

JUNIOR BOX UNITS AVAILABLE SHOPPES AT NARANJA LAKES

27455 S DIXIE HIGHWAY / US 1
MIAMI, FL 33032



**LISTING
WEBSITE**



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MATTHEW ROTOLANTE, SIOR, CCIM

President

305.490.6526

mrotolante@lee-associates.com

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com



@leesouthflorida

PROPERTY SUMMARY

GROCERY ANCHORED SHOPPING CENTER W/FRONTAGE ON HIGH-TRAFFIC US-1 S. DIXIE HWY

Lee & Associates presents retail space available for lease at Shoppes at Naranja Lakes, a recently renovated grocery-anchored shopping center with over 600 feet of prime frontage along US-1 South Dixie Highway. Available spaces include two junior box spaces on the eastern end of the building, benefiting from an updated modern façade and storefronts, and excellent exposure to high traffic counts along US 1 South Dixie Hwy. The center provides ample parking with 509 spaces (5.2 per 1,000 SF), plus shared parking access with the neighboring Fresco Y Mas center.

This property offers generous tenant improvement allowances for credit tenants, providing a flexible and attractive opportunity for a wide variety of retail uses.

Strategically located at the intersection of US-1 and 274th Street, Shoppes at Naranja Lakes enjoys easy access to major routes, including the nearby Florida Turnpike. The property sits across from the South Miami-Dade busway, enhancing its accessibility via public transit. The surrounding area is rapidly developing, with over 10,000 new residential units in various stages of construction within a 5-mile radius, and is adjacent to a new Walmart Neighborhood Center. This bustling neighborhood, with its strong residential growth and retail synergy, creates an ideal setting for businesses looking to capture a growing market.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM

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mrotolante@lee-associates.com

ASKING \$19.95 SF/YR NNN



Redeveloped Retail Shopping Center

92,351 SF on ±9 AC
600' Frontage on US-1
509 Parking Spaces (5.2:1000)
\$6.75 SF/yr CAM



Immediate Co-Tenancy:

Workout Anytime
CareMax
Enterprise
VP Vibrant Pilates
Meat Giant

Prime Location:

Grocery-Anchored shopping center alongside other neighboring retailers such as **Fresco Y Mas**, **Family Dollar**, **RAC**, **AutoZone**, **Dominos**, and more!



High-Growth Market:

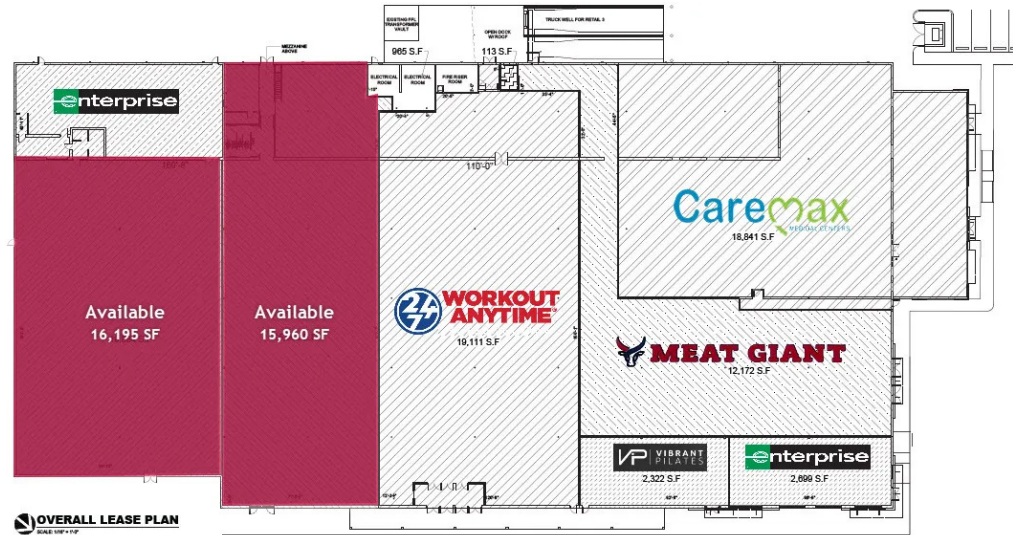
Over 10,000 new rooftops within a 5-mile radius including new housing developments by Lennar, DR Horton, and more!



