

# SHOPPES AT NARANJA LAKES

27455 S. DIXIE HIGHWAY  
MIAMI, FL 33032

MEAT GIANT

CareMax  
305.517.5177

FOR SALE

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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# OFFERING SUMMARY

## PROPERTY OVERVIEW

Lee & Associates South Florida is pleased to present this excellent value-add opportunity of 92,351 SF Neighborhood Retail Center located directly on US-1 / S Dixie Hwy retail corridor of 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 was recently redeveloped and leased to a gym, medical center, grocer, and several other national credit tenants.

This retail center is located adjacent to the Fresco Y Mas grocery-anchored Naranja Shopping Center, adjacent to a Mastec development project behind the property, and near a new Walmart Neighborhood Center that was constructed a few blocks to the north. The site is also proximate to a new Home Depot redevelopment and several high-density housing developments by major developers including Lennar, DR Horton, and others continuing to deliver new construction homes to meet the high demand of the skyrocketing population growth in Miami-Dade County.



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

## MARKET ADVISORS

**MATTHEW ROTOLANTE, SIOR, CCIM**

President  
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mrotolante@lee-associates.com

**ASKING: \$30,000,000.00**

- Retail Shopping Center in High Growth Area of South Miami-Dade County
- Recently Redeveloped with a New Roof and Façade
- 92,351 SF on ±9 AC with 90 Unit Per Acre Zoning
- 509 Common Parking Spaces
- 600 ft Frontage on US-1 with over 46,000 AADT
- E-commerce Resistant Tenant Roster with Medical, Grocer and Gym
- Near Walmart and several major Multifamily and Townhome Housing Developments



