

JUNIOR BOX UNITS AVAILABLE SHOPPES AT NARANJA LAKES

27455 S DIXIE HIGHWAY / US 1
MIAMI, FL 33032



**LISTING
WEBSITE**



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

GROCERY ANCHORED SHOPPING CENTER W/FRONTAGE ON HIGH-TRAFFIC US-1 S. DIXIE HWY

Lee & Associates presents retail space available for lease at Shoppes at Naranja Lakes, a recently renovated grocery-anchored shopping center with over 600 feet of prime frontage along US-1 South Dixie Highway. Available spaces include two junior box spaces on the eastern end of the building, benefiting from an updated modern façade and storefronts, and excellent exposure to high traffic counts along US 1 South Dixie Hwy. The center provides ample parking with 509 spaces (5.2 per 1,000 SF), plus shared parking access with the neighboring Fresco Y Mas center.

This property offers generous tenant improvement allowances for credit tenants, providing a flexible and attractive opportunity for a wide variety of retail uses.

Strategically located at the intersection of US-1 and 274th Street, Shoppes at Naranja Lakes enjoys easy access to major routes, including the nearby Florida Turnpike. The property sits across from the South Miami-Dade busway, enhancing its accessibility via public transit. The surrounding area is rapidly developing, with over 10,000 new residential units in various stages of construction within a 5-mile radius, and is adjacent to a new Walmart Neighborhood Center. This bustling neighborhood, with its strong residential growth and retail synergy, creates an ideal setting for businesses looking to capture a growing market.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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ASKING \$19.95 SF/YR NNN



Redeveloped Retail Shopping Center

92,351 SF on ±9 AC
600' Frontage on US-1
509 Parking Spaces (5.2:1000)
\$6.75 SF/yr CAM



Immediate Co-Tenancy:

Workout Anytime
CareMax
Enterprise
VP Vibrant Pilates
Meat Giant

Prime Location:

Grocery-Anchored shopping center alongside other neighboring retailers such as **Fresco Y Mas**, **Family Dollar**, **RAC**, **AutoZone**, **Dominos**, and more!



High-Growth Market:

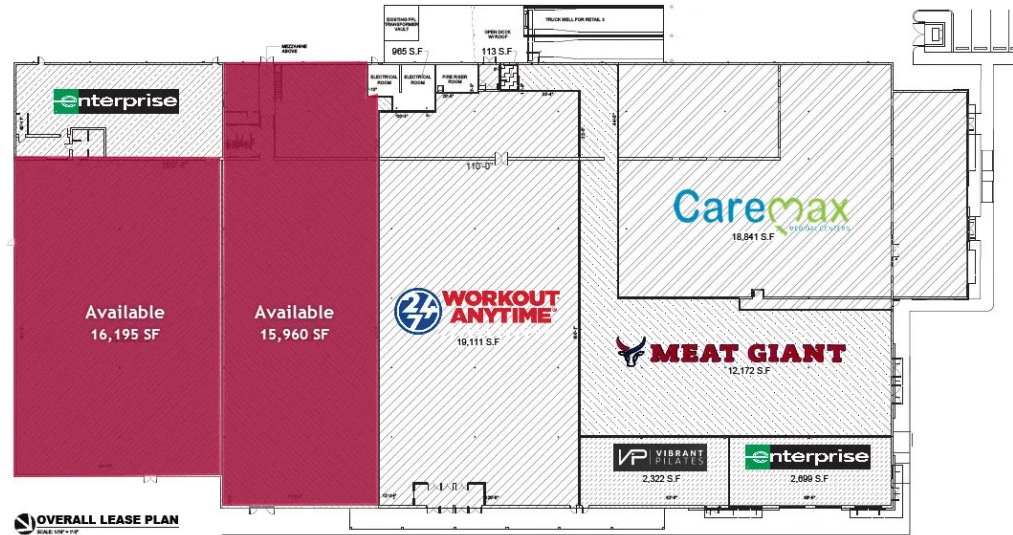
Over 10,000 new rooftops within a 5-mile radius including new housing developments by Lennar, DR Horton, and more!



