



For More Information

Naranja Lakes Plaza

FOR LEASE

27525 South Dixie Highway | Miami, FL 33032

Space Available: **710 - 7,797 SF**
Lease Rate & Type: **\$33.00 PSF, NNN**

Craig Merlin

+1 305 987 4401

cmerlin@naimiami.com

Jeremy S. Larkin

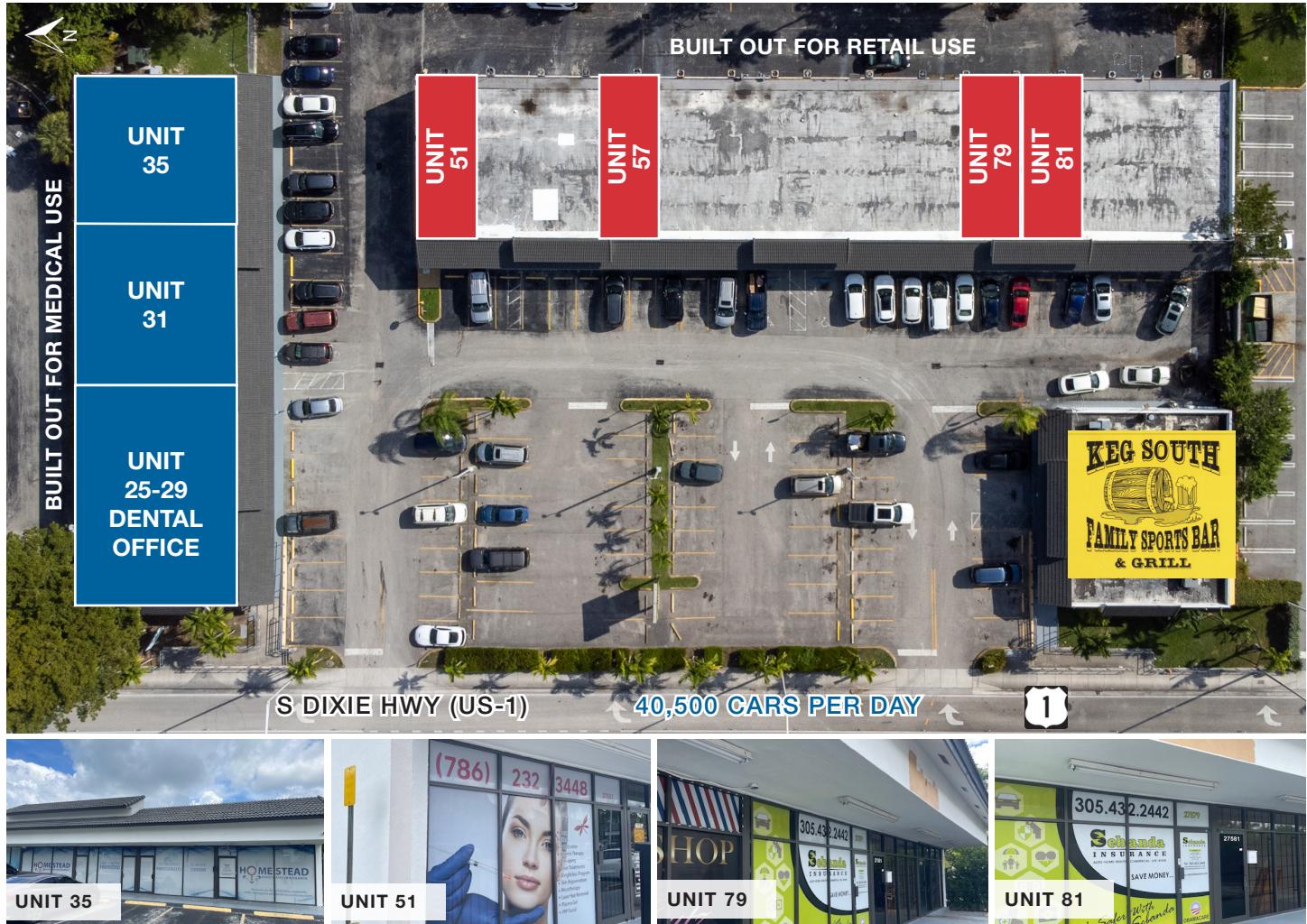
+1 786 260 0402

jlarkin@naimiami.com

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Naranja Lakes Plaza

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Property Features

- Flexible layouts
- North building is built out for medical use
- Unit 25-29 is a 2nd generation dental office
- Excellent frontage on South Dixie Highway
- Ample on site parking
- Prominent signage availability
- Below market rates

