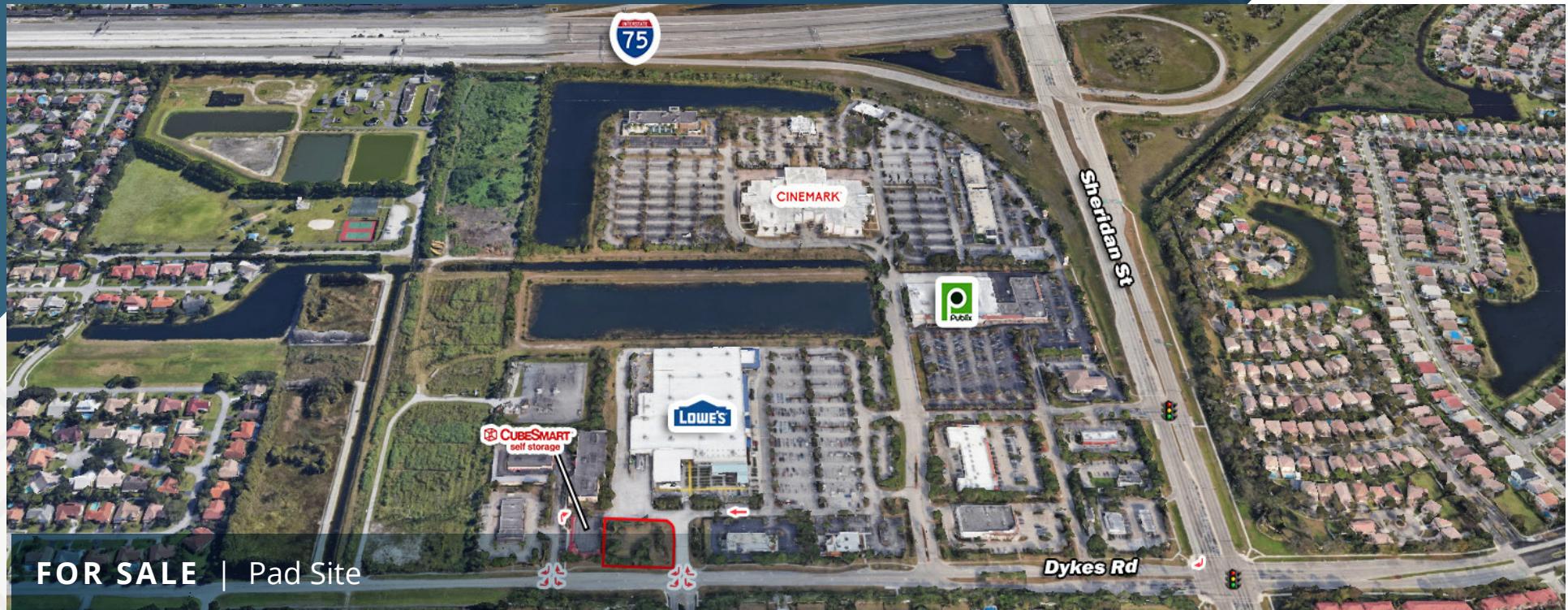




# Lowe's Carve Out Site

6600 Dykes Rd, Southwest Ranches, FL 33331



0.55 AC

Lot Size

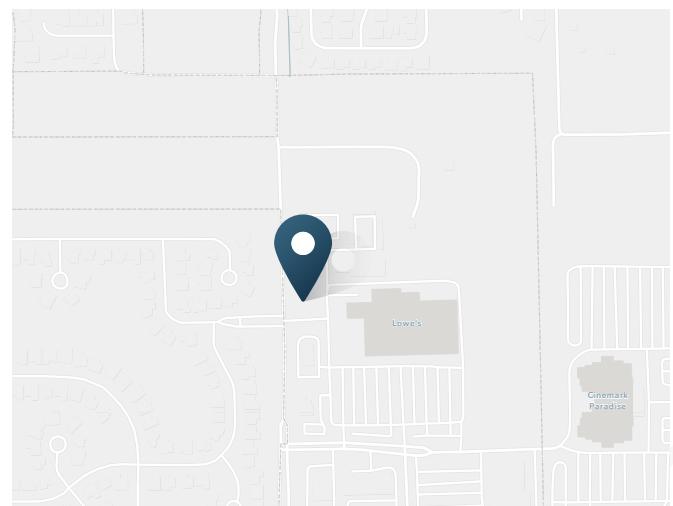
43,000 VPD

Traffic Count on  
Sheridan St

Contact  
Broker  
Asking Price

## ABOUT THE PROPERTY

- Excellent opportunity off I-75 and Sheridan St
- Surrounded by residential communities with average HHI of \$161,875
- Traffic generators include Lowe's, Publix, Cinemark, McDonald's, Starbucks, etc
- Easy access to major roadways and highways