Available Units:

- Suite 6 - 15,960 SF
- Suite 7 - 16,195 SF

AVAILABLE SPACES FOR LEASE



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 6	15,960 SF	NNN	\$19.95 SF/yr	\$6.75 SF/yr CAM. In-line junior box space. Can be demised or combined with Suite 7 for larger concepts.
■ Suite 7	16,195 SF	NNN	\$19.95 SF/yr	\$6.75 SF/yr CAM. Eastern end-cap space w/access to additional parking. Potential for a second rear entrance. Can be combined with Suite 6 for larger concepts.

ADDITIONAL PHOTOS



ADJACENT SHOPPING CENTER CO-TENANCY



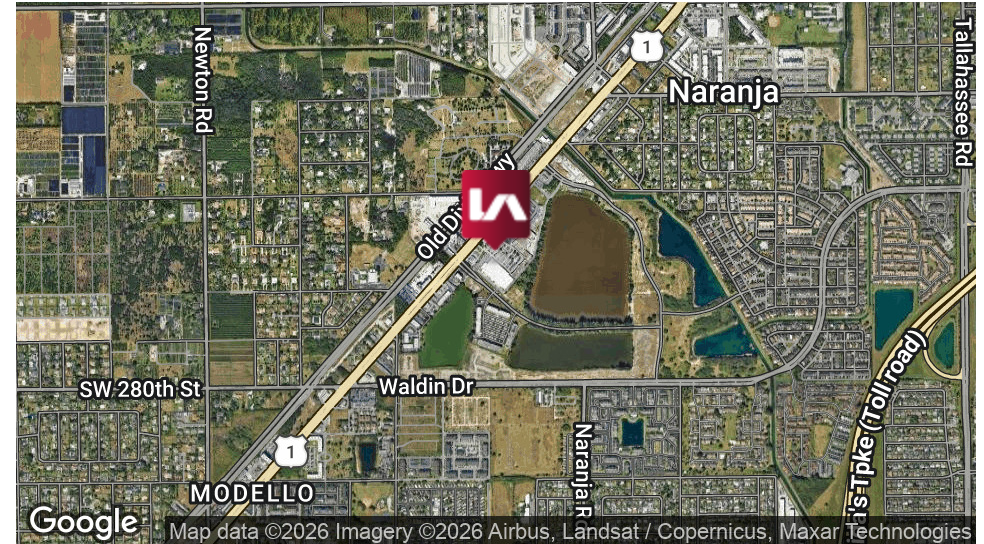
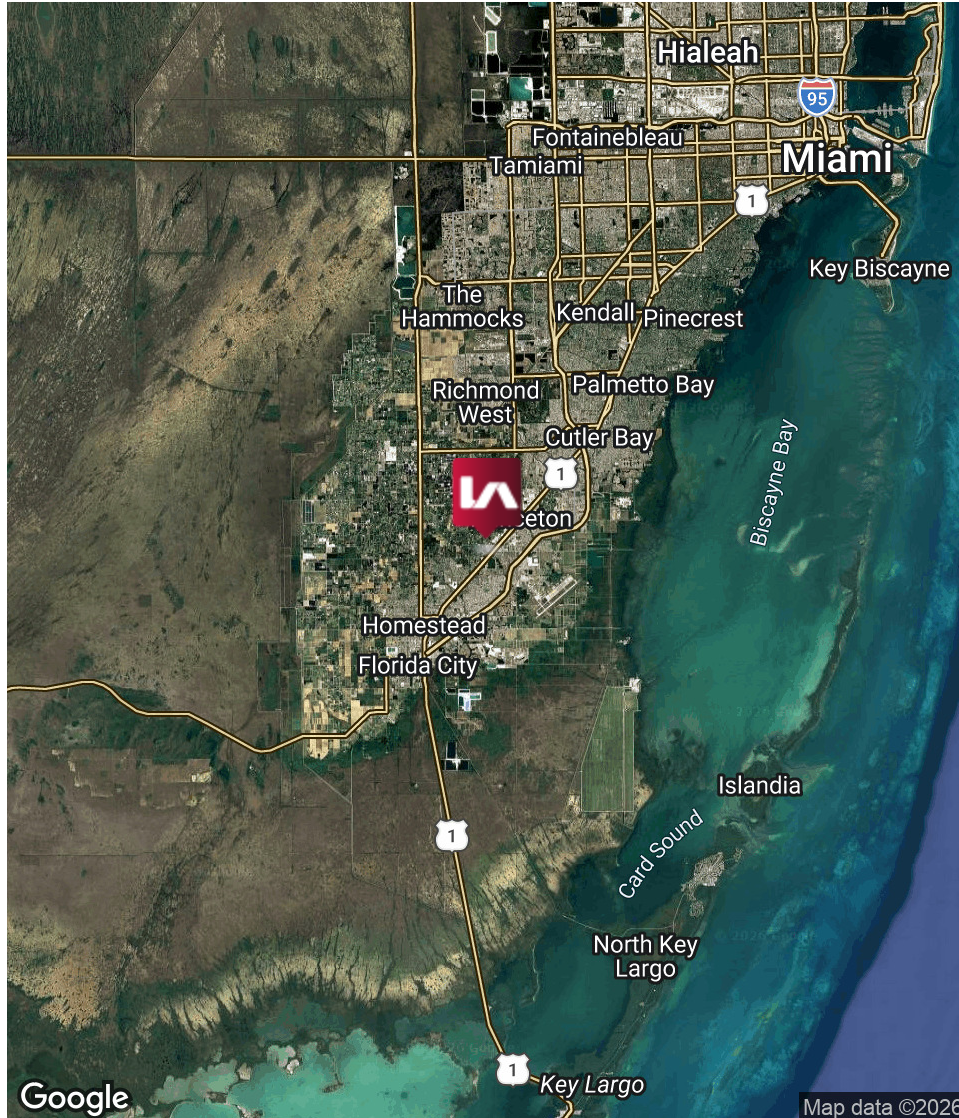
ADJACENT SHOPPING CENTER CO-TENANCY



