



2 ACRE RETAIL PAD ON US-1

27201 S DIXIE HWY

NARANJA, FL 33032-8208

FOR GROUND LEASE
2 ACRES
GROCERY STORE
ANCHORED

C-3

ARNALDO CANTERO III

Managing Broker

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CQ1071716, Florida

Property Summary

27201 S Dixie Hwy

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Property Summary

Available SF:	86,576
Lot Size:	86,576
Frontage:	1,248
Year Built:	N/A
Parking:	On-Site
Zoning:	BU-1A, UC-MC

Property Overview

±2-acre ground lease with 1,248 FT of US-1 frontage in a thriving retail center anchored by Fresco y Más, T-Mobile, Popeyes, and AutoZone. Surrounded by 673 new residential units (Vista Sur, Ambar Trail, Harmony Parc). Zoned BU-1A + UC-MC, allowing retail, QSR, medical, and mixed-use. Ideal for pads or long-term redevelopment.

Location Overview

Located in Naranja on high-traffic South Dixie Hwy (US-1) with signalized access and strong visibility. Minutes from Turnpike and surrounded by major residential growth. In immediate proximity to 673 new apartments and townhomes and top national retailers, this corridor is a fast-growing retail hub in South Miami-Dade.

Property Photos

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Property Photos

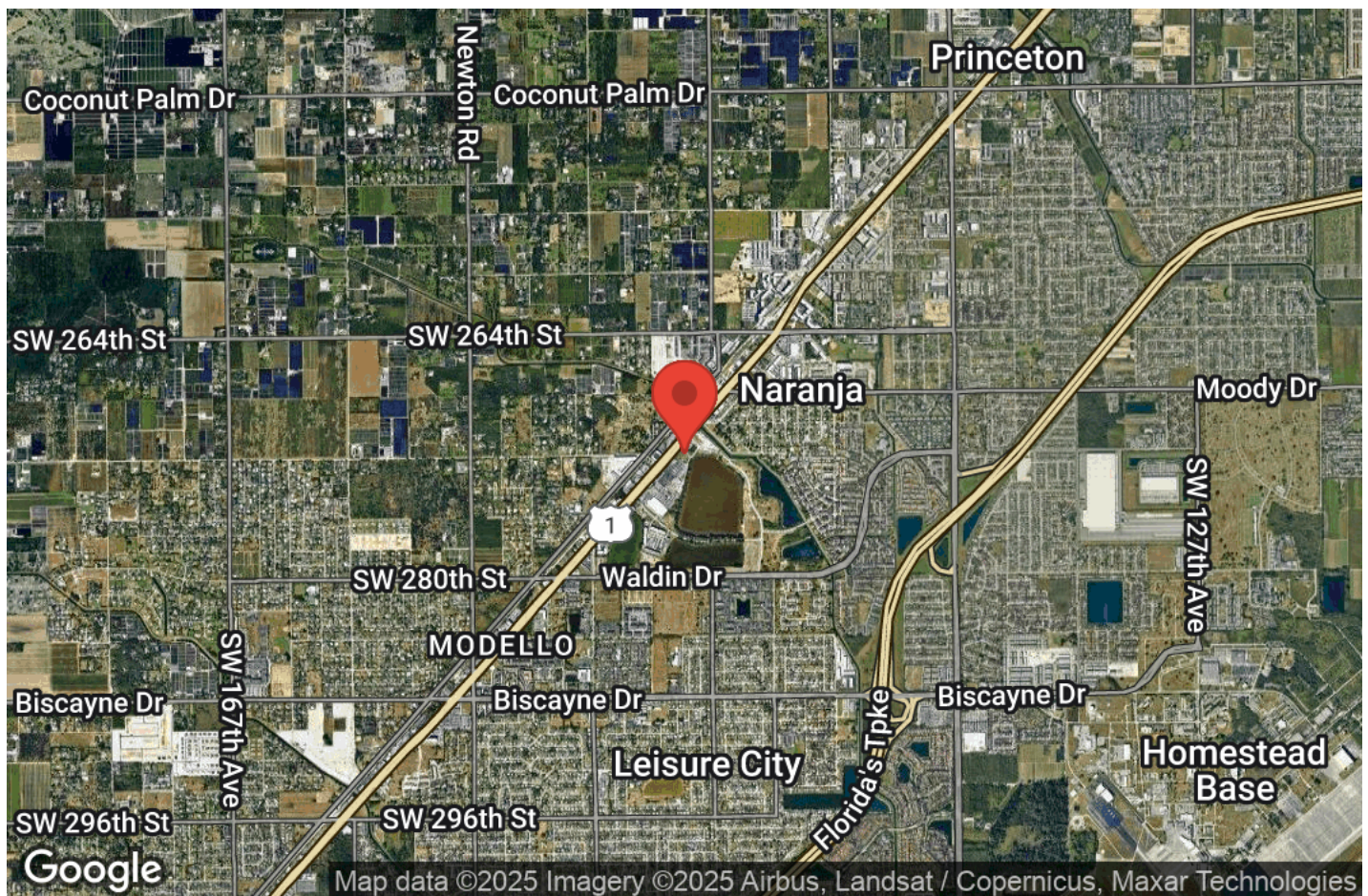
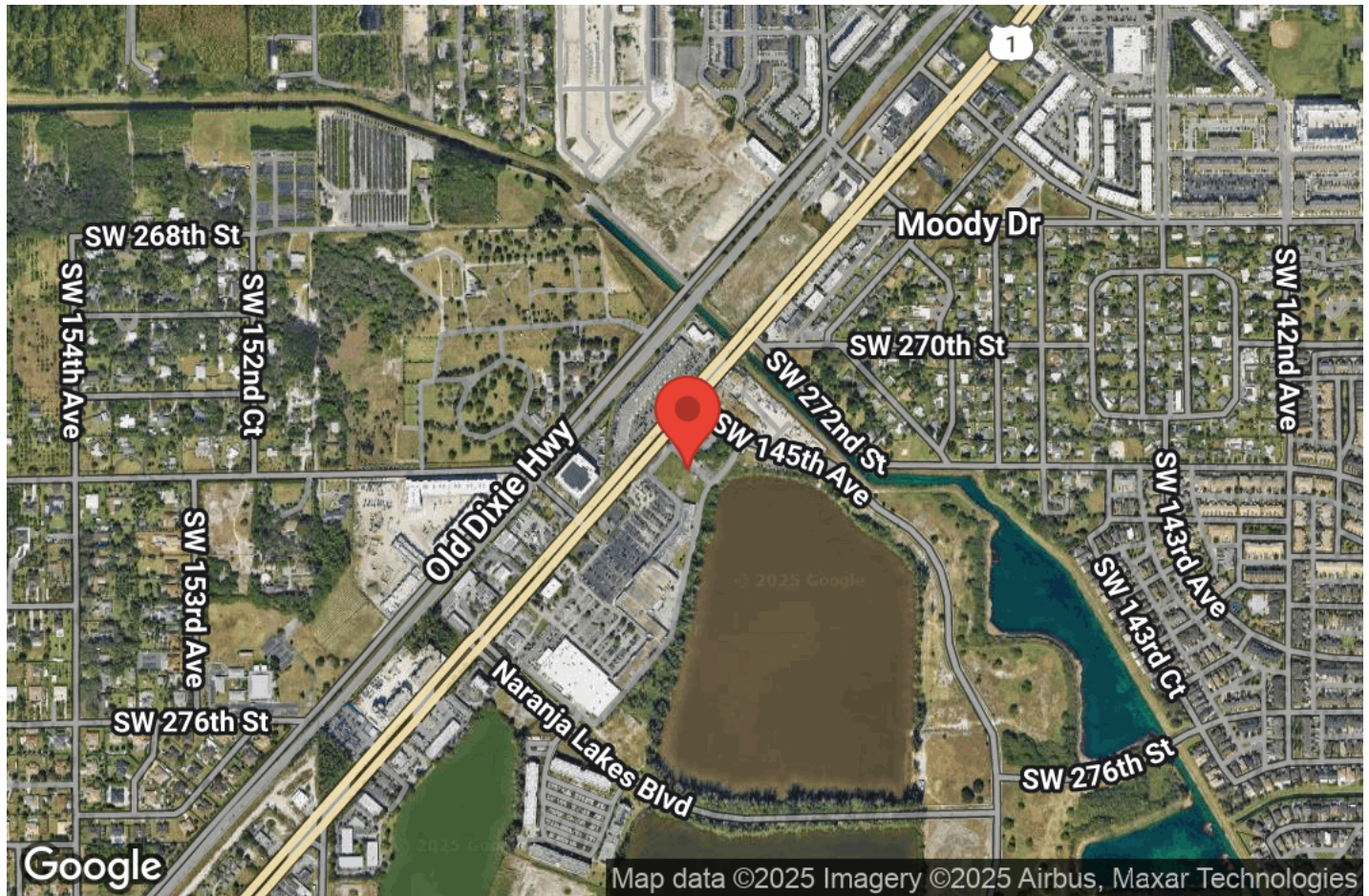
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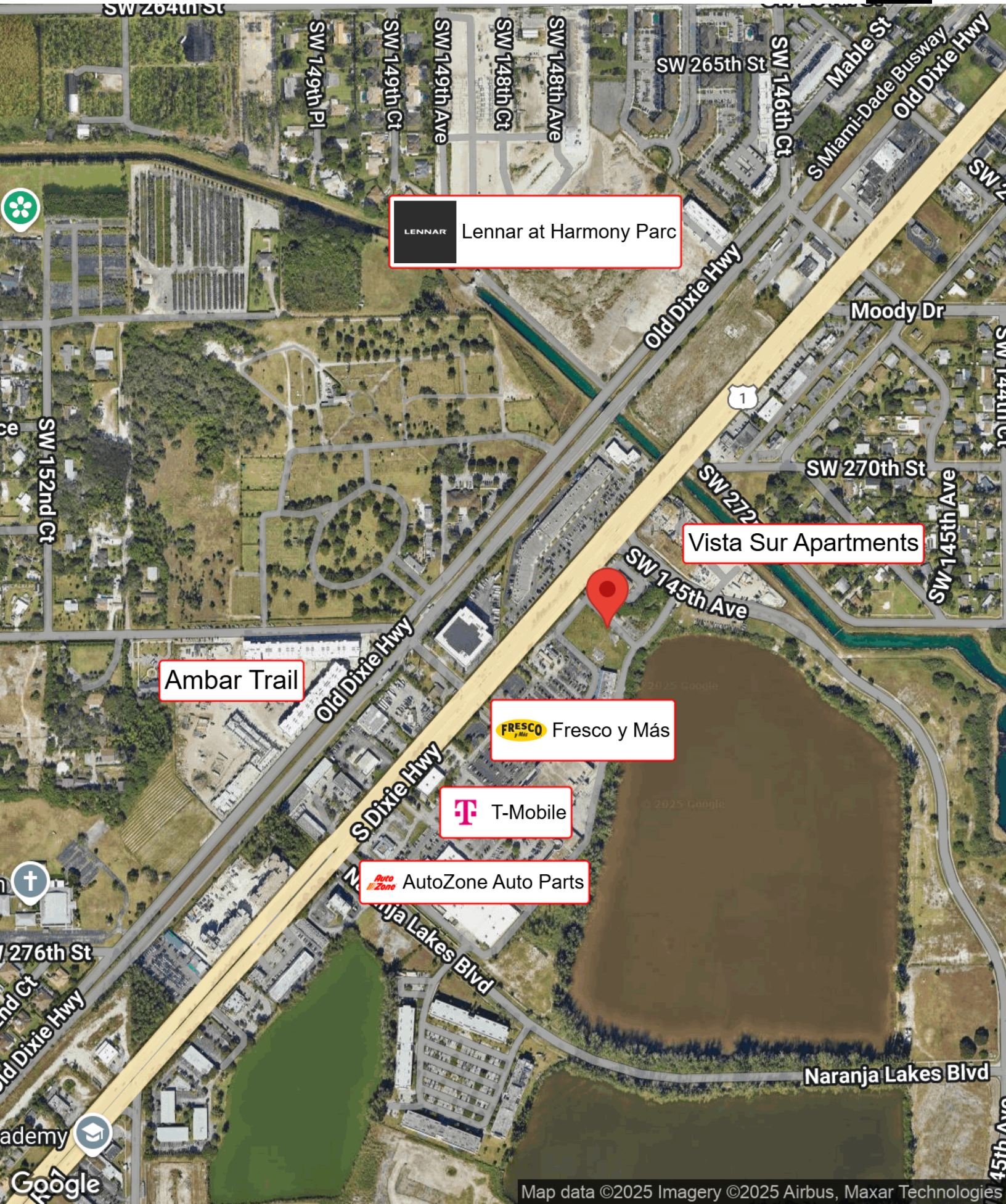
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Location Maps

