

SHOPPES AT NARANJA LAKES

27455 SOUTH DIXIE HIGHWAY
MIAMI, FL 33032



FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

27455 S. Dixie Highway, Miami, FL 33032



PROPERTY DESCRIPTION

Shoppes at Naranja Lakes is a redefined anchored shopping center redevelopment where Jr anchor spaces, in-line spaces, and end-cap spaces are available for lease! This 94,240 SF neighborhood shopping center sits on 9 Acres with over 600 feet of frontage on US-1 South Dixie Highway where retailers enjoy a daily traffic count of over 46,000 AADT. The shopping center is directly across from South Miami-Dade County busway public transit stops, and has roughly 509 parking spaces for a 5.2 per 1000 sf, with additional shared parking available with the adjacent Fresco Y Mas anchored shopping center. One of the available units includes outdoor space perfect for a playground area to allow for a Daycare.

Shoppes at Naranja Lakes is located in a developing neighborhood nearby to a brand new Walmart Neighborhood shopping center development and adjacent to the planned Larkin Medical University to be located on the 48 acres directly behind the center.

OFFERING SUMMARY

Lease Rate:	\$14.75 - 24.00 SF/yr (NNN)
Available SF:	1,480 - 43,320 SF
Lot Size:	9 Acres
Building Size:	94,240 SF
Zoning:	MC Mixed Use Corridor
Market:	South Florida
Submarket:	South Dade
Traffic Count:	46,000

COMPLETE HIGHLIGHTS

27455 S. Dixie Highway, Miami, FL 33032



LOCATION INFORMATION

Building Name	Shoppes at Naranja Lakes Redevelopment Now Leasing!
Street Address	27455 S. Dixie Highway
City, State, Zip	Miami, FL 33032
County	Miami-Dade
Market	South Florida
Sub-market	South Dade
Cross-Streets	US 1 / S. Dixie Highway & SW 274 Street (Naranja Lakes Blvd.)
Signal Intersection	Yes

BUILDING INFORMATION

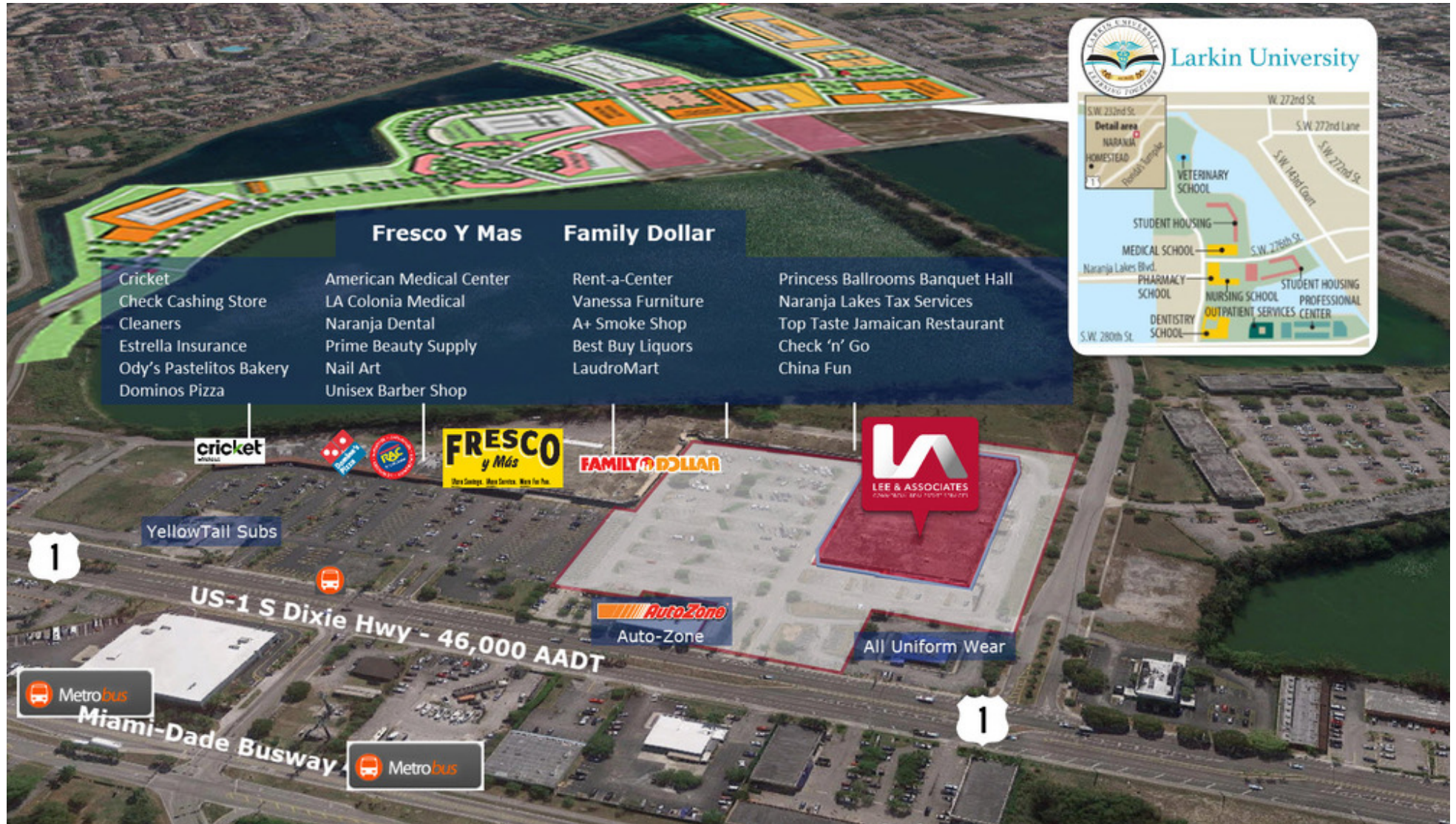
Tenancy	Multiple
Year Built	1983
Year Last Renovated	2004