FRONTING US-1 HIGH-TRAFFIC RETAIL CORRIDOR



REGIONAL MAP



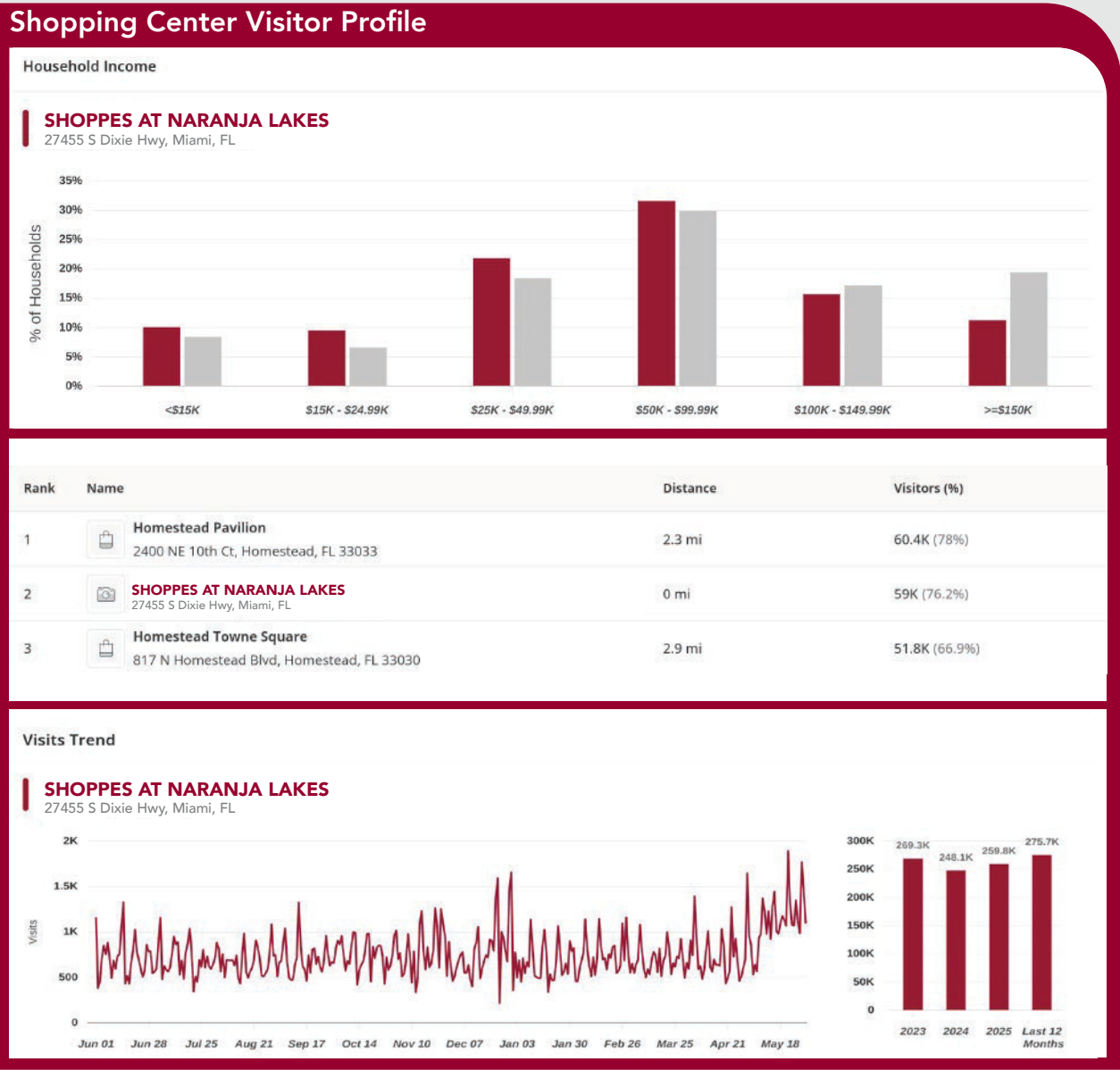
LOCATION OVERVIEW

The subject property is located on the east side of US-1 at 274th street and is easily accessible from the Florida Turnpike. With 600 feet of frontage on US-1 it has great visibility and high traffic counts of 40,000 AADT.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
TRAFFIC COUNT:	46,000
SUBMARKET:	South Dade
CROSS STREETS:	US 1 S Dixie Highway / SW 274 Street

VISITOR DATA (PLACER.AI)



Data provided by Placer Labs, Inc. (www.placer.ai)



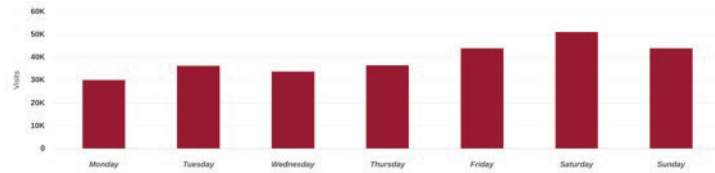
VISITOR DATA (PLACER.AI)

Visitor Trends & Journey Analysis

Daily Visits

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL



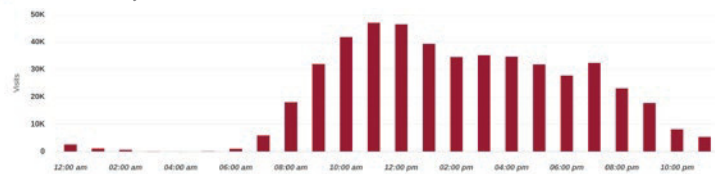
Visits | Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL