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LENNAR Lennar at Harmony Parc

Vista Sur Apartments

Ambar Trail

FRESCO Fresco y Más

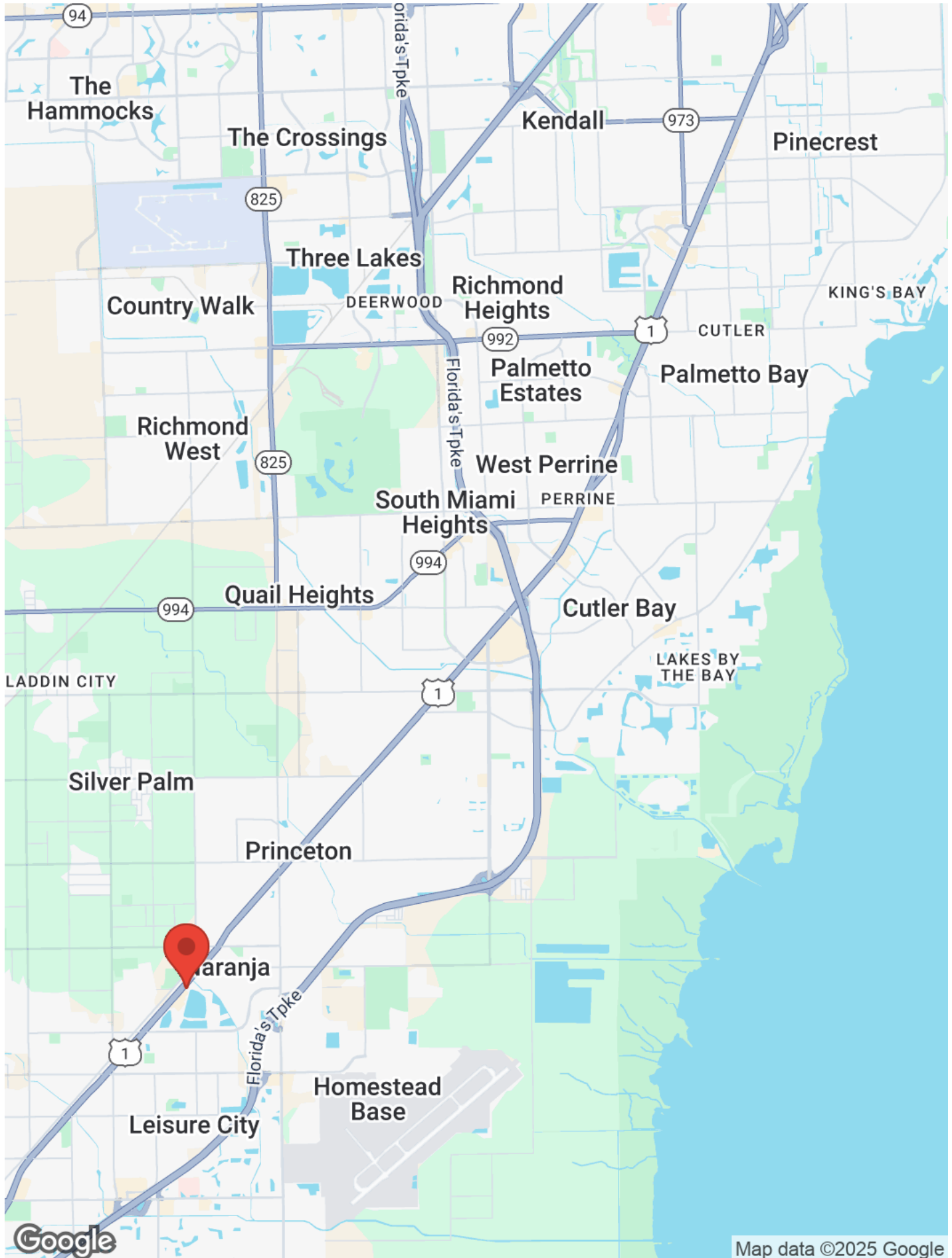
