

SHOPPES AT NARANJA LAKES

27455 SOUTH DIXIE HIGHWAY
MIAMI, FL 33032



FOR SALE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY SUMMARY

27455 S. Dixie Highway, Miami, FL 33032



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	8.62 Acres
YEAR BUILT:	1983
BUILDING SIZE:	94,240
RENOVATED:	2004
ZONING:	MC Mixed Use Corridor / LCUC Leisure City Community Urban Center District
MARKET:	South Florida
SUBMARKET:	South Dade
TRAFFIC COUNT:	46,000
PRICE / SF:	-

PROPERTY OVERVIEW

Lee & Associates Miami presents this excellent value-add opportunity of 94,240 SF Neighborhood Retail Center located directly off US-1 / S Dixie Hwy retail corridor of the developing Leisure City Charrette in South Miami-Dade County. This ±9 AC site offers over 600 feet of retail frontage on US-1, with high daily traffic counts that top more than 46,000 vehicles (AADT). The 94k SF building is currently being redeveloped for multiple junior anchors and tenants with LOI's signed by several national retailers.

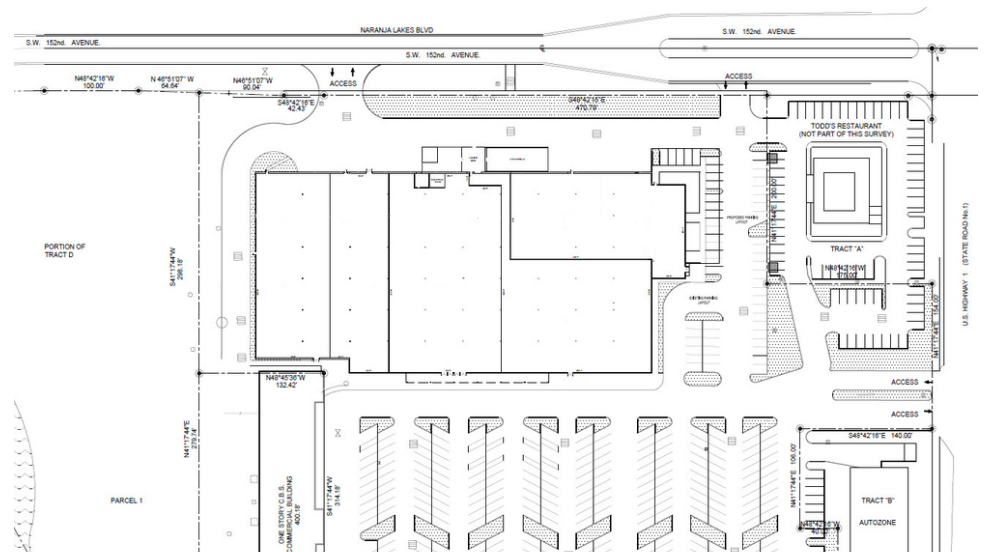
This retail center is located adjacent to the Fresco Y Mas grocery-anchored Naranja Shopping Center and near a new Walmart being constructed several blocks to the north. The site is also adjacent to the 48-acre Larkin Community Hospital Medical School Campus development project, which is projected to bring 600-700 jobs to the area with around 5,000 students.

PROPERTY HIGHLIGHTS

- Value-Add Opportunity!
- Neighborhood Retail Center Redevelopment
- 94,240 SF on ±9 AC, with Multiple Junior Anchor Spaces and Storefronts
- 509 Common Parking Spaces
- 600 ft Frontage on US-1 with over 46,000 AADT
- Shares Parking Lot with Fresco Y Mas Grocery-Anchored Center
- Near Brand New Walmart and 48-Acre Larkin Medical Campus Project