Available Units:

- Suite 6 - 15,960 SF
- Suite 7 - 16,195 SF

AVAILABLE SPACES FOR LEASE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 6	15,960 SF	NNN	\$19.95 SF/yr	\$6.75 SF/yr CAM. In-line junior box space. Can be demised or combined with Suite 7 for larger concepts.
■ Suite 7	16,195 SF	NNN	\$19.95 SF/yr	\$6.75 SF/yr CAM. Eastern end-cap space w/access to additional parking. Potential for a second rear entrance. Can be combined with Suite 6 for larger concepts.

ADDITIONAL PHOTOS



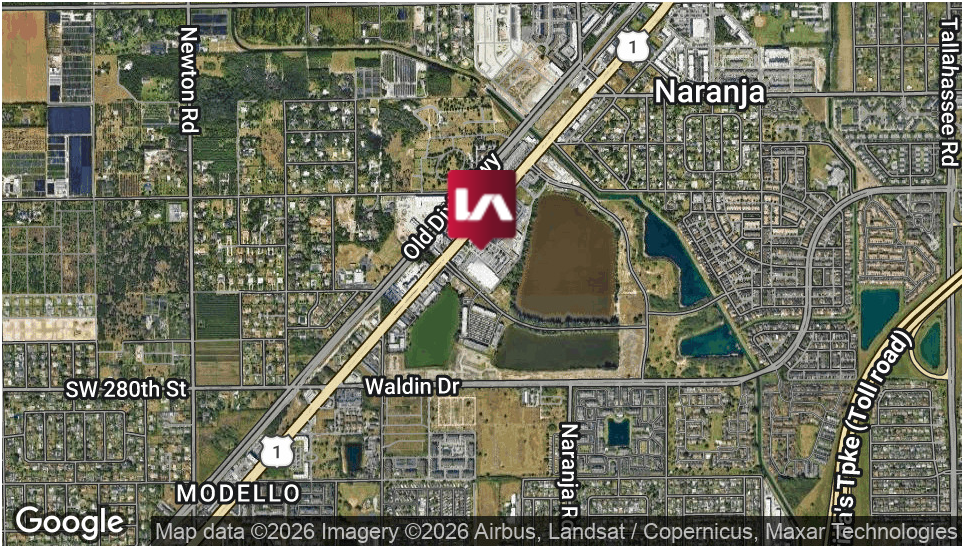
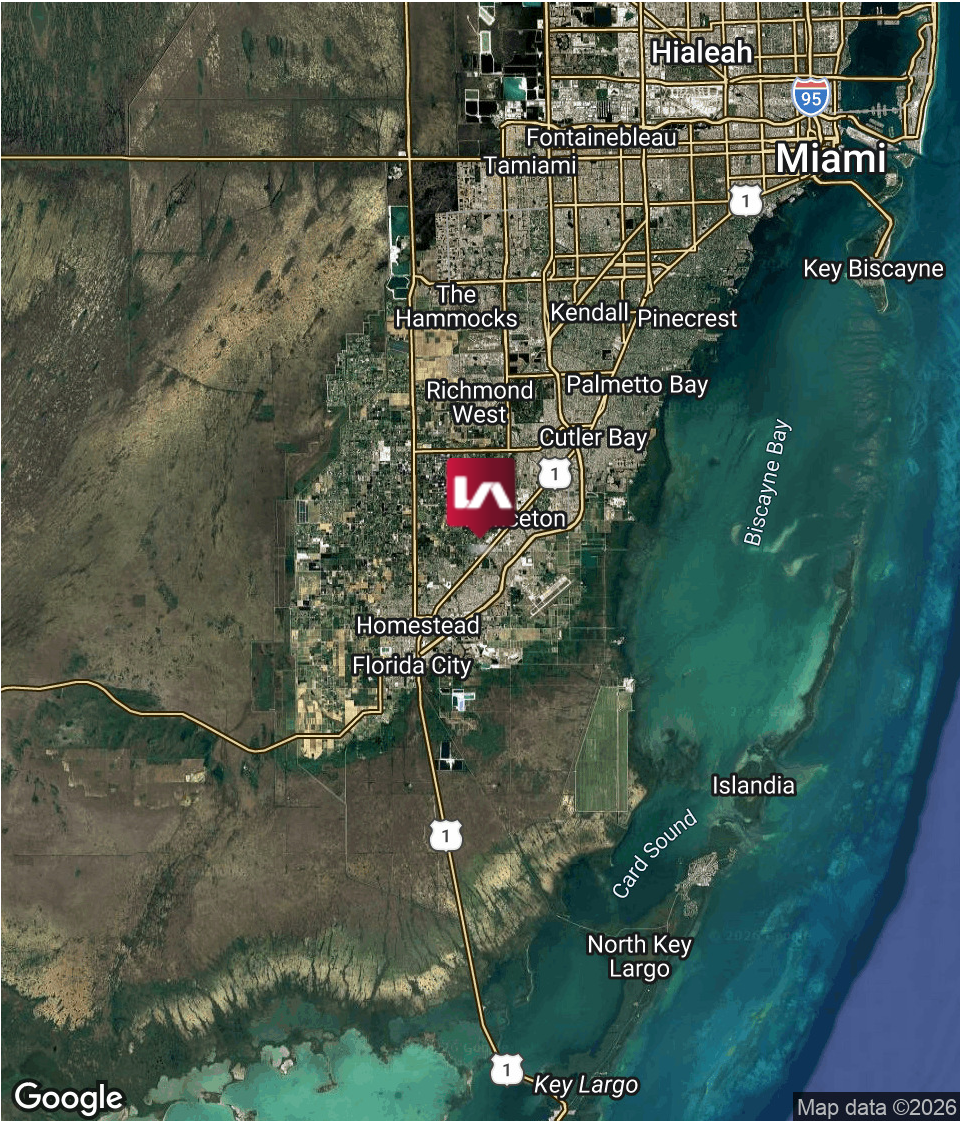
ADJACENT SHOPPING CENTER CO-TENANCY