**Value-Add Retail Shopping Center:**  
94,240 SF on ±9 AC with Multiple Junior Anchor Spaces



**Prime Location:**  
600' Fronting US-1 | 46,000 AADT

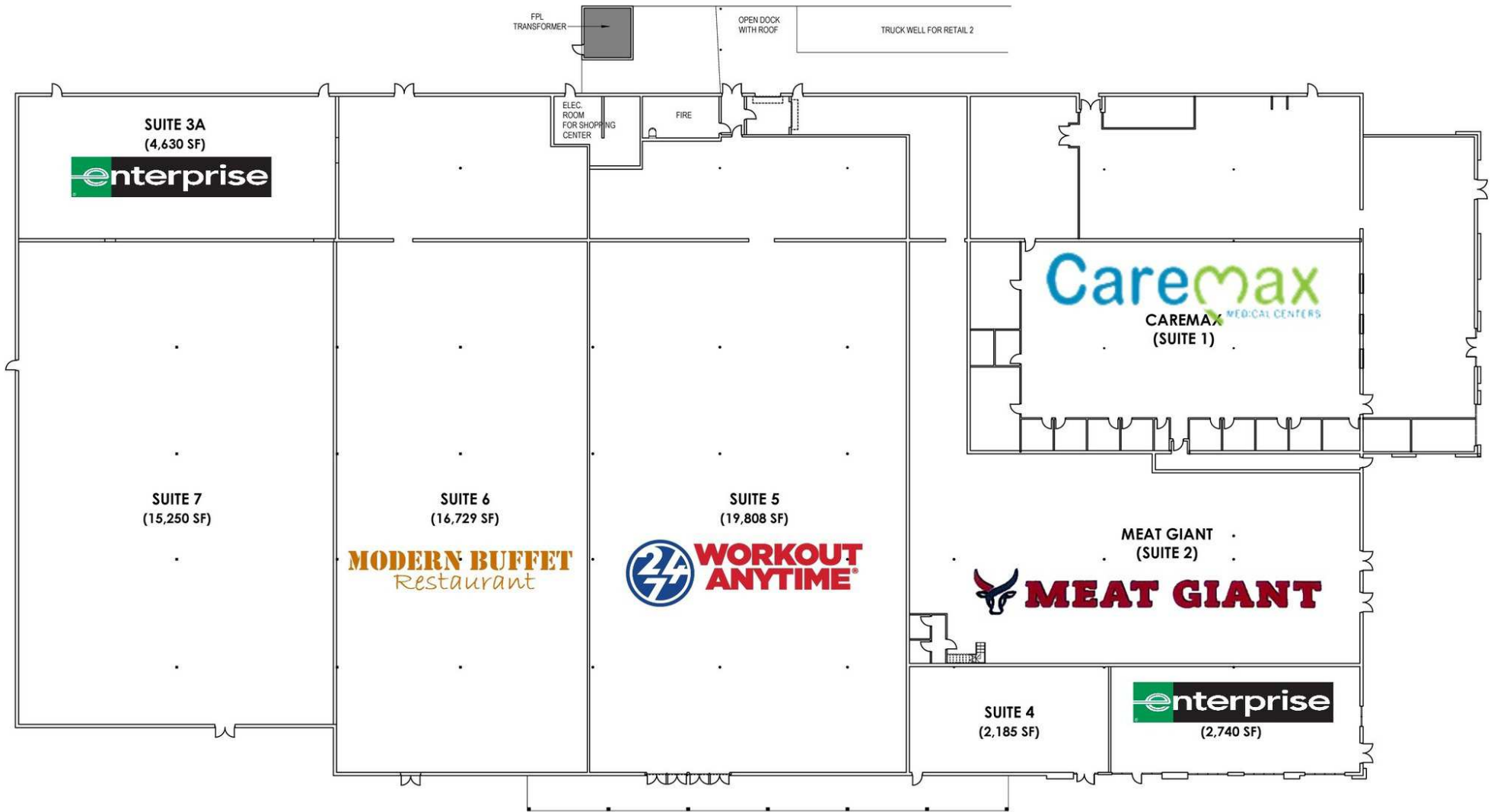


**High-Growth Market:**  
Surrounded by new developments by Lennar, DR Horton, and more!

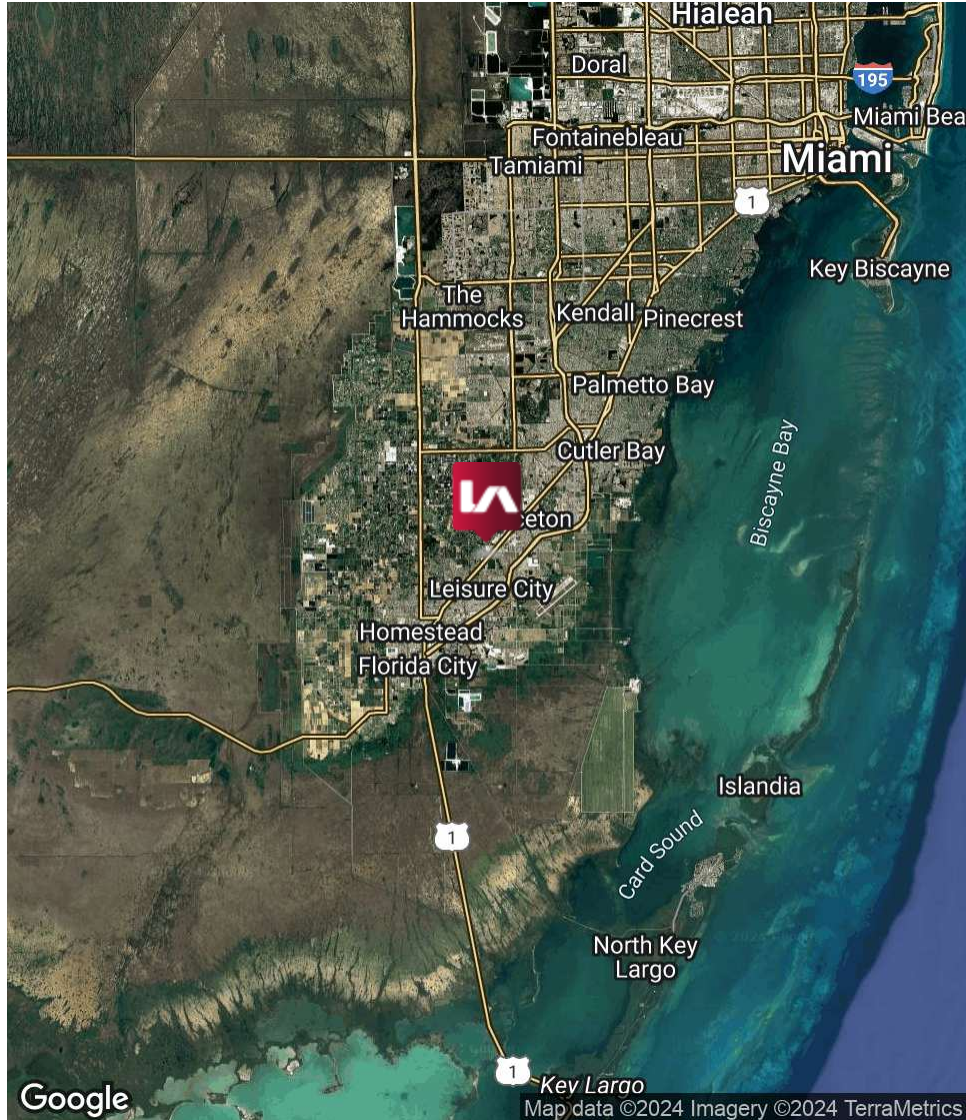
# ADDITIONAL PHOTOS



# SITE PLAN



# REGIONAL MAP



## LOCATION OVERVIEW

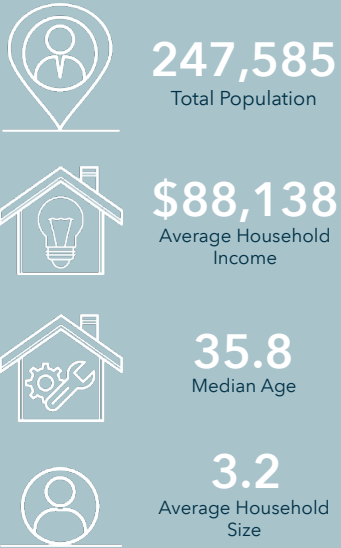
600 feet of frontage on US-1 and traffic counts of 46,000 AADT. Property is 5 minutes away from the 137th Ave Turnpike Exit and surrounded by high density single family, townhome and multifamily