

REDEVELOPED

GROCERY ANCHORED
SHOPPING CENTER!

SHOPPES AT NARANJA LAKES

27455 S. DIXIE HIGHWAY
MIAMI, FL 33032



RETAIL SPACE FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents Shoppes at Naranja Lakes, a 94,240 SF grocery-anchored retail redevelopment situated on 9 acres with over 600 feet of prime frontage along US-1 South Dixie Highway. Available spaces include a 1,000 to 2,185 SF inline unit, ideally positioned between a newly opened gym and Enterprise, and a flexible 15,250 SF junior anchor space on the eastern end of the building. Retailers here benefit from updated modern façade and storefronts, and excellent visibility with daily traffic counts exceeding 46,000 AADT, complemented by 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

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PROPERTY HIGHLIGHTS



Redeveloped Retail Shopping Center

92,351 SF on ±9 AC
600' Frontage on US-1
46,000 Vehicles Per Day
509 Parking Spaces (5.2:1000)



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 Spaces:

- 2,226 SF
- 7,625 SF
- 15,250 SF
- 23,230 SF
- 31,210 SF

AVAILABLE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	1,000 - 2,226 SF	NNN	\$28.00 SF/yr	Inline retail suite with new façade and storefront doors and windows.
Suite 6	15,250 - 23,230 SF	NNN	Negotiable	Eastern in-line junior anchor space with option to include entire eastern end-cap space, access to additional parking on eastern end of property. Potential for a second rear entrance.
Suite 7	7,625 - 31,210 SF	NNN	Negotiable	Eastern end-cap space with access to additional parking on eastern end of property. Potential for a second rear entrance in the back of the building for more exclusive access.