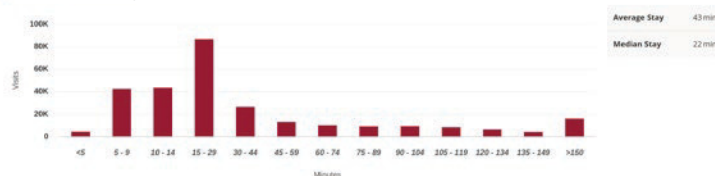
Visits | Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Visit Duration

SHOPPES AT NARANJA LAKES

27455 S Dixie Hwy, Miami, FL



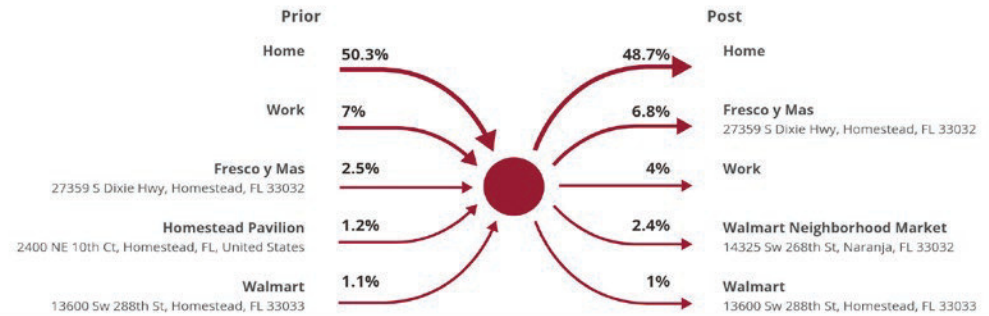
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Visitor Journey

SHOPPES AT NARANJA LAKES

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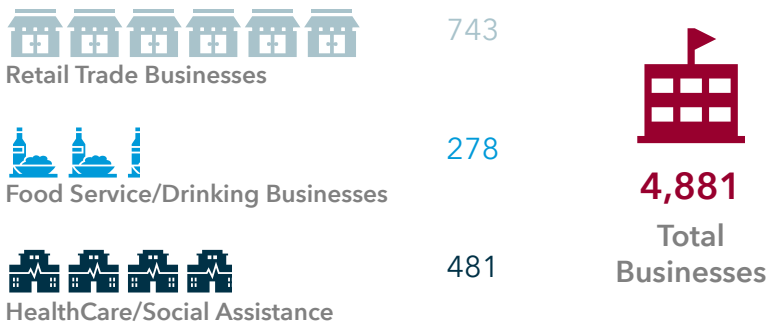


Prior			Post		
Rank	Property	Foot-Tra...	Rank	Property	Foot-Tra...
1	Fresco y Mas S Dixie Hwy, Homestead, FL	2.6%	1	Fresco y Mas S Dixie Hwy, Homestead, FL	7%
2	Homestead Pavilion NE 10th Ct, Homestead, FL	1.4%	2	Walmart Neighborhood Market Sw 268th St, Naranja, FL	2.6%
3	El Car Wash S Dixie Hwy, Homestead, FL	1.1%	3	Walmart SW 288th St, Homestead, FL	1.1%
4	Walmart SW 288th St, Homestead, FL	1%	4	Homestead Pavilion NE 10th Ct, Homestead, FL	0.8%
5	Walmart Neighborhood Market Sw 268th St, Naranja, FL	0.9%	5	McDonald's Ushy, Naranja, FL	0.7%
6	Biscayne Shoppes SW 288th Street, Homestead, FL	0.8%	6	Homestead Towne Square N Homestead Blvd, Homestead, FL	0.7%
7	Dixie Center Old Dixie Hwy, Homestead, FL	0.6%	7	Family Dollar S Dixie Hwy, Homestead, FL	0.7%
8	Homestead Towne Square N Homestead Blvd, Homestead, FL	0.6%	8	Sunset Plaza S Dixie Hwy, Homestead, FL	0.6%
9	Royal Gate Center Sw, Homestead, FL	0.5%	9	Mobil S Dixie Highway, Homestead, FL	0.6%
10	AutoZone S Dixie Hwy, Naranja, FL	0.5%	10	Publix NE 41st Ter, Homestead, FL	0.6%

