

Retail



# 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

**For More Information**

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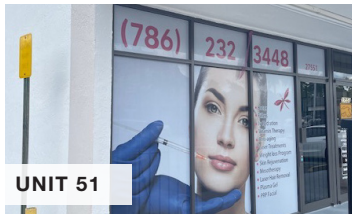
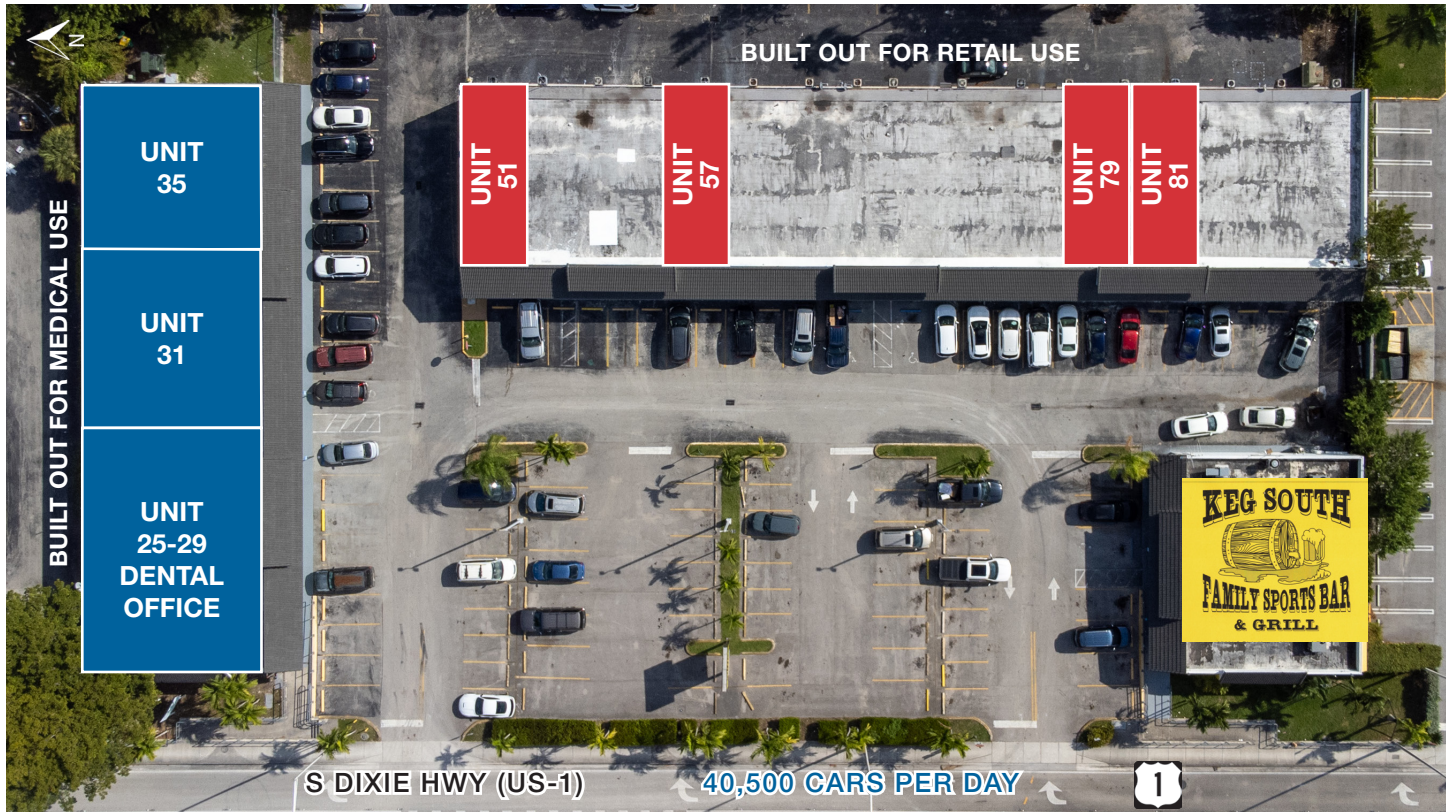
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**NAI** Miami  
Fort Lauderdale