FRONTING US-1 HIGH-TRAFFIC RETAIL CORRIDOR



REGIONAL MAP



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.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
TRAFFIC COUNT:	46,000
SUBMARKET:	South Dade
CROSS STREETS:	US 1 S Dixie Highway / SW 274 Street

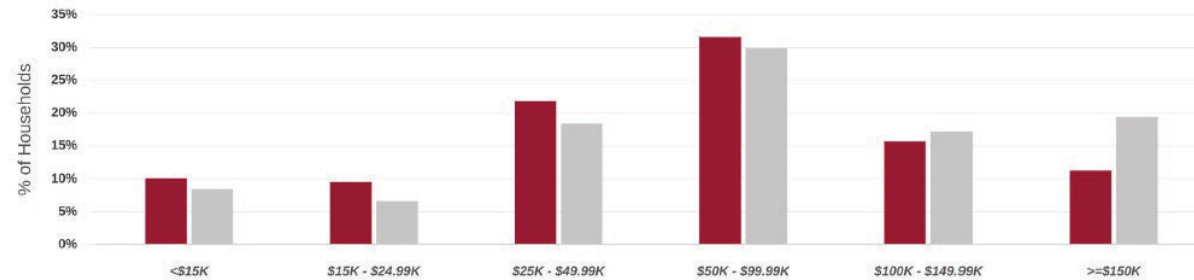
VISITOR DATA (PLACER.AI)

Shopping Center Visitor Profile

Household Income

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL

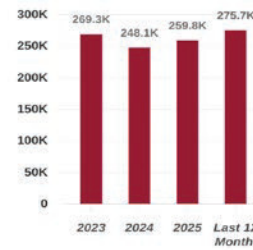


Rank	Name	Distance	Visitors (%)
1	Homestead Pavilion 2400 NE 10th Ct, Homestead, FL 33033	2.3 mi	60.4K (78%)
2	SHOPPES AT NARANJA LAKES 27455 S Dixie Hwy, Miami, FL	0 mi	59K (76.2%)
3	Homestead Towne Square 817 N Homestead Blvd, Homestead, FL 33030	2.9 mi	51.8K (66.9%)

