



AYNASA PROPERTIES

# The New Cutler Square

18800 - 18852 South Dixie Highway,  
Cutler Bay, FL, 33157

7TH FASTEST GROWING SUBURB IN THE US



Site Plan



## 2,640 SF - 45,000 SF AVAILABLE

- PRIME US-1 FRONTAGE (400 FT.) WITH 80,000 VPD
- ACCESS TO FLORIDA TURNPIKE, US-1, AND LOCAL BUS ROUTES
- OUTDOOR SEATING PROGRAMMED
- 163 PARKING SPACES ON-SITE
- POSITIONED FOR RESTAURANTS, HEALTH + FITNESS, RETAIL, BANKS, OR MEDICAL USES

For Leasing Info:

Nabil Taha

305-381-1008

[info@aynasa.com](mailto:info@aynasa.com)

# RETAIL MAP

**46,453**

**Est. Population**

**\$90,778**

**Avg. Household Income**

**37.7**

**Median Age**

**2.26%**

**EST. Annual Population Growth**

**\*3-Mile Radius**



**RETAILERS IN PROXIMITY**



**Contact:**

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COMMERCIAL**