T T-Mobile

AutoZone AutoZone Auto Parts

Regional Map

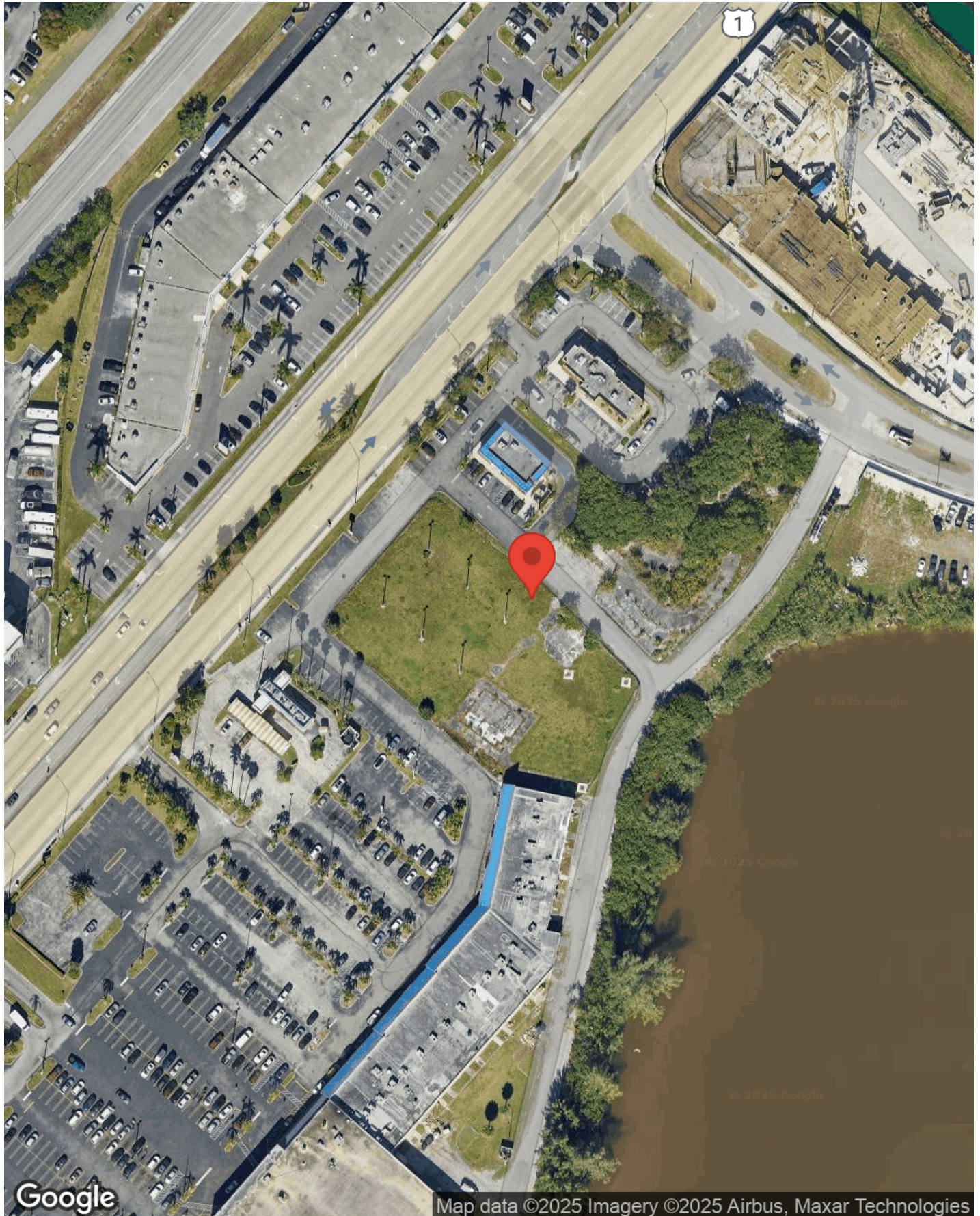
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Google

