

COMMERCIAL DEVELOPMENT SITE | FOR LEASE OR SALE

PROPERTY HIGHLIGHTS

This prime commercial development site in Florida City offers four parcels as per PUD from adjacent Lennar residential development. Three parcels can accommodate QSR with drive through or other commercial retail and a fourth parcel is designated for a hotel. The PUD can also be amended for a different mix of commercial tenants.



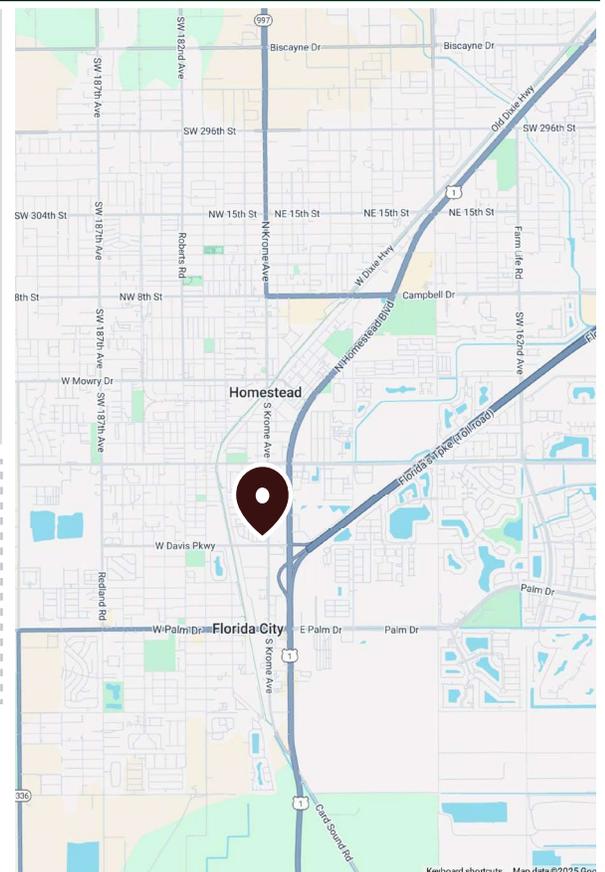
Pricing:
Call for pricing

Lot Feature:

- See site plan rendering below



Space Avail:
±5 acres



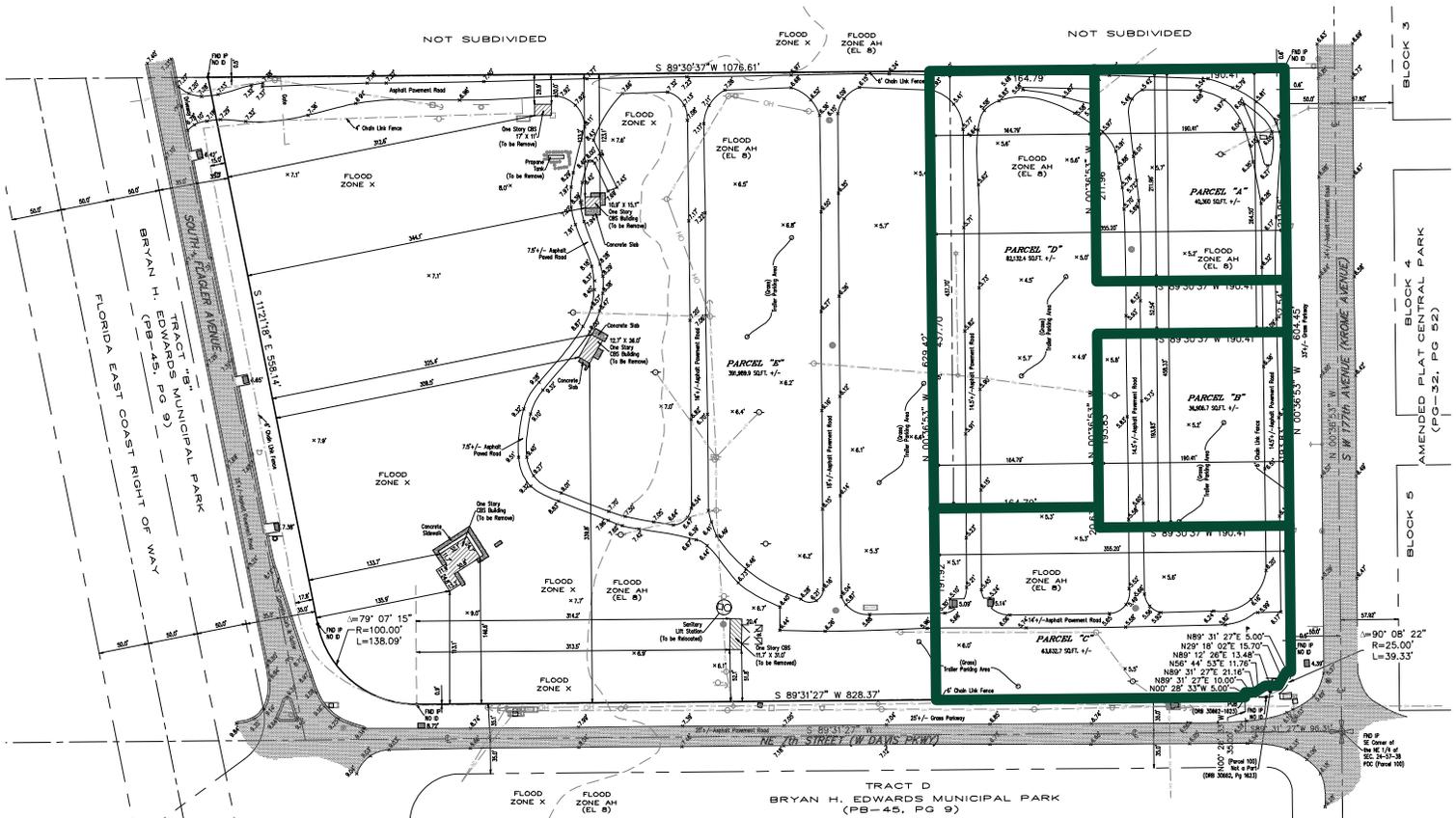
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SURVEY