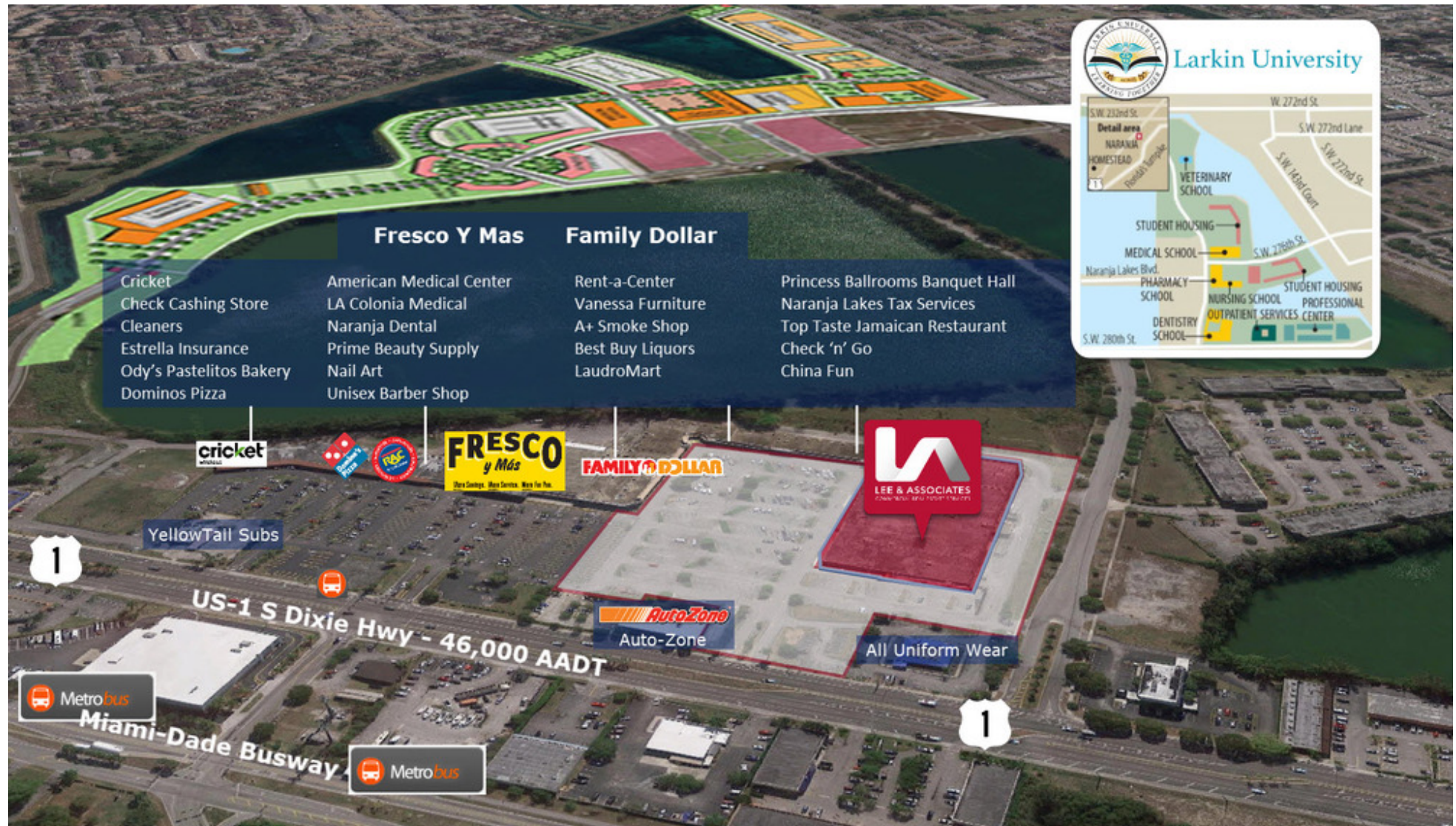
ADDITIONAL PHOTOS

27455 S. Dixie Highway, Miami, FL 33032



SHOPPING CENTER OVERVIEW

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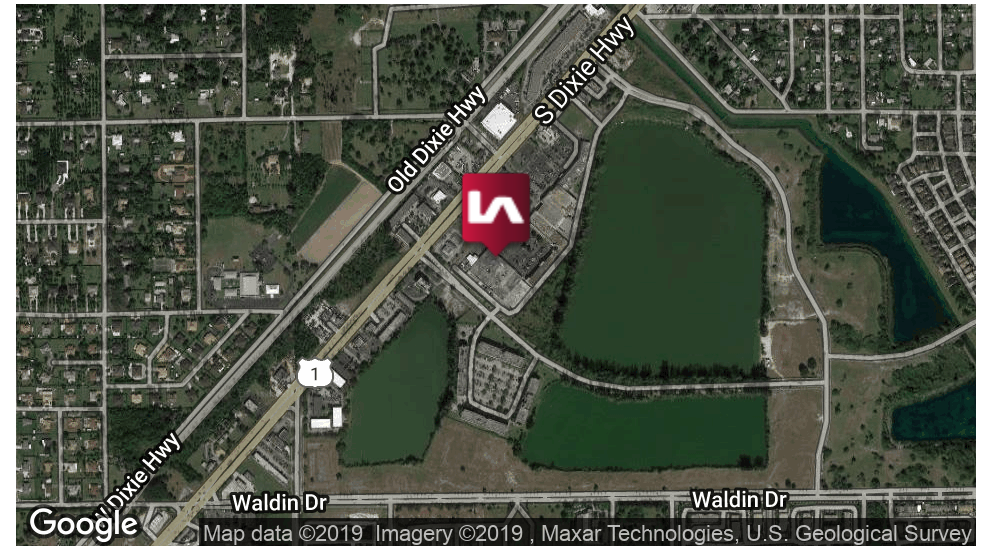
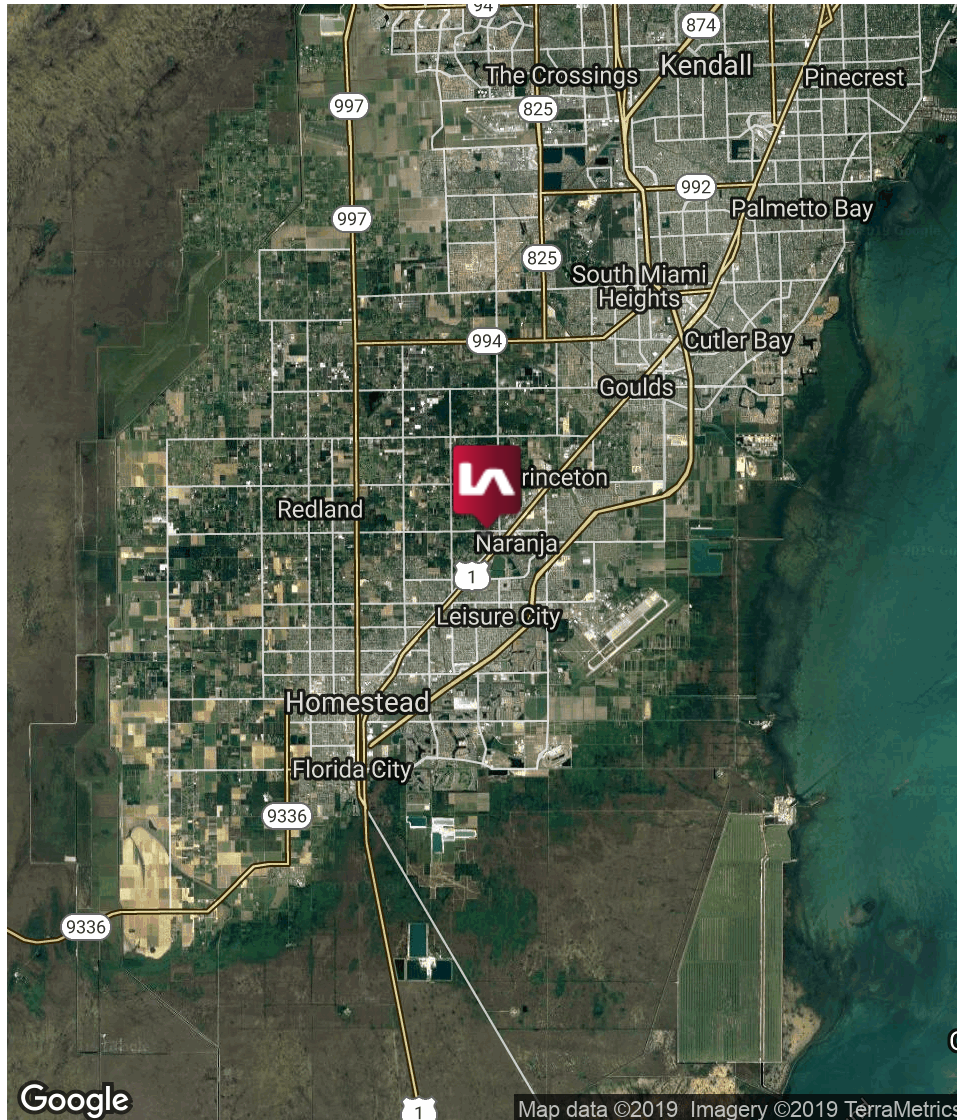
RETAILER MAP

27455 S. Dixie Highway, Miami, FL 33032



LOCATION MAPS

27455 S. Dixie Highway, Miami, FL 33032



LOCATION OVERVIEW

This Property is located directly off US-1 at 274th st, 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.