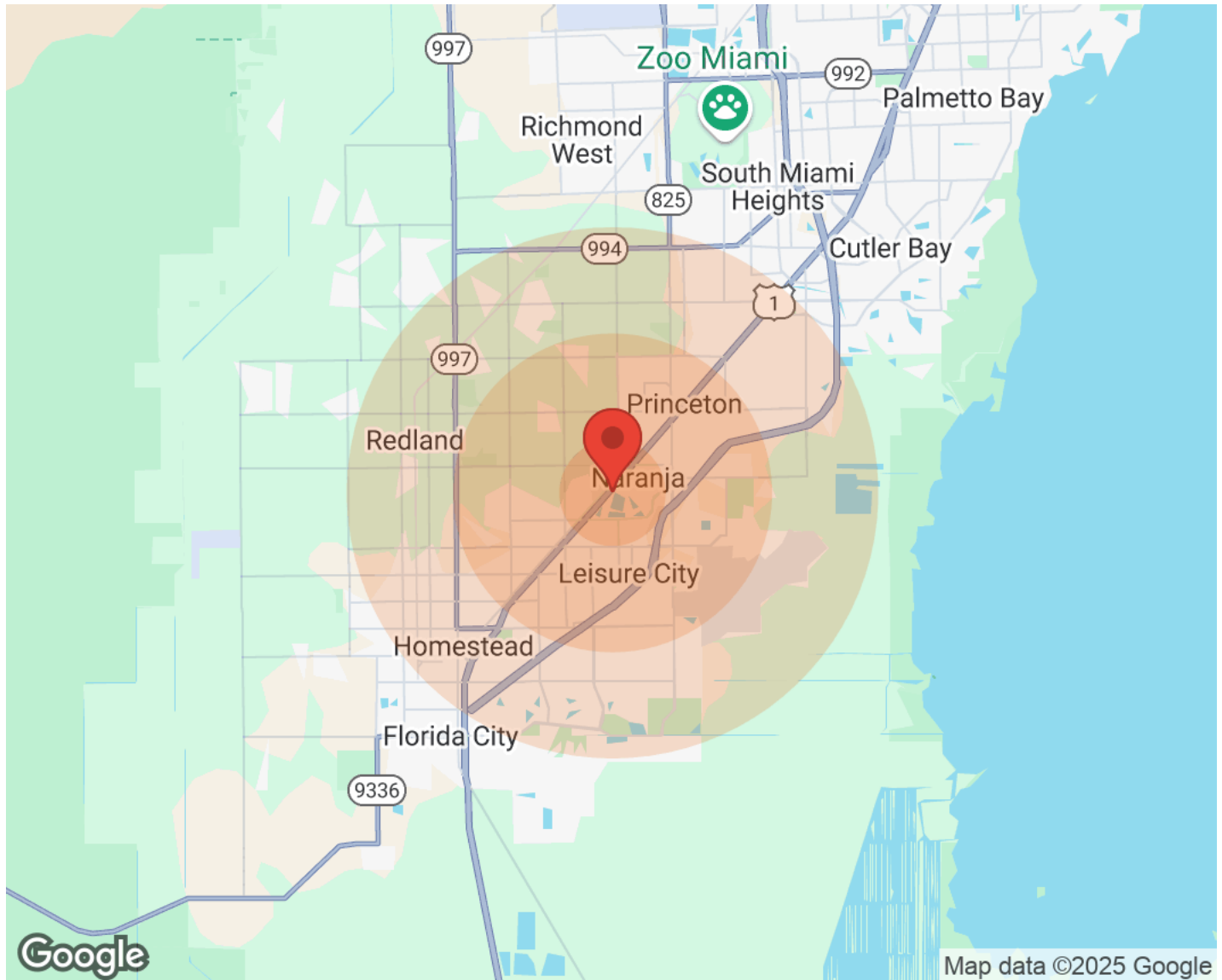
Map data ©2025 Google



Detailed Demographics

