



Naranja Lakes Plaza

FOR LEASE

27525 South Dixie Highway | Miami, FL 33032

Space Available: 710 - 5,640 SF
Lease Rate & Type: \$33.00 PSF, NNN

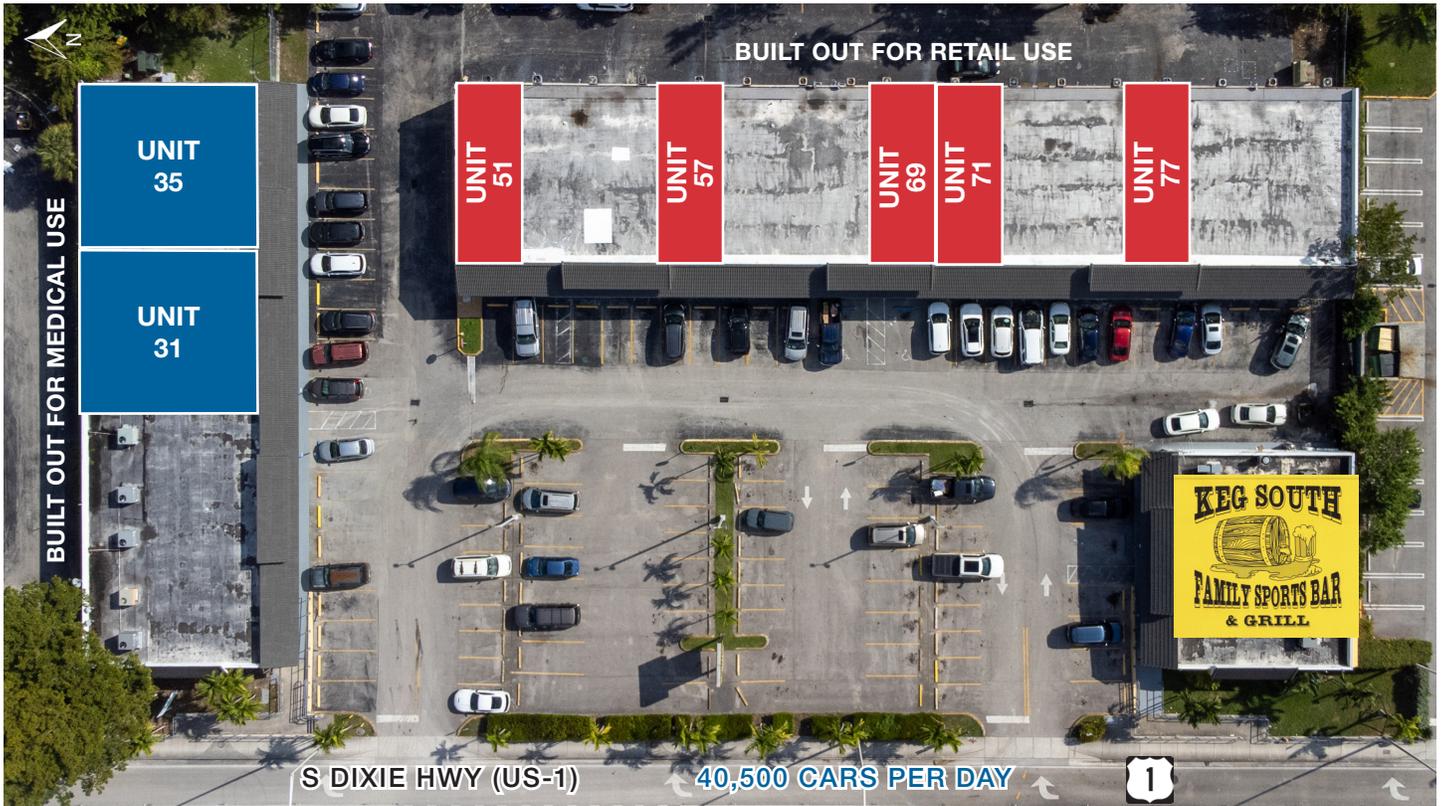
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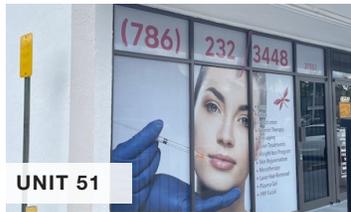
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Naranja Lakes Plaza