PROPERTY HIGHLIGHTS

- 1,480 SF - 43,320 SF Contiguous Space Still Available!
- Over 600' of frontage on US-1 / S Dixie Highway with over 46,000 cars per day
- 509 parking spaces or 5.2 per 1000 sf, plus shared parking with adjacent Fresco Y Mas Grocery-Anchored Center
- Handsome TI Allowance Package Available for Credit Tenants with Term
- Anchored shopping center alongside other neighboring retailers such as Fresco Y Mas, Family Dollar, RAC, Autozone, Dominos, and more!
- Nearby to a brand new Walmart Neighborhood Center development project and planned Larkin Medical University

SHOPPING CENTER OVERVIEW

27455 S. Dixie Highway, Miami, FL 33032



RETAIL MAP

27455 S. Dixie Highway, Miami, FL 33032



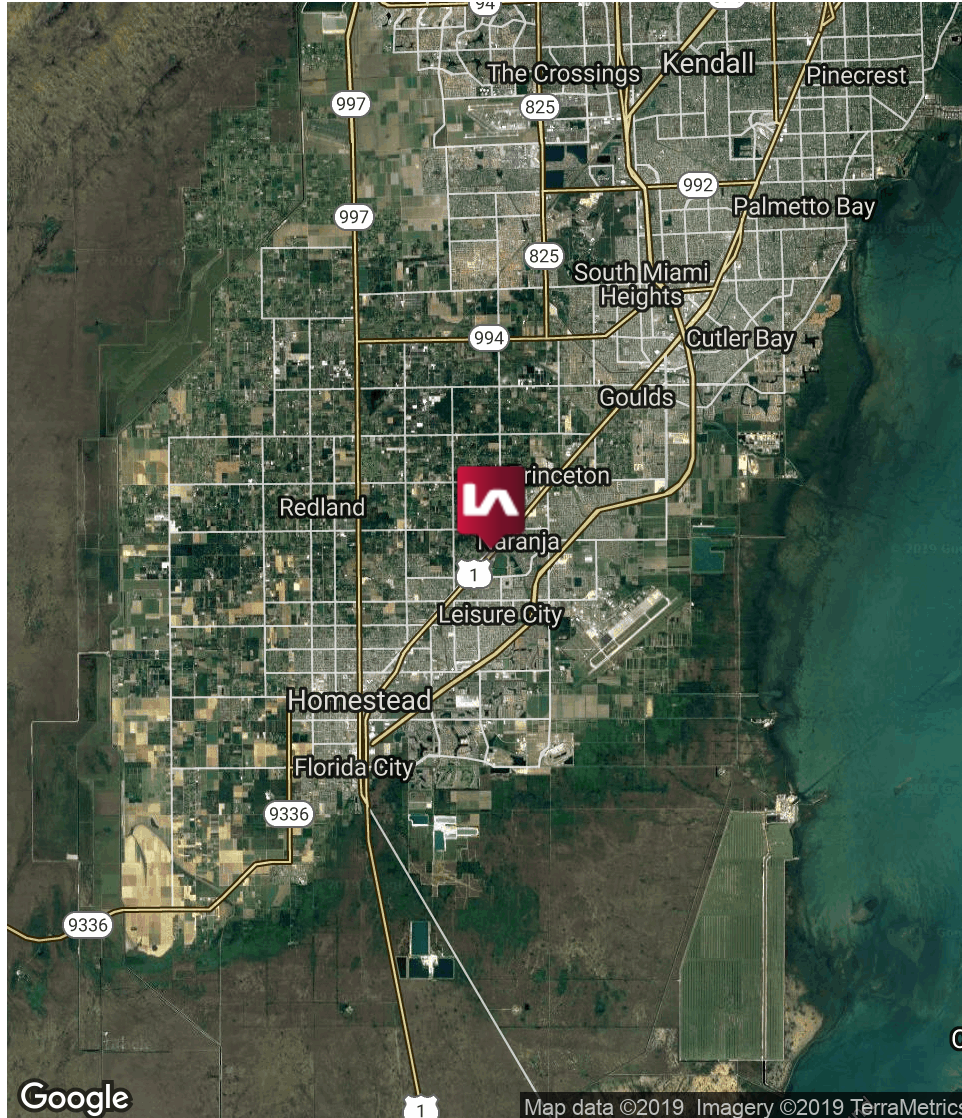
NEARBY DEVELOPMENTS

27455 S. Dixie Highway, Miami, FL 33032



LOCATION MAPS

27455 S. Dixie Highway, Miami, FL 33032



LOCATION OVERVIEW

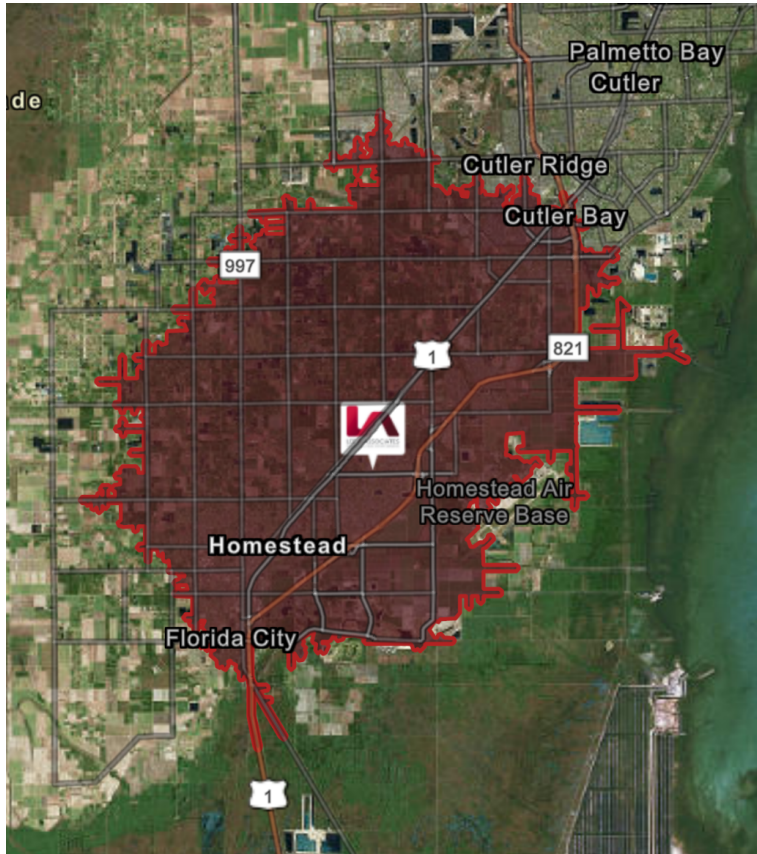