Visits Trend

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL



VISITOR HIGHLIGHTS

275.7k
Annual Visits

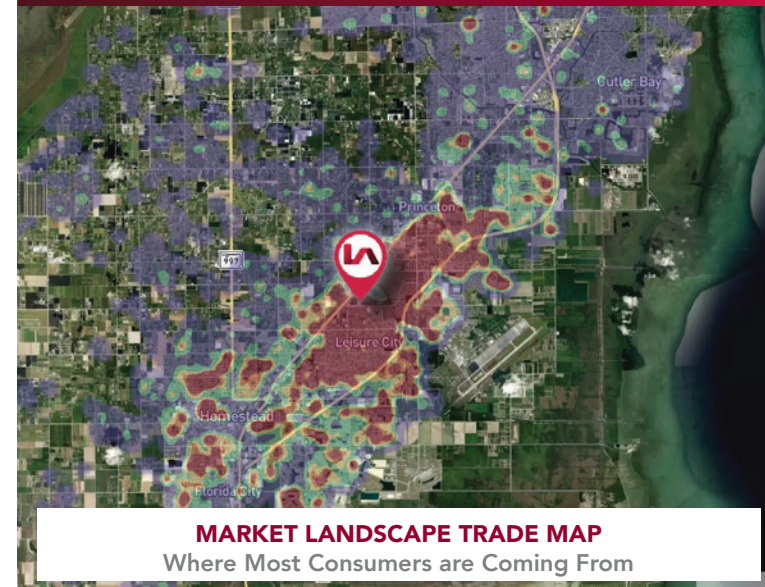
+10.6%
YoY Visitor Growth

10am-2pm
Peak Visiting Hours

43min
Avg Dwell Time

Fri-Sun
Peak Visiting Days

3.57x
Returning Visit Frequency Per Year



Data provided by Placer Labs, Inc. (www.placer.ai)

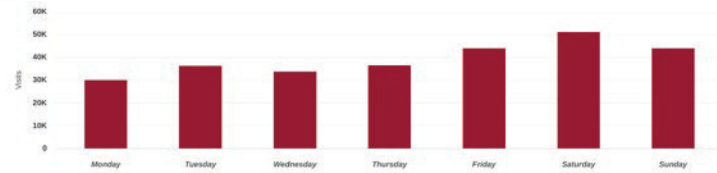
VISITOR DATA (PLACER.AI)

Visitor Trends & Journey Analysis

Daily Visits

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL



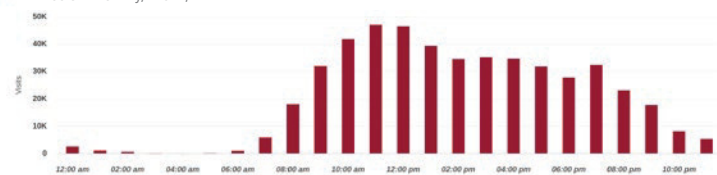
Visits | Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL



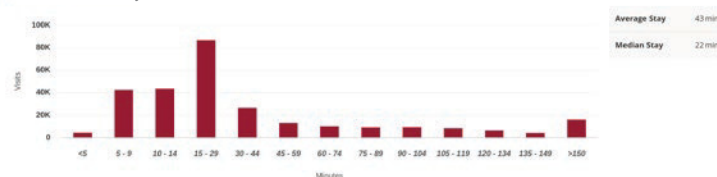
Visits | Jun 1st, 2025 - May 31st, 2026
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Visit Duration

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL



Average Stay 43 min
Median Stay 22 min

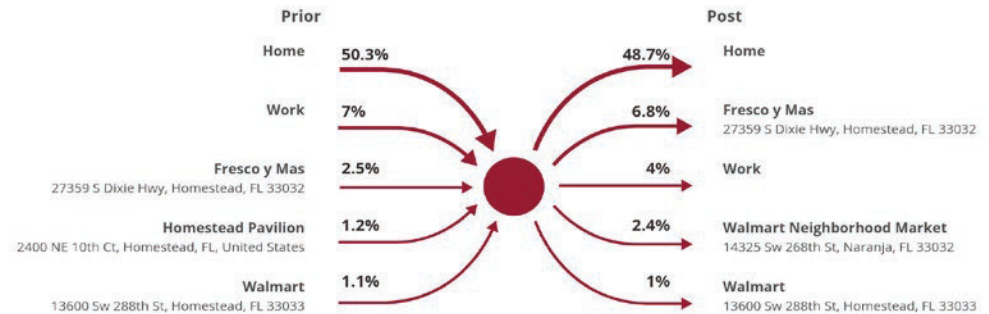
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Visitor Journey