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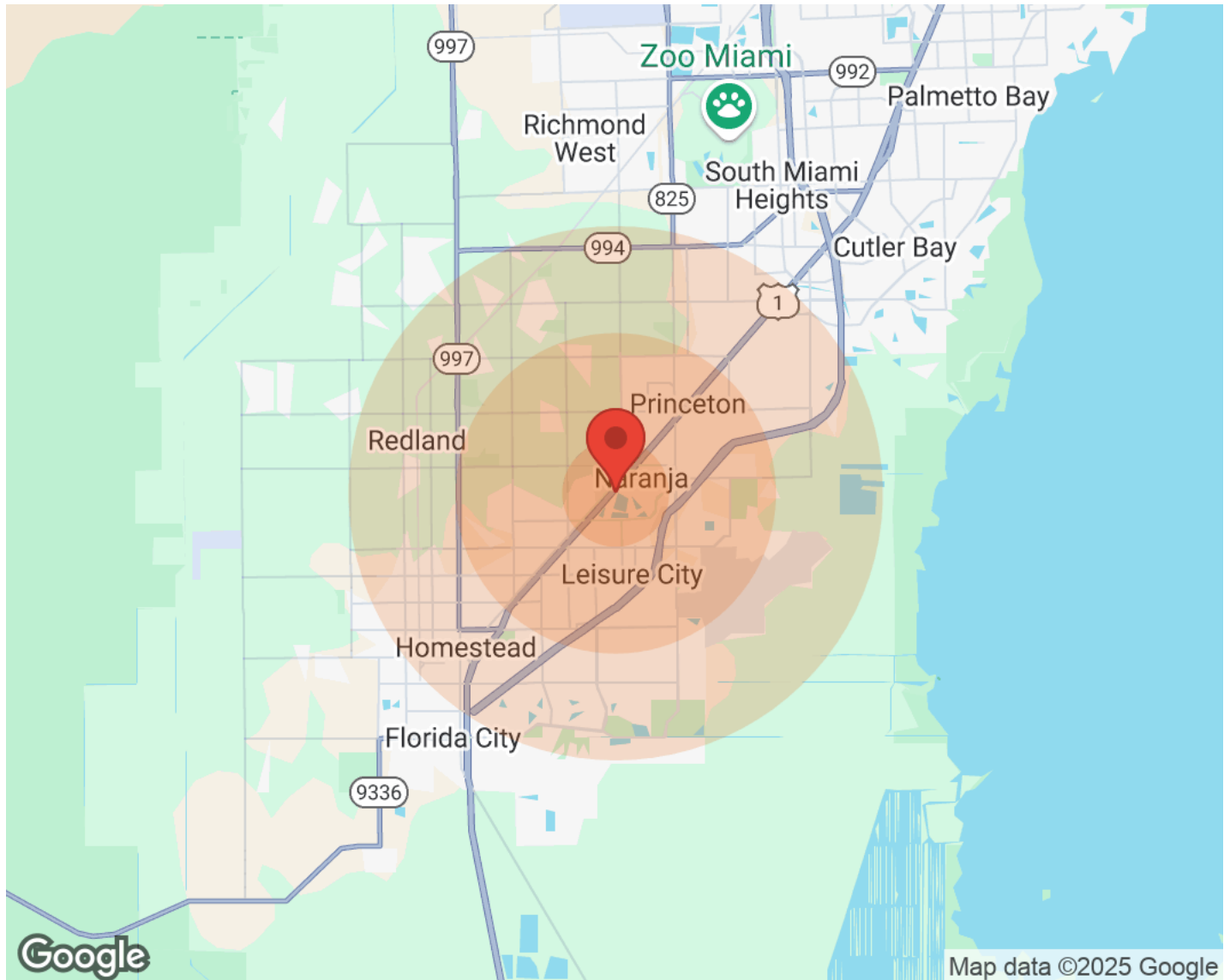


