

SITE

CUBESMART
self storage

LOWE'S

THE ORIGINAL
PANCAKE HOUSE
SINCE 1983

Abundant Fish
FRESH FISH

Little Caesars

my gym

CINEMARK

Walgreens

Publix

Starbucks

McDonald's

CEVICHES
DIVINES

PIOLA
FAMOSI PER LA PIZZA

15,000 VPD

Dykes Rd

Sheridan St

43,000

FOR SALE

Lowe's Carve Out Site

6600 Dykes Rd, Southwest Ranches, FL 33331



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0.55 AC

Lot Size

43,000 VPD

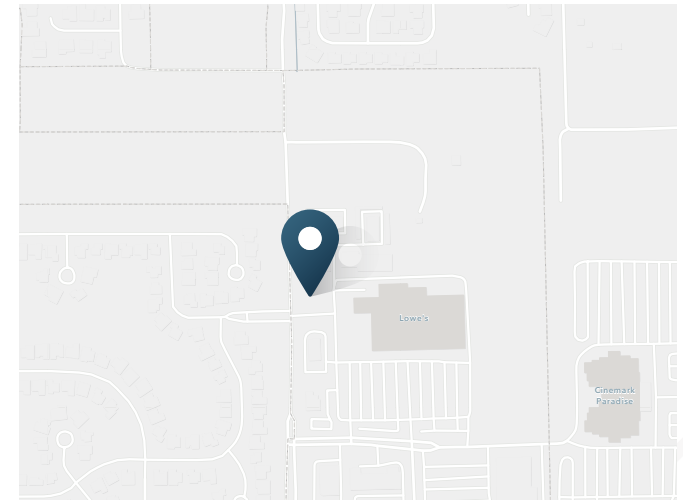
Traffic Count on
Sheridan St

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

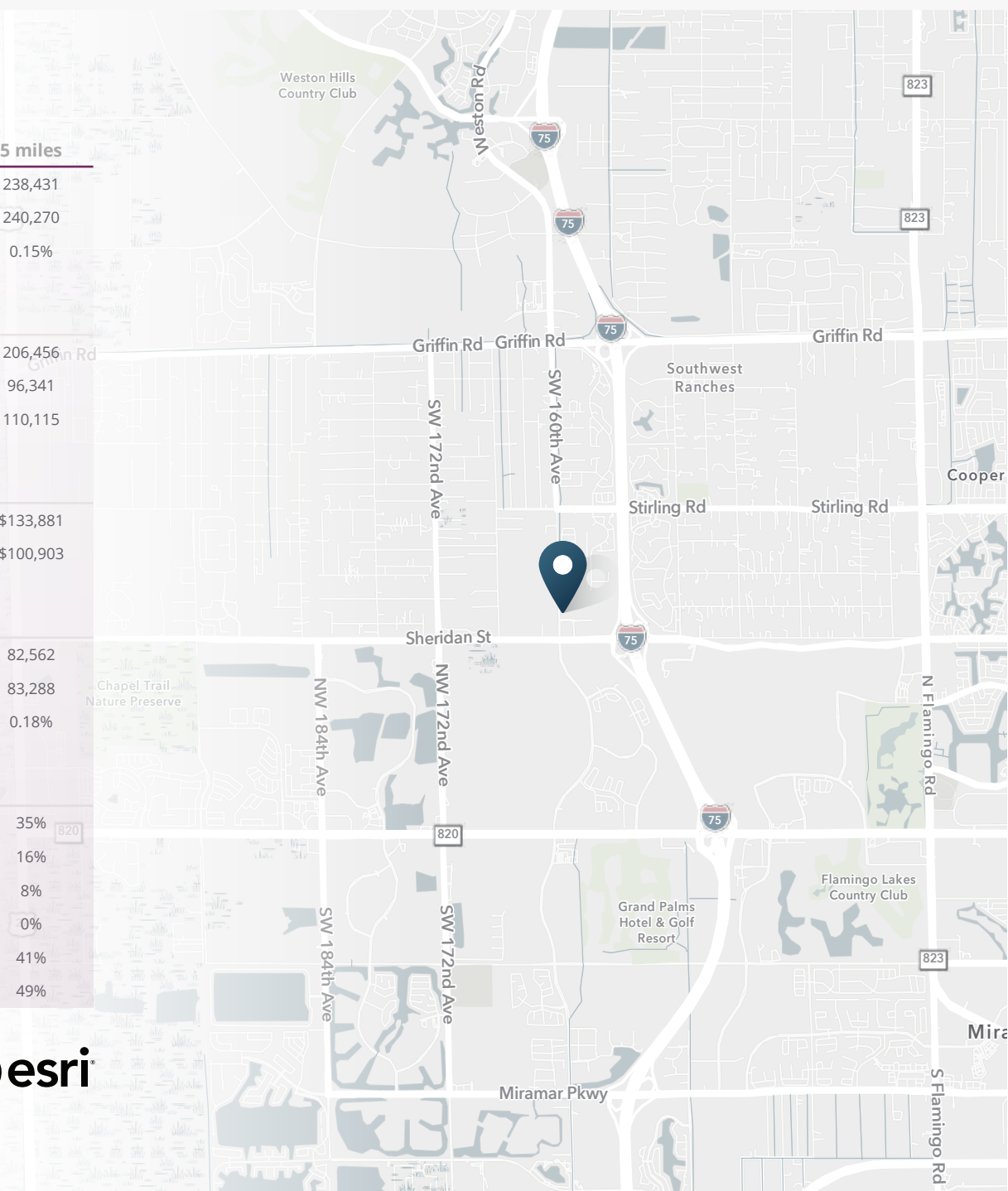
2023 Estimated Households	3,326	28,858	82,562
2028 Estimated Households	3,257	28,528	83,288
Projected Annual Growth Rate 2023 to 2028	-0.42%	-0.23%	0.18%

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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