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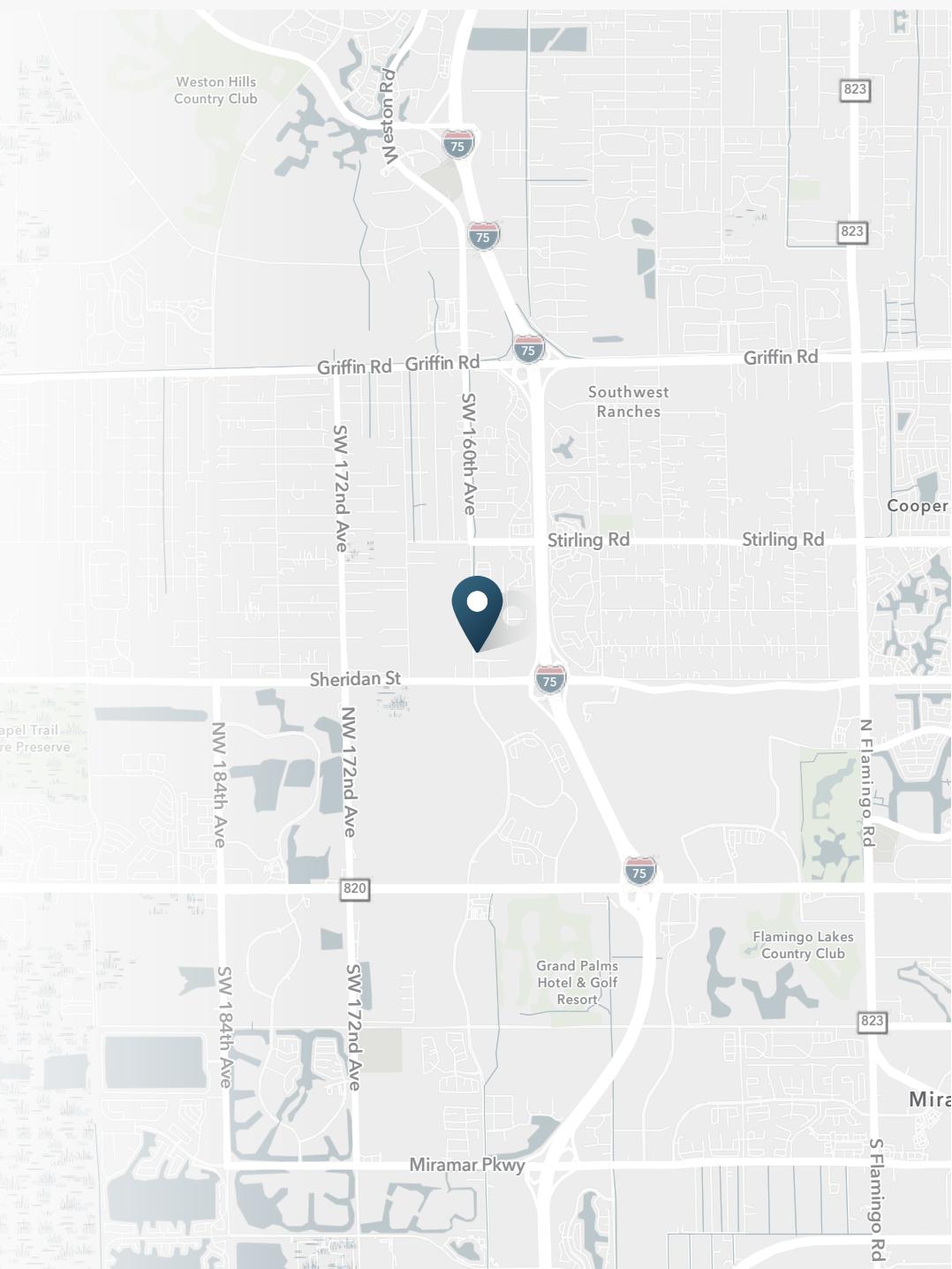


## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	10,424	85,441	238,431
2028 Projected Population	10,206	84,474	240,270
Projected Annual Growth Rate 2023 to 2028	-0.42%	-0.23%	0.15%
Daytime Population			
2023 Daytime Population	6,547	68,197	206,456
Workers	2,148	28,420	96,341
Residents	4,399	39,777	110,115
Income			
2023 Est. Average Household Income	\$161,875	\$147,518	\$133,881
2023 Est. Median Household Income	\$124,381	\$110,933	\$100,903
Households & Growth			
2023 Estimated Households	3,326	28,858	82,562
2028 Estimated Households	3,257	28,528	83,288
Projected Annual Growth Rate 2023 to 2028	-0.42%	-0.23%	0.18%
Race & Ethnicity			
2023 Est. White	38%	36%	35%
2023 Est. Black or African American	13%	13%	16%
2023 Est. Asian or Pacific Islander	9%	8%	8%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	39%	42%	41%
2023 Est. Hispanic (Any Race)	46%	49%	49%

► **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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