Data provided by Placer Labs, Inc. (www.placer.ai)

RETAIL BENCHMARKS: 15 MIN RADIUS

BUSINESSES



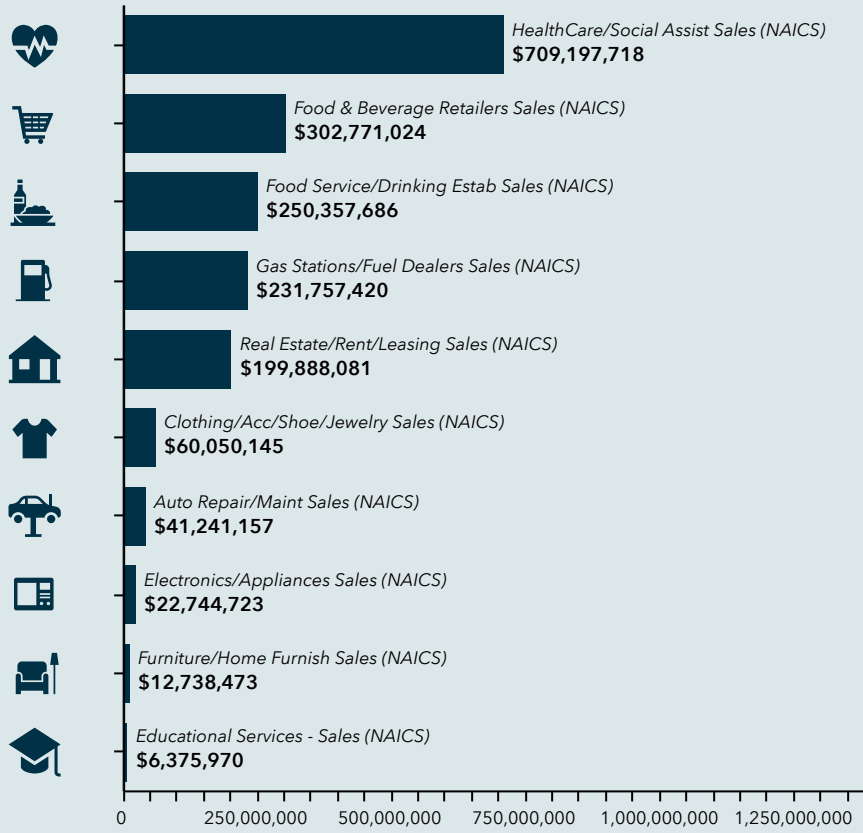
CONSUMER TRENDS

ANNUAL HOUSEHOLD SPENDING



ANNUAL BUSINESS REVENUE

NAICS Industry Sales



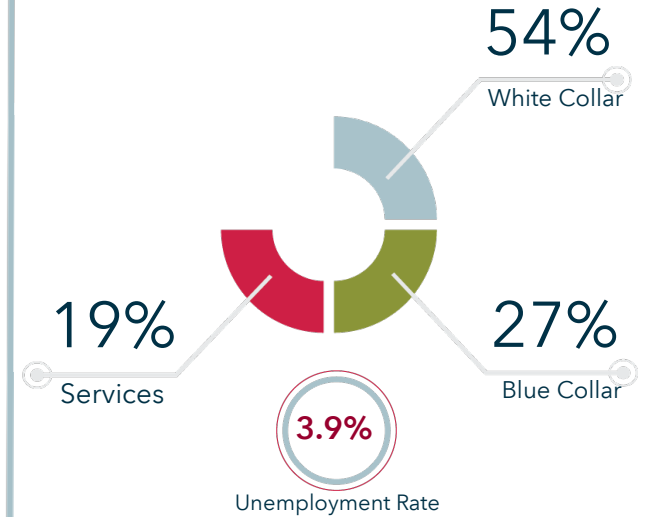
