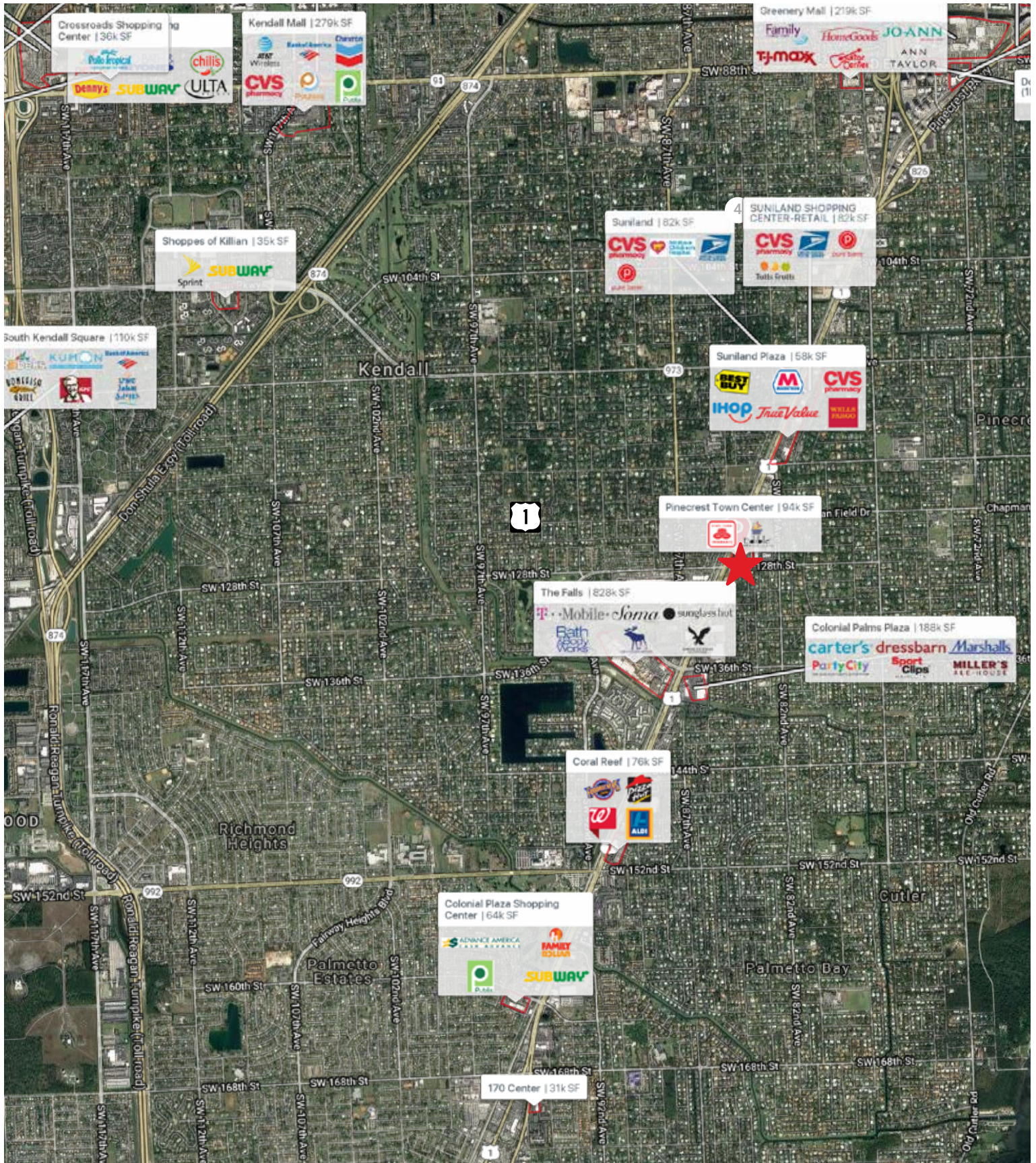
*Pinecrest retail*





SUITE #	TENANT	SF
12651	AVAILABLE	3,477
12653	Coldwell Banker	4,505
12655	Muffin Tin	2,000
12659	Math Monkey	1,400
12661	AVAILABLE	1,400
12663	Saffron Indian	1,400
12665	Anacapri Cucina	4,160
12671	AVAILABLE	1,400
12673	AVAILABLE	1,400
12677	MPS Credit Union	2,800
12675	Home Care	750
12679	AnyLab TestNow	750
12681	AVAILABLE	2,180
12683	Animal Clinic	2,067
12685	Bagnell Chiropractic	1,500
12687	Select Physical Therapy	1,400
12691	Blueberry's Salon	1,768
12693	Figurella Women's Fitness	1,995
12695	Sage Dental	3,134
12705	F45 Fitness (coming soon)	2,808
12715	Manhattan Pizza	800
12717	AVAILABLE	3,901
12721	Corbett's Sports Bar	2,450
12723	Cloud 9 Bakery	1,400
12725	AVAILABLE	1,400
12727	Dream Dinners	1,400
12729	Roasters' N Toasters	3,552
12735	Sea Siam	4,000
12743	Perfect Nails	1,270
12745	Great Florida Insurance	1,340
12749	EWM	4,390
<b>GLA</b>		<b>60,484</b>









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