# Naranja Lakes Plaza

27525 South Dixie Highway | Miami, FL 33032



## 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



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

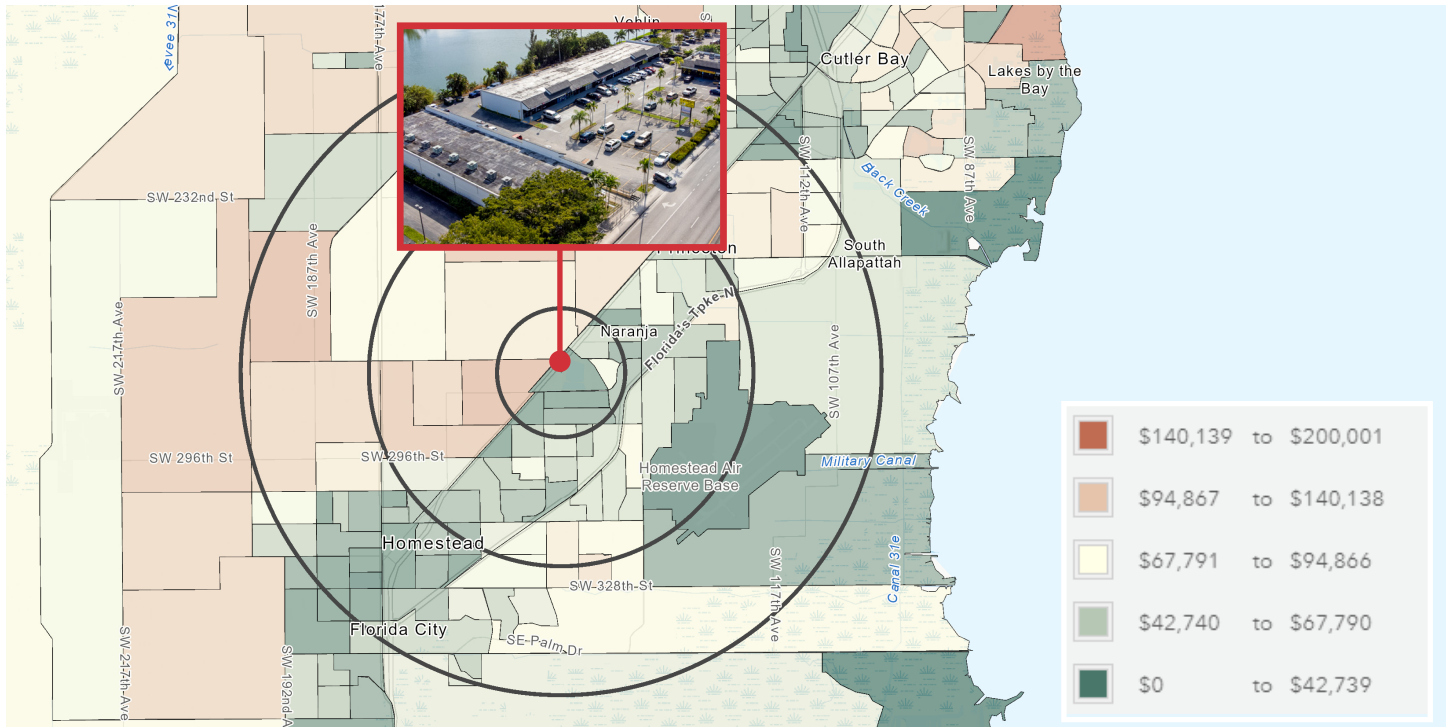
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# Demographics

27525 South Dixie Highway | Miami, FL 33032



## Demographic Summary



RADIUS

	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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## For More Information

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