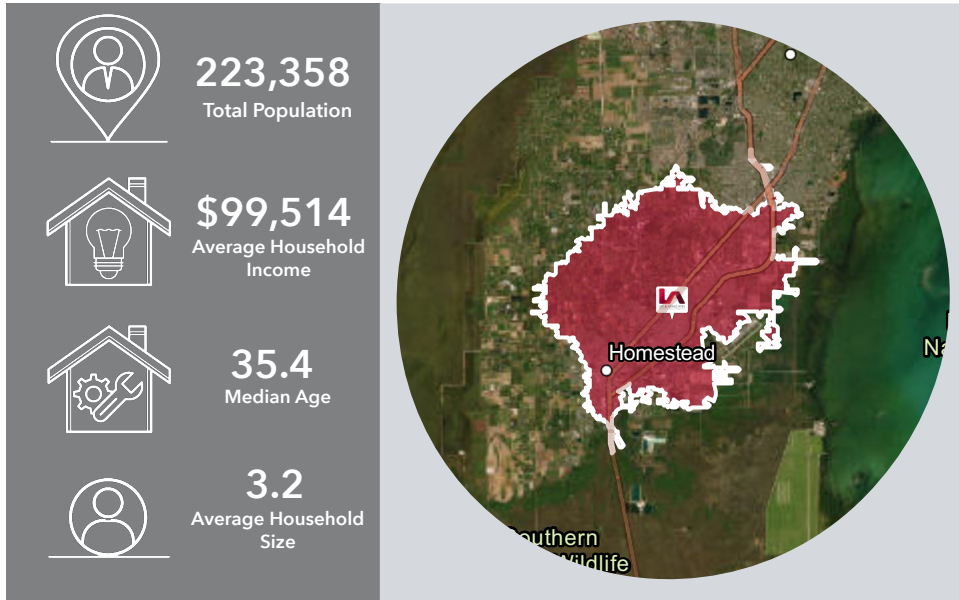
DEMOGRAPHIC PROFILE: 15 MIN RADIUS

KEY FACTS

Drive time of 15 minutes

Annual Average Consumer Spending

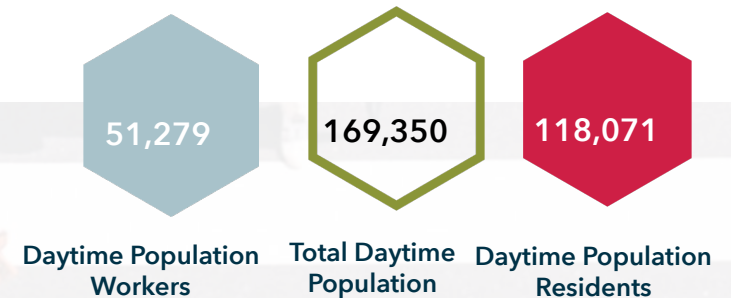
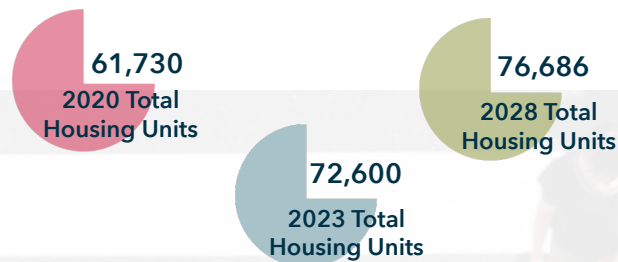
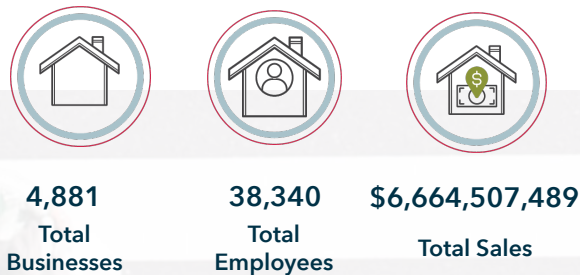
EMPLOYMENT TRENDS