developments. Located in a shopping plaza with Fresco y Mas (Winn Dixie), Family Dollar, T-mobile, Autozone, and several others.

## CITY INFORMATION

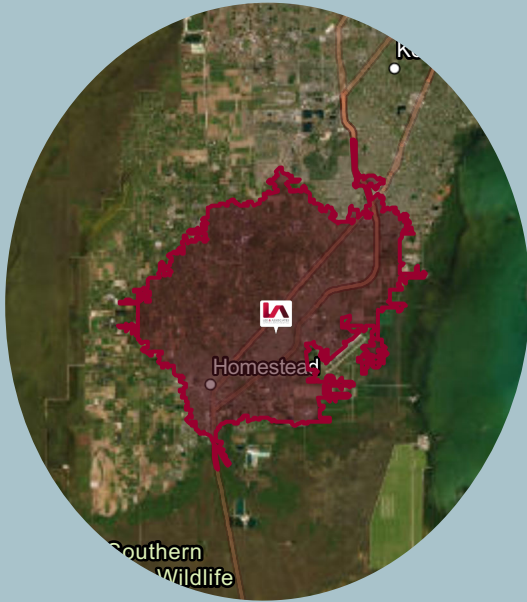
<b>MARKET:</b>	South Florida
<b>TRAFFIC COUNT:</b>	46,000
<b>CROSS STREETS:</b>	US 1 S Dixie Highway & SW 274 Street (Naranja Lakes Blvd.)

# DEMOGRAPHIC 15 MINUTE DRIVE-TIME PROFILE

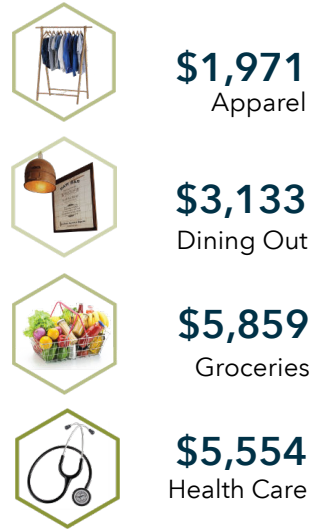
## KEY FACTS



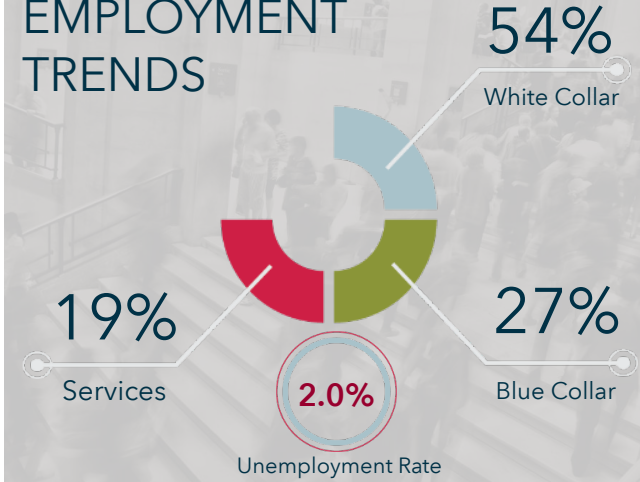
## Drive time of 15 minutes



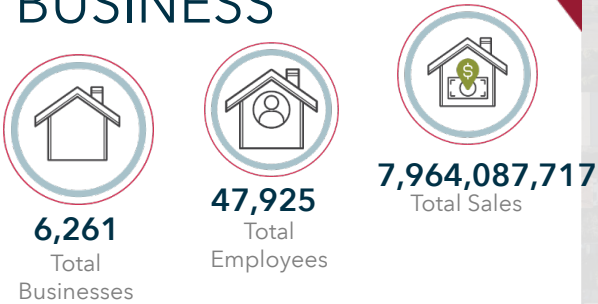
## Average Consumer Spending



## EMPLOYMENT TRENDS



## BUSINESS



## HOUSING UNITS



## DAYTIME POPULATION