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NW CORNER OF DAVIS PKWY AND N. KROME AVE
FLORIDA CITY, FL 33034

PROPERTY AERIAL



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AMENITIES MAP



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AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 35.7 Miles From Miami International Airport
- 39.6 Miles From PortMiami
- 40 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



AREA DEMOGRAPHICS

KEY FACTS

344,965
Population

37.2

Median Age



Average Household Size



\$129,107

Average Household Income

STATISTICS RADIUS

5 Miles

BUSINESS



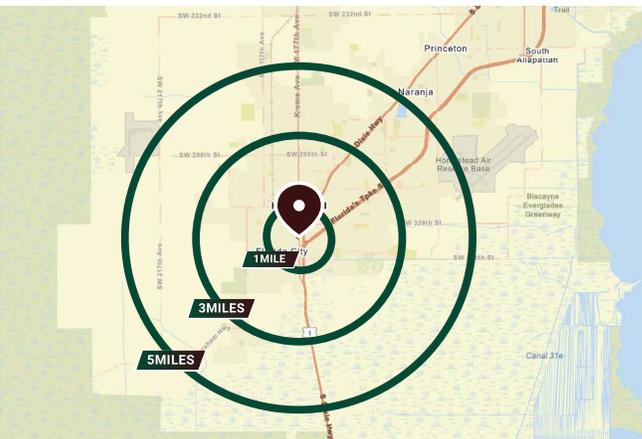
17,700

Total Businesses



236,819

Total Employees



2025 Summary

Population 12,414
Households 6,766
Families 2,752
Average Household Size 1.83
Owner Occupied Housing Units 3,370
Renter Occupied Housing Units 3,396
Median Age 41.5
Median Household Income \$119,894
Average Household Income \$197,921

1 Mile

Population 12,414
Households 6,766
Families 2,752
Average Household Size 1.83
Owner Occupied Housing Units 3,370
Renter Occupied Housing Units 3,396
Median Age 41.5
Median Household Income \$119,894
Average Household Income \$197,921

3 Miles

Population 131,113
Households 63,730
Families 28,038
Average Household Size 2.04
Owner Occupied Housing Units 30,534
Renter Occupied Housing Units 33,196
Median Age 38.7
Median Household Income \$87,452
Average Household Income \$145,137

5 Miles

Population 344,965
Households 155,596
Families 73,843
Average Household Size 2.18
Owner Occupied Housing Units 71,828
Renter Occupied Housing Units 83,768
Median Age 37.2
Median Household Income \$78,343
Average Household Income \$129,107

2030 Summary

Population 13,532
Households 7,449
Families 3,010
Average Household Size 1.81
Owner Occupied Housing Units 3,679
Renter Occupied Housing Units 3,770
Median Age 42.1
Median Household Income \$132,736
Average Household Income \$213,853

1 Mile

Population 13,532
Households 7,449
Families 3,010
Average Household Size 1.81
Owner Occupied Housing Units 3,679
Renter Occupied Housing Units 3,770
Median Age 42.1
Median Household Income \$132,736
Average Household Income \$213,853

3 Miles

Population 135,035
Households 66,843
Families 29,066
Average Household Size 2.00
Owner Occupied Housing Units 32,878
Renter Occupied Housing Units 33,965
Median Age 39.9
Median Household Income \$101,823
Average Household Income \$162,333

5 Miles

Population 360,579
Households 166,914
Families 76,821
Average Household Size 2.12
Owner Occupied Housing Units 77,305
Renter Occupied Housing Units 89,609
Median Age 37.8
Median Household Income \$89,339
Average Household Income \$143,177

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