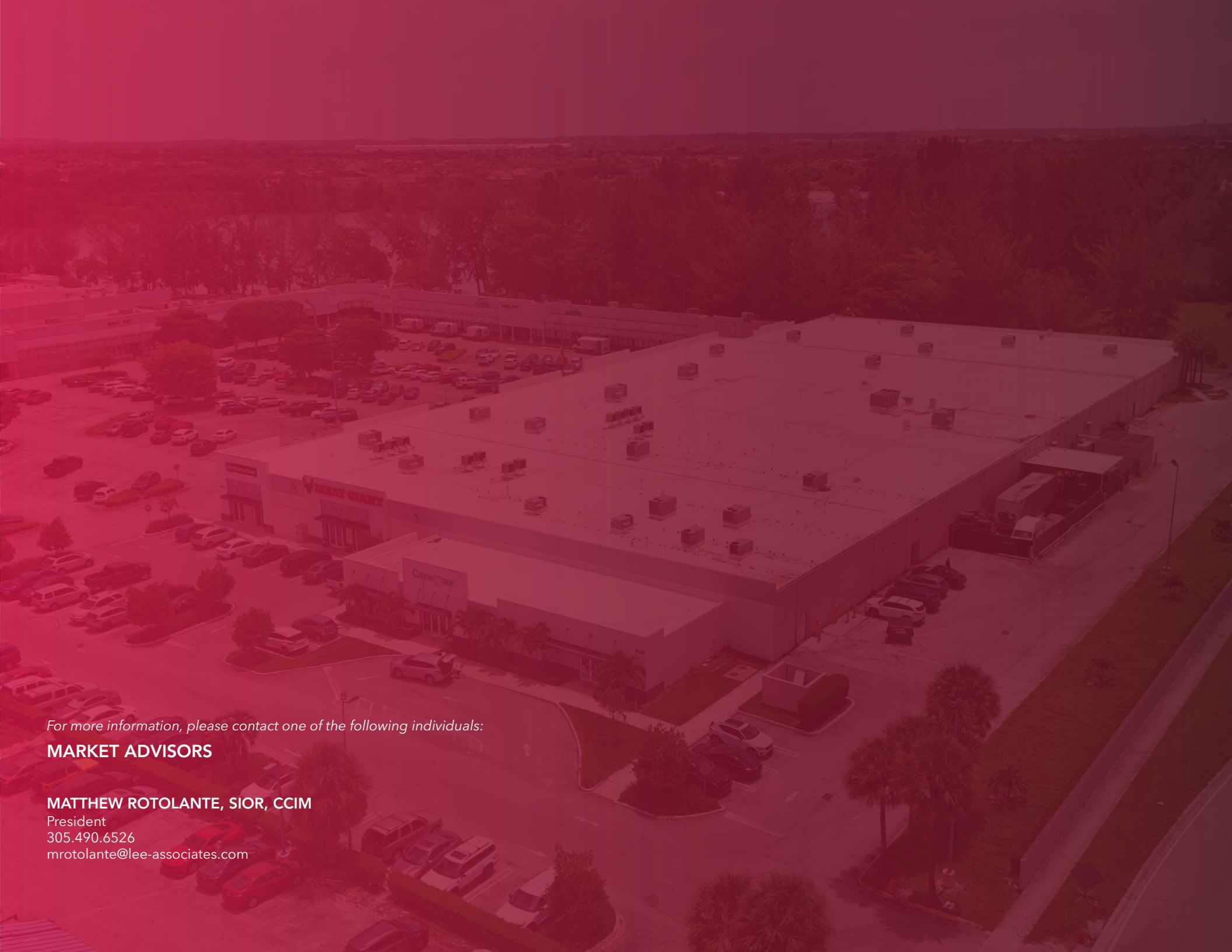


BUSINESS

HOUSING UNITS

DAYTIME POPULATION





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