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL



Prior			Post		
Rank	Property	Foot-Tra...	Rank	Property	Foot-Tra...
1	Fresco y Mas S Dixie Hwy, Homestead, FL	2.6%	1	Fresco y Mas S Dixie Hwy, Homestead, FL	7%
2	Homestead Pavilion NE 10th Ct, Homestead, FL	1.4%	2	Walmart Neighborhood Market Sw 268th St, Naranja, FL	2.6%
3	El Car Wash S Dixie Hwy, Homestead, FL	1.1%	3	Walmart SW 288th St, Homestead, FL	1.1%
4	Walmart SW 288th St, Homestead, FL	1%	4	Homestead Pavilion NE 10th Ct, Homestead, FL	0.8%
5	Walmart Neighborhood Market Sw 268th St, Naranja, FL	0.9%	5	McDonald's Ushy, Naranja, FL	0.7%
6	Biscayne Shoppes SW 288th Street, Homestead, FL	0.8%	6	Homestead Towne Square N Homestead Blvd, Homestead, FL	0.7%
7	Dixie Center Old Dixie Hwy, Homestead, FL	0.6%	7	Family Dollar S Dixie Hwy, Homestead, FL	0.7%
8	Homestead Towne Square N Homestead Blvd, Homestead, FL	0.6%	8	Sunset Plaza S Dixie Hwy, Homestead, FL	0.6%
9	Royal Gate Center Sw, Homestead, FL	0.5%	9	Mobil S Dixie Highway, Homestead, FL	0.6%
10	AutoZone S Dixie Hwy, Naranja, FL	0.5%	10	Publix NE 41st Ter, Homestead, FL	0.6%

