



NEWLY RENOVATED

Shoppes at Naranja Lakes

FOR LEASE

27455 South Dixie Highway | Miami, FL 33032

Space Available: **7,500 - 32,155 SF**
Vacant Land Available: **4.27 Acres**
Lease Rate & Type: **\$22.00 - \$24.00 PSF, NNN**

For More Information

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For more listings visit: naimia-ftl.com/properties

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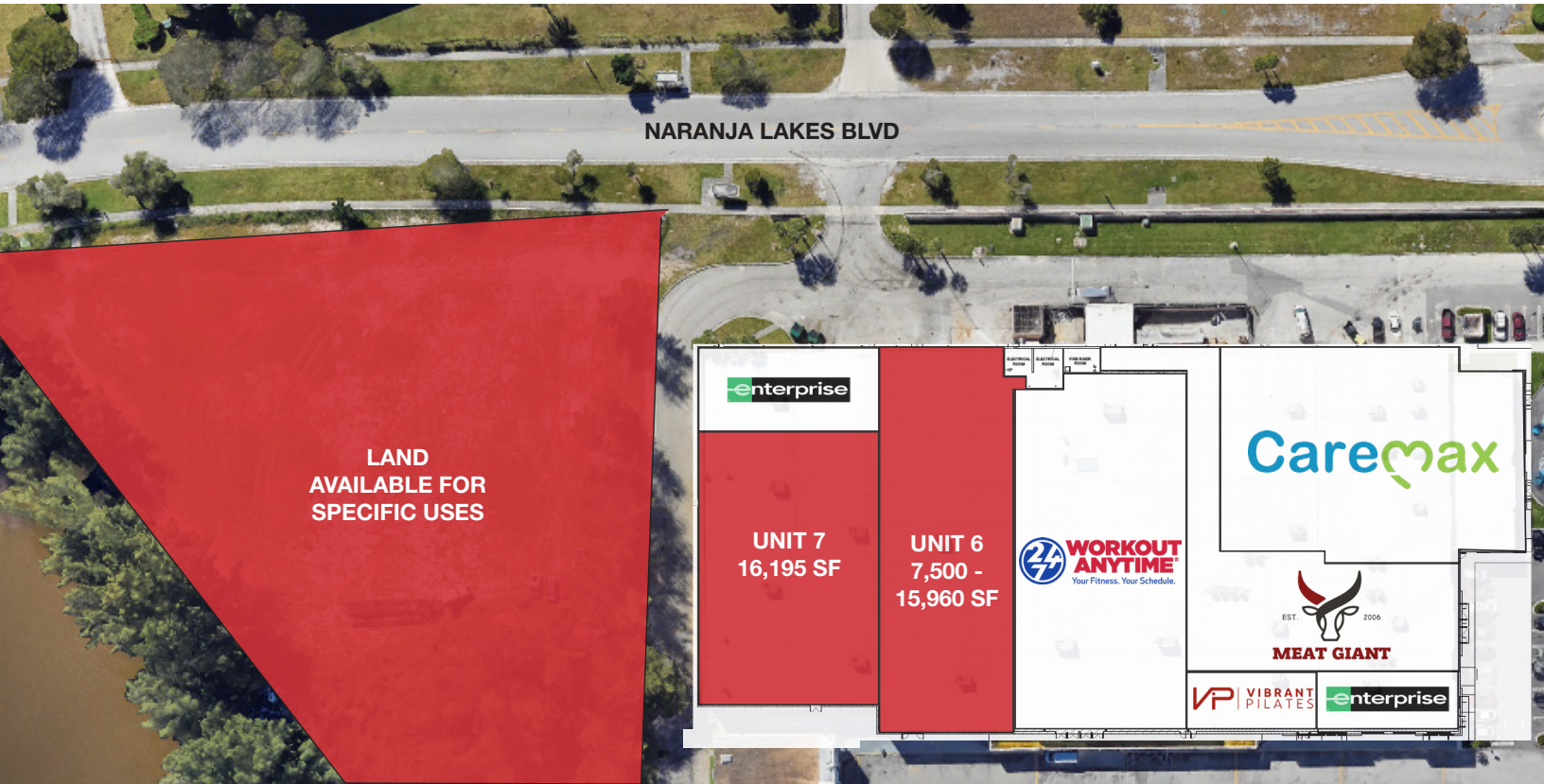
Property Features

- Excellent frontage on South Dixie Highway
- Modern façade with large storefront windows for high visibility
- Ample parking
- High ceilings and open floor plans suitable for various retail uses
- Signage opportunities available for maximum exposure
- Vacant Land available for specific uses