The subject property is located on the east side of US-1 at 274th street and is easily accessible from the Florida Turnpike. With 600 feet of frontage on US-1 it has great visibility and high traffic counts of 40,000 AADT. It lies adjacent to the 48-acre Larkin Community Hospital Medical School Campus, which will bring 600-700 jobs to the area with around 5,000 students.

DEMOGRAPHICS

27455 S. Dixie Highway, Miami, FL 33032



Drive time of 15 minutes



KEY FACTS

216,482

Population

31.9

Median Age

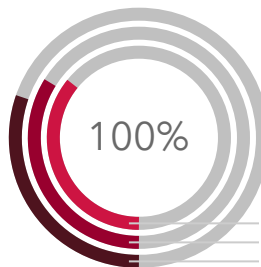
3.4

Average Household Size

62,481

2018 Average Household Income

HOUSING UNITS



2023 Total Housing Units 73,787
2018 Total Housing Units 69,658
2010 Total Housing Units 62,410

BUSINESS



4,211

Total Businesses



42,572

Total Employees



\$7,747,694

2018 Total Sales (\$000)

DAYTIME POPULATION



175,593

Total Daytime Population



48,415

Daytime Population: Workers



127,178

Daytime Population: Residents

EMPLOYMENT



White Collar

53%



Blue Collar

25%



Services

22%

7.7%

Unemployment Rate