RETAIL BENCHMARKS: 15 MIN RADIUS

BUSINESSES



Retail Trade Businesses

743



Food Service/Drinking Businesses

278



HealthCare/Social Assistance

481



4,881

Total
Businesses

CONSUMER TRENDS

ANNUAL HOUSEHOLD SPENDING



\$2,137

Apparel &
Services



\$6,400

Groceries



\$183

Computers
& Hardware



\$3,759

Eating Out

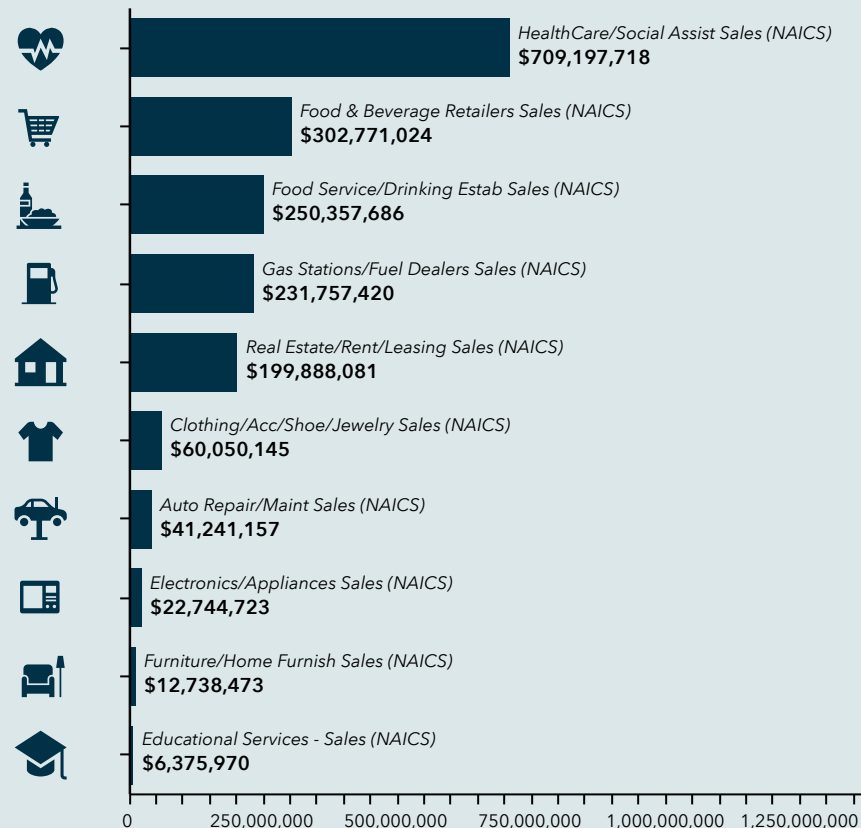


\$6,042

Health Care

ANNUAL BUSINESS REVENUE

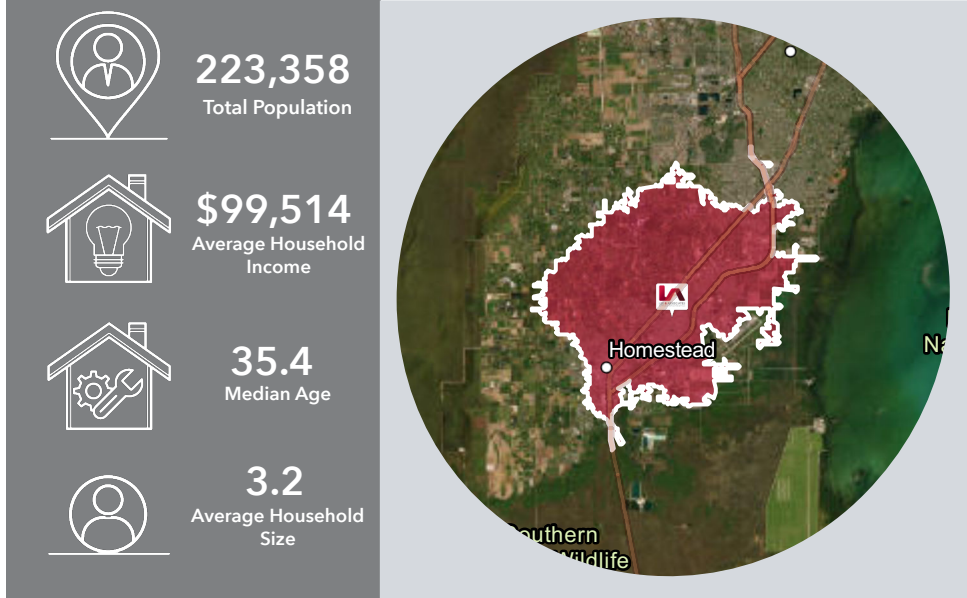
NAICS Industry Sales



DEMOGRAPHIC PROFILE: 15 MIN RADIUS

KEY FACTS

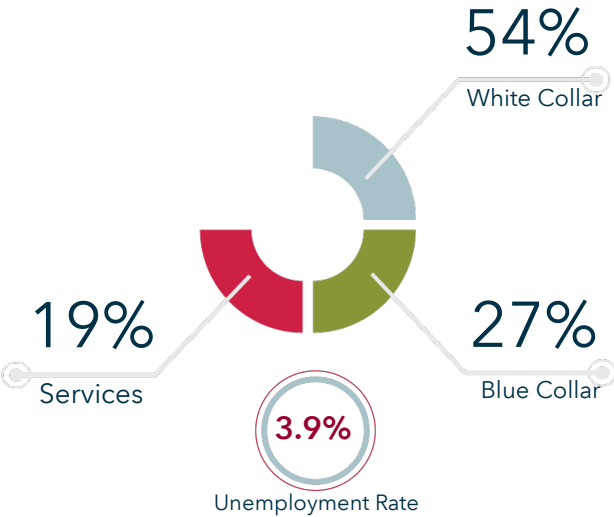
Drive time of 15 minutes



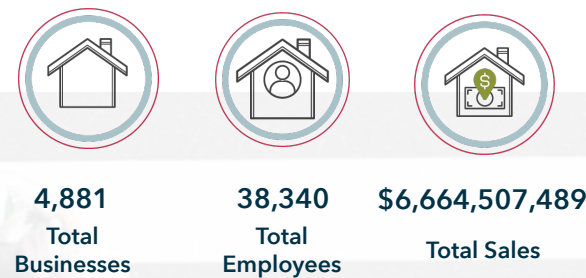
Annual Average Consumer Spending



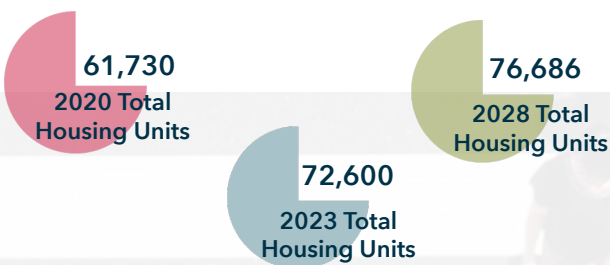
EMPLOYMENT TRENDS



BUSINESS



HOUSING UNITS



DAYTIME POPULATION