Site Plan

27455 South Dixie Highway | Miami, FL 33032



Availability

Unit #	Size	Lease Rate & Type
Unit 6* Restaurant Space	7,500 - 15,960 SF	\$22.00 PSF, NNN
Unit 7*	16,195 SF	\$24.00 PSF, NNN
Land	4.27 Acres	Negotiable

*Unit 6 can be divided into two spaces

*Unit 6 and 7 can be combined for a total of 32,155 SF

Retail Map

27455 South Dixie Highway | Miami, FL 33032



Location Features

- Close proximity to national retailers, restaurants, and major shopping centers
- Easy access to Florida's Turnpike and surrounding neighborhoods
- Strong demographics with significant residential and commercial density nearby
- High visibility from both northbound and southbound lanes of South Dixie Highway
- Surrounded by rapidly growing communities in South Miami-Dade

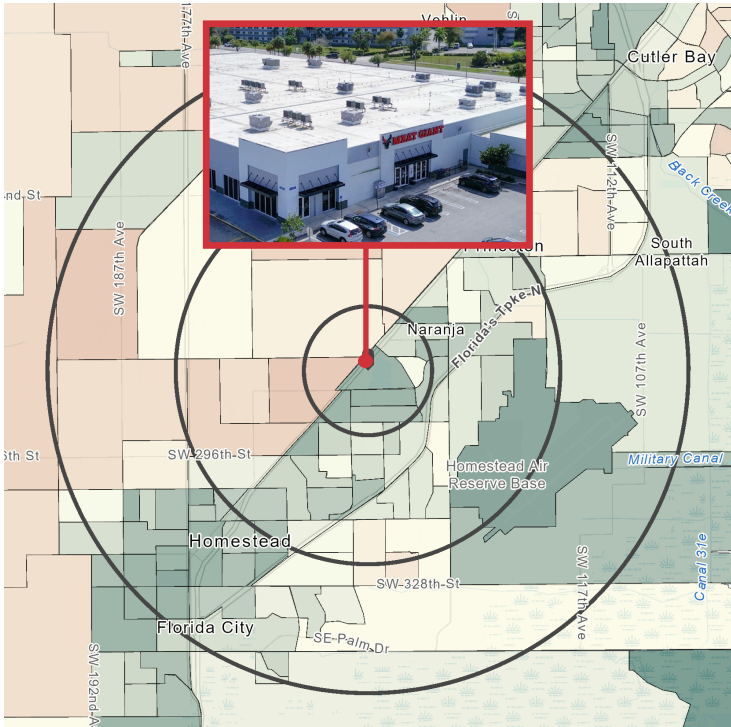
Traffic Count



South Dixie Highway (US 1)	43,000
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Demographics

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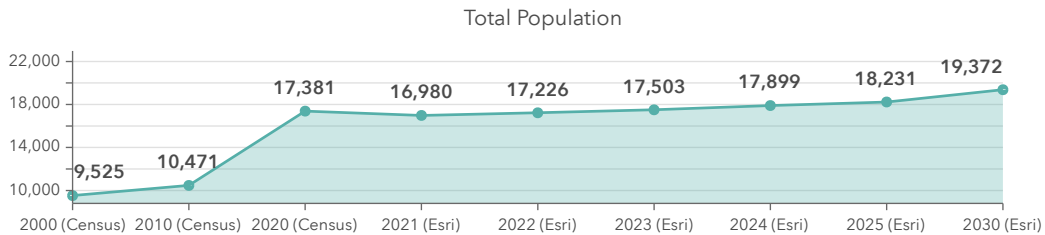


2025 Median Household Income by Block Groups

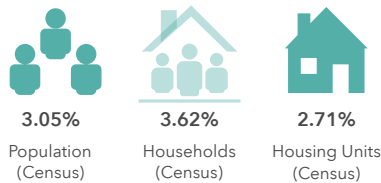


	1 Mile	3 Miles	5 Miles
Population	18,930	109,194	220,978
Households	6,415	33,570	67,317
Families	4,675	26,789	53,175
Average HH Size	2.94	3.24	3.26
Median Age	34.9	35.6	35.3
Median HH Income	\$44,066	\$65,477	\$70,111
Average HH Income	\$71,101	\$87,793	\$88,899

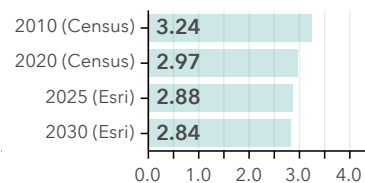
Community Change Snapshot Based on 1 Mile Radius



2000-2020 Compound Annual Growth Rate



Average Household Size



For More Information

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