Population	1 Mile	3 Miles	5 Miles
Male	5,302	38,694	78,852
Female	5,603	38,279	78,816
Total Population	10,905	76,973	157,668
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,757	24,680	52,675
Occupied	3,252	21,390	45,568
Owner Occupied	1,723	13,157	25,938
Renter Occupied	1,529	8,233	19,630
Vacant	505	3,290	7,107
Race	1 Mile	3 Miles	5 Miles
White	6,439	55,662	112,279
Black	3,551	16,292	33,064
Am In/AK Nat	N/A	3	21
Hawaiian	N/A	N/A	19
Hispanic	6,561	48,844	97,742
Multi-Racial	1,724	9,322	23,256

Detailed Demographics

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	800	5,247	10,694	Median	\$32,501	\$45,526	\$45,732
Ages 5-9	1,004	6,806	13,814	< \$10,000	471	2,466	5,050
Ages 10-14	1,018	6,734	13,455	\$10,000-\$14,999	351	1,524	3,256
Ages 15-19	985	6,707	13,270	\$15,000-\$19,999	337	1,443	3,211
Ages 20-24	912	6,202	12,410	\$20,000-\$24,999	144	1,244	2,749
Ages 25-29	798	5,518	11,295	\$25,000-\$29,999	161	1,148	2,483
Ages 30-34	750	4,924	10,411	\$30,000-\$34,999	167	1,379	3,000
Ages 35-39	684	4,581	9,898	\$35,000-\$39,999	45	848	2,120
Ages 40-44	669	4,593	9,808	\$40,000-\$44,999	104	1,034	2,374
Ages 45-49	642	4,699	9,712	\$45,000-\$49,999	152	884	1,653
Ages 50-54	588	4,438	9,044	\$50,000-\$60,000	509	2,186	4,165
Ages 55-59	493	4,038	8,099	\$60,000-\$74,000	280	2,347	4,835
Ages 60-64	423	3,423	6,864	\$75,000-\$99,999	268	2,634	5,246
Ages 65-69	349	2,763	5,532	\$100,000-\$124,999	128	1,330	2,889
Ages 70-74	259	2,158	4,310	\$125,000-\$149,999	33	754	1,823
Ages 74-79	180	1,614	3,209	\$150,000-\$199,999	28	543	1,030
Ages 80-84	129	1,009	2,209	> \$200,000	10	238	766
Ages 85+	222	1,519	3,634				



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C-3 Commercial Real Estate Advisory
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With over 15 years in commercial real estate, my core competencies lie in retail investment sales, acquisitions, and credit tenant retail leasing. At C-3 Commercial Real Estate Advisory, I am committed to redefining community spaces through landlord representation and strategic acquisitions.

My mission aligns with our goal to invigorate neighborhoods in South Florida, and eventually all over Florida, leveraging my intimate market knowledge and diverse perspectives to add unparalleled value to our clients' assets.

At C-3 Commercial Real Estate Advisory, my focus for the past 15 years has been on achieving 100% occupancy for our clients' properties, and assisting in growing clients' portfolios of retail assets, while working with a broad spectrum of ownership types from single asset owners to family offices. By combining my expertise in landlord representation with my proven track record in investment sales, I ensure efficient and effective sales and leasing strategies that maximize asset value, exit price, and while fostering community development.