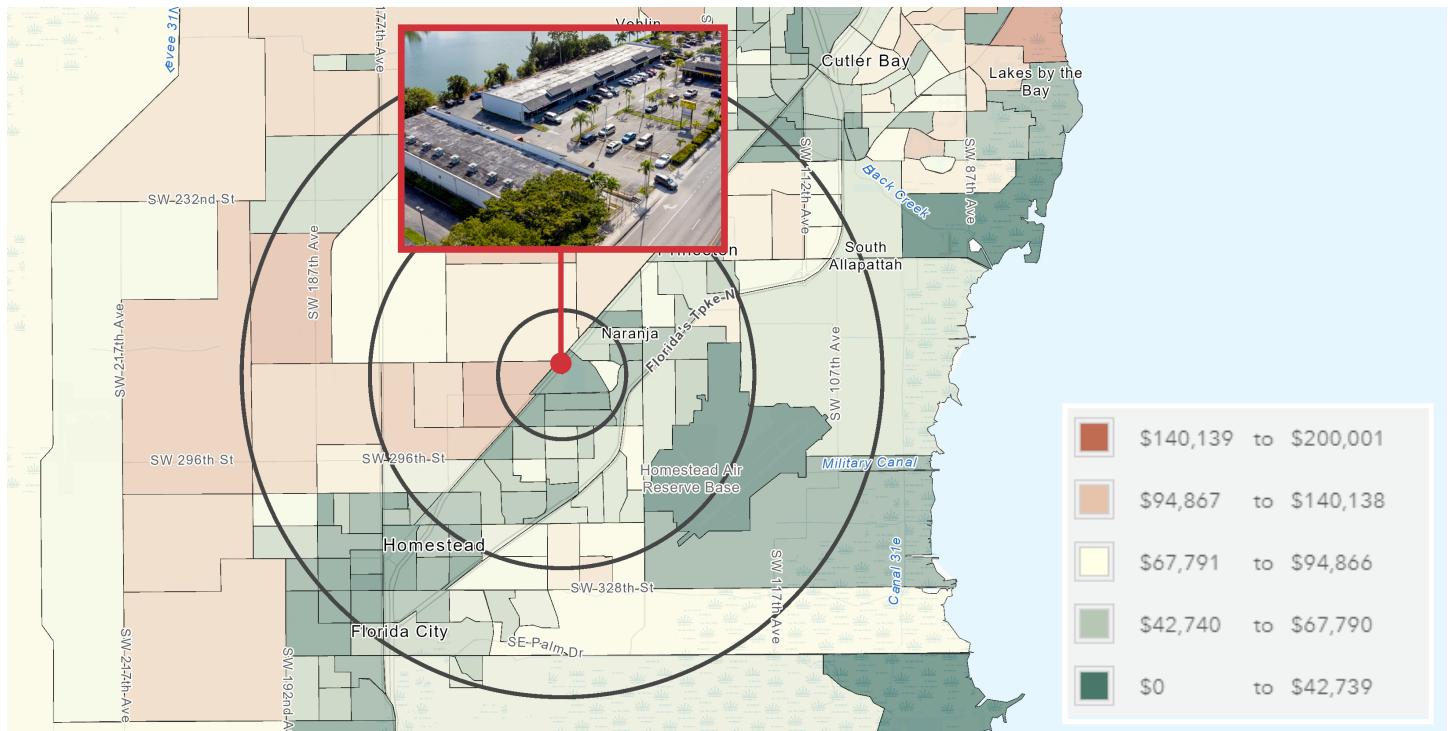
Availability

Unit #	Size	Use	Lease Rate & Type
25-29	2,157 SF*	Dental	\$33.00 PSF, NNN
31	2,840 SF*	Medical	\$33.00 PSF, NNN
35	2,800 SF*	Medical	\$33.00 PSF, NNN
51	710 SF	Retail	\$33.00 PSF, NNN
57	710 SF	Retail	\$33.00 PSF, NNN
79	710 SF	Retail	\$33.00 PSF, NNN
81	710 SF	Retail	\$33.00 PSF, NNN

* can be combined up to 7,797 SF

Demographics

27525 South Dixie Highway | Miami, FL 33032



Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	18,930	109,194	220,978
Households	6,415	33,570	67,317
Families	4,675	26,789	53,175
Average Household Size	2.94	3.24	3.26
Median Age	34.9	35.6	35.3
Median Household Income	\$44,066	\$65,477	\$70,111
Average Household Income	\$71,101	\$87,793	\$88,899

Retail Map

27525 South Dixie Highway | Miami, FL 33032



Location Features

- Dense residential population/growth
- Easy access to Florida's Turnpike and surrounding neighborhoods
- Strong demographics with significant residential and commercial density nearby
- Close proximity to Cutler Bay & Homestead markets
- High visibility from both northbound and southbound lanes of South Dixie Highway
- Surrounded by rapidly growing communities in South Miami-Dade

Traffic Count



South Dixie Highway (US-1) 40,500

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NAI Miami
Fort Lauderdale



9655 South Dixie Highway, Suite 300, Miami, FL 33156

+1 305 938 4000

naimia-ftl.com

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