

# 1.03-Acre Marathon Site

## FOR LEASE

6495 Overseas Highway  
Marathon, FL 33050

Building Size: **3,088 SF**  
Total Available: **1.03 AC (45,000 SF)**  
Lease Rate: **\$175,000 Per Year**

## For More Information

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**MARATHON  
INTERNATIONAL  
AIRPORT**

**OVERSEAS HIGHWAY (US-1)**  
**30,500 CARS PER DAY**

**Retail**

# 1.03-Acre Marathon Site

6495 Overseas Highway | Marathon, FL 33050

## Property Features

- 1.03 acres (45,000 SF) on Overseas Highway with 30,500 cars per day
- Corner lot with ample parking space
- In the center of Marathon
- 3,088-SF former restaurant
- 95 seat capacity
- Leasing rate: \$175,000 per year

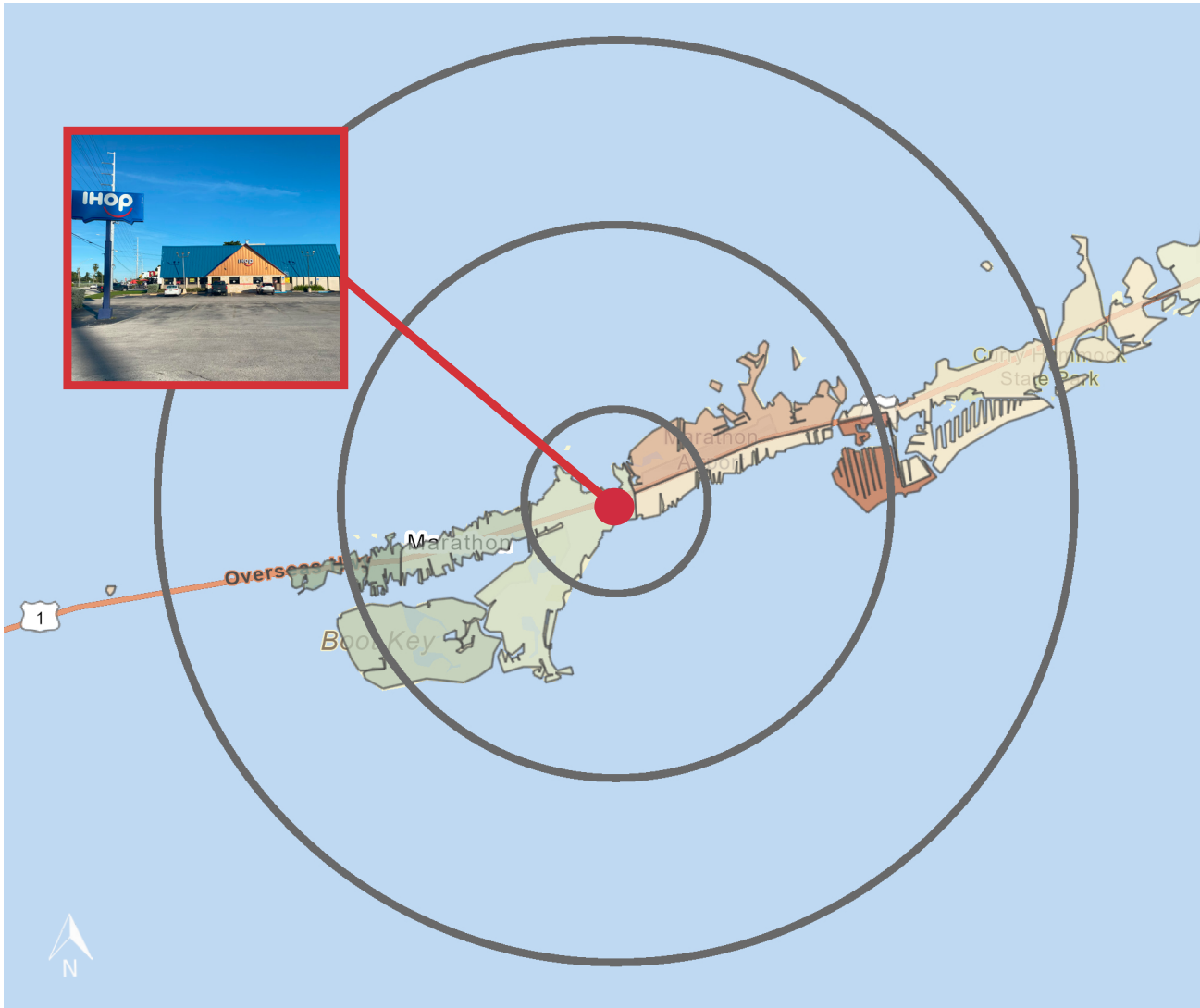
## Location Features

- Next to Marathon International Airport
- 230 feet on Overseas Highway



# Demographics

6495 Overseas Highway | Marathon, FL 33050



## Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	3,759	9,145	10,434
Households	1,611	4,044	4,652
Average Household Size	2.25	2.82	2.23
Median Age	51.3	39.2	51.7
Median Household Income	\$68,022	\$63,051	\$62,775
Average Household Income	\$98,536	\$100,243	\$99,248

## Average Household Income



2023 Average  
Household Income:  
**\$102,000**



# Retail Map - Macro

6495 Overseas Highway | Marathon, FL 33050



# Retail Map - Micro

6495 Overseas Highway | Marathon, FL 33050



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