CITY INFORMATION

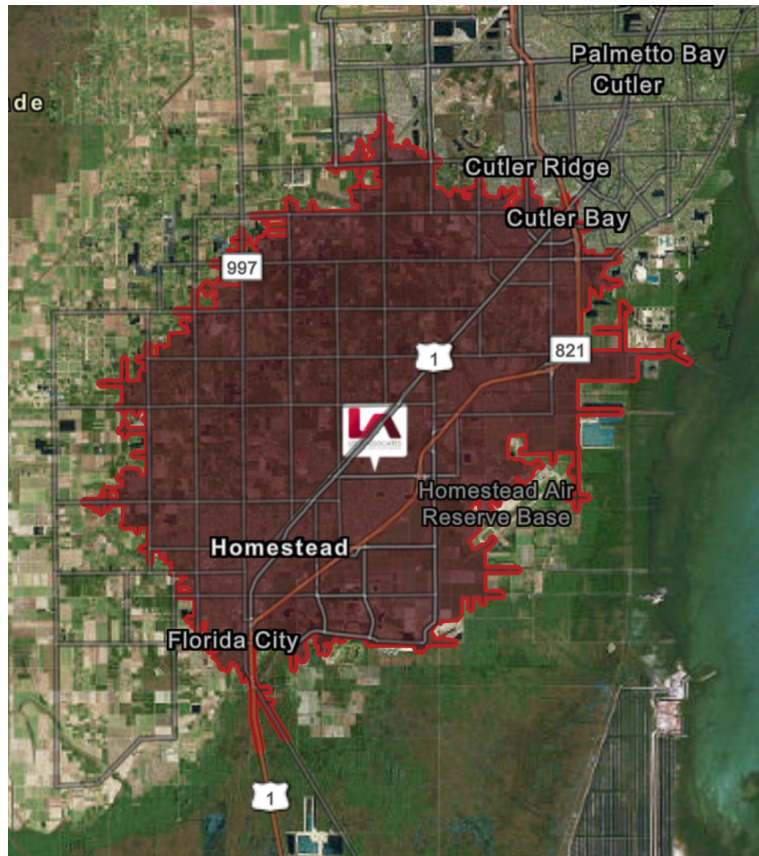
City:	Miami
Market:	South Florida
Traffic Count:	46,000
Submarket:	South Dade
Cross Streets:	US 1 / S. Dixie Highway & SW 274 Street (Naranja Lakes Blvd.)

MARKET DEMOGRAPHICS

27455 S. Dixie Highway, Miami, FL 33032



Drive time of 15 minutes



KEY FACTS

216,482

Population

31.9

Median Age

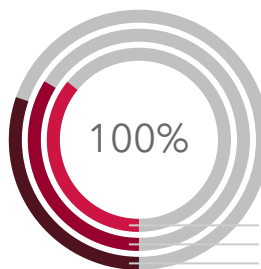


Average
Household Size

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

DEMOGRAPHIC TRENDS

27455 S. Dixie Highway, Miami, FL 33032

	3 miles	5 miles	10 minutes	15 minutes
Census 2010 Summary				
Population	77,098	147,611	77,341	183,964
Households	22,114	43,785	22,441	54,498
Families	18,100	34,449	18,110	43,078
Average Household Size	3.44	3.33	3.43	3.34
Owner Occupied Housing Units	12,984	24,117	12,912	30,099
Renter Occupied Housing Units	9,130	19,668	9,529	24,399
Median Age	30.2	30.4	30.5	30.8
2018 Summary				
Population	93,761	177,049	92,255	216,482
Households	26,486	51,318	26,359	62,825
Families	21,652	40,531	21,368	49,801
Average Household Size	3.50	3.42	3.48	3.41
Owner Occupied Housing Units	14,482	27,102	14,004	32,837
Renter Occupied Housing Units	12,004	24,216	12,355	29,988
Median Age	31.4	31.7	31.7	31.9
Median Household Income	\$46,640	\$47,608	\$43,626	\$46,842
Average Household Income	\$62,396	\$63,552	\$60,237	\$62,481
2023 Summary				
Population	102,881	192,607	100,790	234,004
Households	28,867	55,392	28,604	67,404
Families	23,609	43,838	23,234	53,522
Average Household Size	3.53	3.45	3.51	3.44
Owner Occupied Housing Units	16,171	30,323	15,600	36,474
Renter Occupied Housing Units	12,696	25,070	13,003	30,931
Median Age	32.1	32.2	32.6	32.5
Median Household Income	\$53,282	\$54,442	\$51,140	\$53,608
Average Household Income	\$73,988	\$75,676	\$71,567	\$74,157
Trends: 2018-2023 Annual Rate				
Population	1.87%	1.70%	1.79%	1.57%
Households	1.74%	1.54%	1.65%	1.42%
Families	1.75%	1.58%	1.69%	1.45%
Owner Households	2.23%	2.27%	2.18%	2.12%
Median Household Income	2.70%	2.72%	3.23%	2.74%