ADDITIONAL PHOTOS



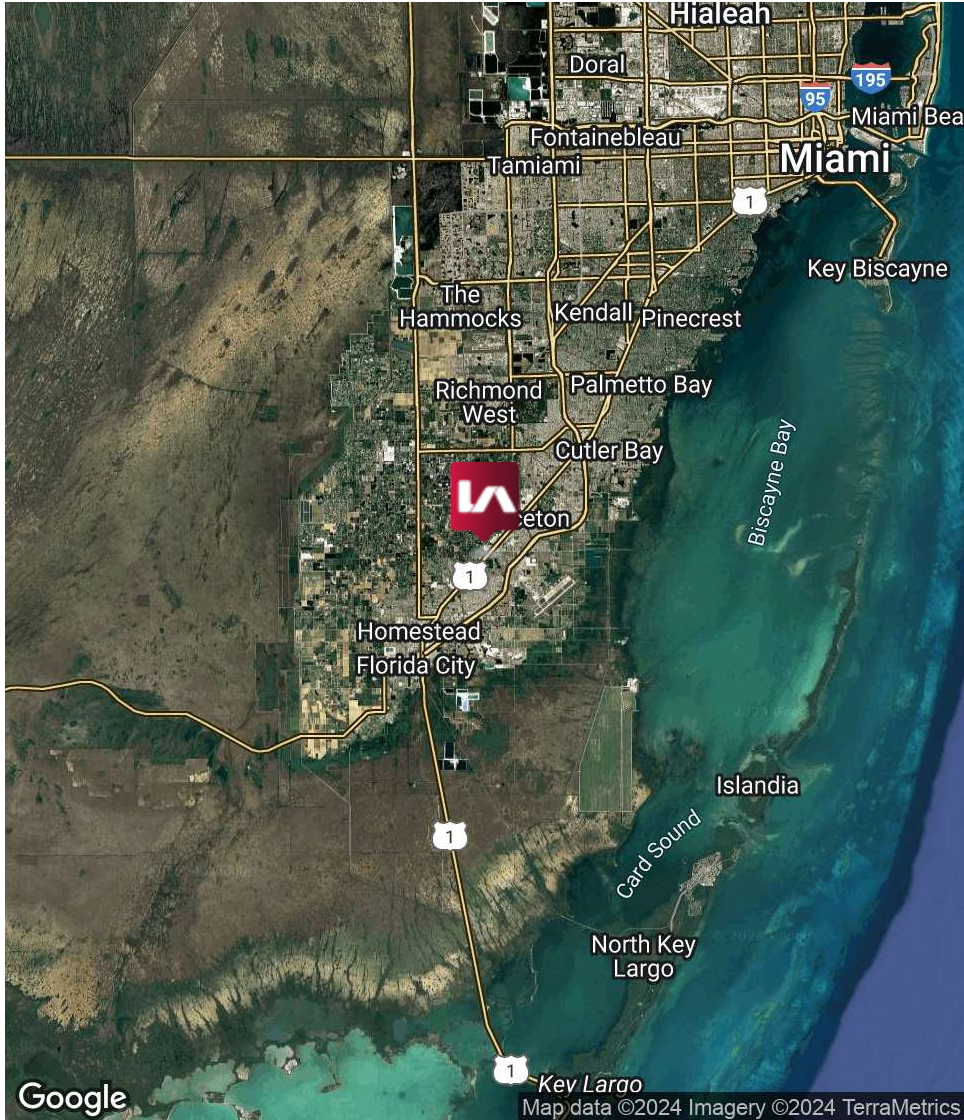
ADJACENT SHOPPING CENTER CO-TENANCY



Fresco Y Mas	Family Dollar
Cricket	Yellow Tail Sub & Grill
T-Mobile	LA Colonia Medical
Cleaners	SMILE Dental
Estrella Insurance	Prime Beauty Supply
Santa Lucia Bakery	Nail Art
Dominos Pizza	Mimosas Beauty Salon & Barber Shop
	Healthy 33 Kitchen
	Best Saver Clothing
	A+ Smoke Shop
	Best Buy Liquors
	LaudroMart
	AutoZone
	Naranja Lakes Tax Services
	Princess Ballrooms Banquet Hall
	Check 'n' Go
	China Fun

Logos shown on map: cricket wireless, T-Mobile, YellowTail Subs, FRESCO y Más, FAMILY DOLLAR, LA (location pin), and a '1' shield icon.

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

NEARBY RETAILERS



DEMOGRAPHIC PROFILE

KEY FACTS



247,585
Total Population



\$88,138
Average Household Income

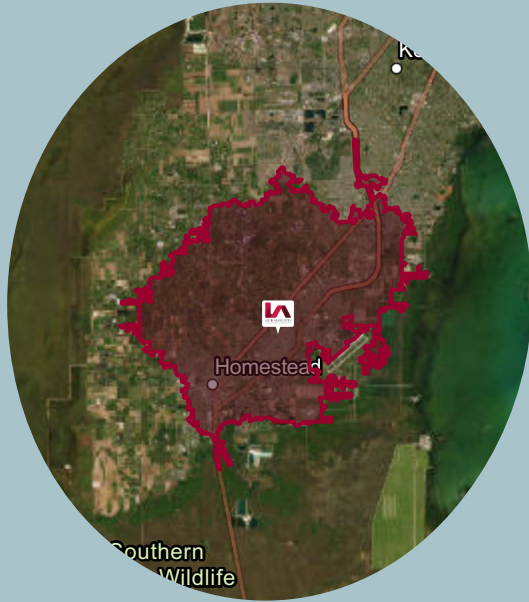


35.8
Median Age



3.2
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,971
Apparel



\$3,133
Dining Out

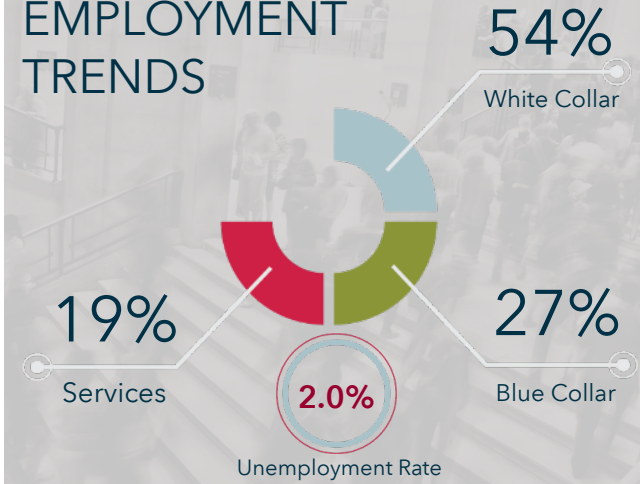


\$5,859
Groceries



\$5,554
Health Care

EMPLOYMENT TRENDS



BUSINESS



6,261
Total Businesses



47,925
Total Employees



7,964,087,717
Total Sales

HOUSING UNITS



DAYTIME POPULATION