27525 South Dixie Highway | Miami, FL 33032



UNIT 35



UNIT 51



UNIT 79



UNIT 81

Property Features

- Flexible layouts
- North building is built out for medical use
- Excellent frontage on South Dixie Highway
- Ample on site parking
- Prominent signage availability
- Below market rates

* Units 31 and 35 can be combined up to 5,640 SF

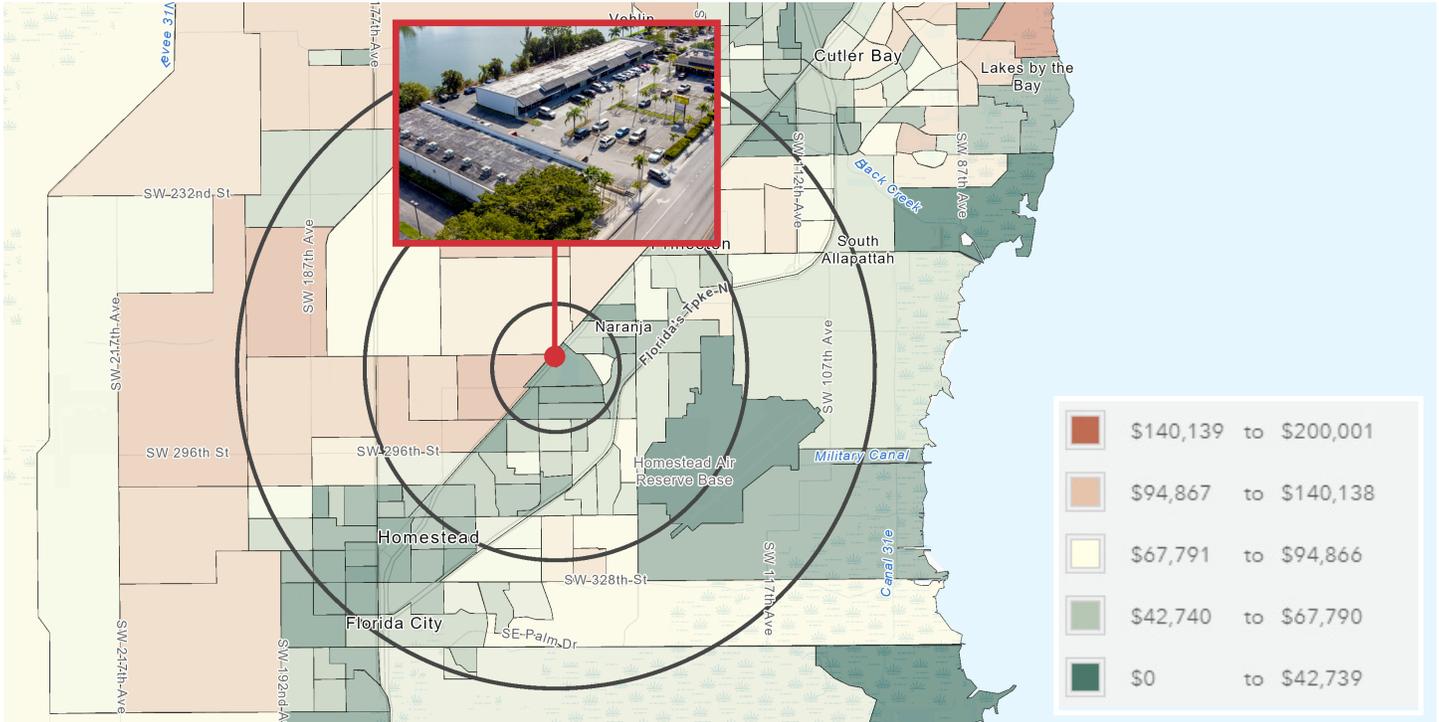
* Units 69 and 71 can be combined up to 1,420 SF

Availability

Unit #	Size	Use	Lease Rate & Type
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
69	710 SF*	Retail	\$33.00 PSF, NNN
71	710 SF*	Retail	\$33.00 PSF, NNN
77	710 SF	Retail	\$33.00 PSF, NNN

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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