

# SHOPPES AT NARANJA LAKES

27455 SOUTH DIXIE HIGHWAY  
MIAMI, FL 33032



FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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# PROPERTY SUMMARY

27455 S. Dixie Highway, Miami, FL 33032



## PROPERTY DESCRIPTION

Shoppes at Naranja Lakes is a redefined anchored shopping center redevelopment. This 94,240 SF neighborhood shopping center sits on 9 Acres with over 600 feet of frontage on US-1 South Dixie Highway where retailers enjoy a daily traffic count of over 46,000 AADT. The shopping center is directly across from South Miami-Dade County busway public transit stops, and has roughly 509 parking spaces for a 5.2 per 1000 sf, with additional shared parking available with the adjacent Fresco Y Mas anchored shopping center. One of the available units includes outdoor space perfect for a playground area to allow for a Daycare.

Shoppes at Naranja Lakes is located in a developing neighborhood nearby to a brand new Walmart Neighborhood shopping center development and adjacent to the planned Larkin Medical University to be located on the 48 acres directly behind the center. The area is projected to gain 6,000 new rooftops with many large single family and multifamily developments currently underway within a 5 mile radius.

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	10,000 - 43,320 SF
Lot Size:	9 Acres
Building Size:	94,240 SF
Zoning:	MC Mixed Use Corridor
Market:	South Florida
Submarket:	South Dade
Traffic Count:	46,000 AADT

# COMPLETE HIGHLIGHTS

27455 S. Dixie Highway, Miami, FL 33032



## LOCATION INFORMATION

Building Name	Shoppes at Naranja Lakes Redevelopment Now Leasing!
Street Address	27455 S. Dixie Highway
City, State, Zip	Miami, FL 33032
County	Miami-Dade
Market	South Florida
Sub-market	South Dade
Cross-Streets	US 1 / S. Dixie Highway & SW 274 Street (Naranja Lakes Blvd.)
Signal Intersection	Yes

## BUILDING INFORMATION

Tenancy	Multiple
Year Built	1983
Year Last Renovated	2004

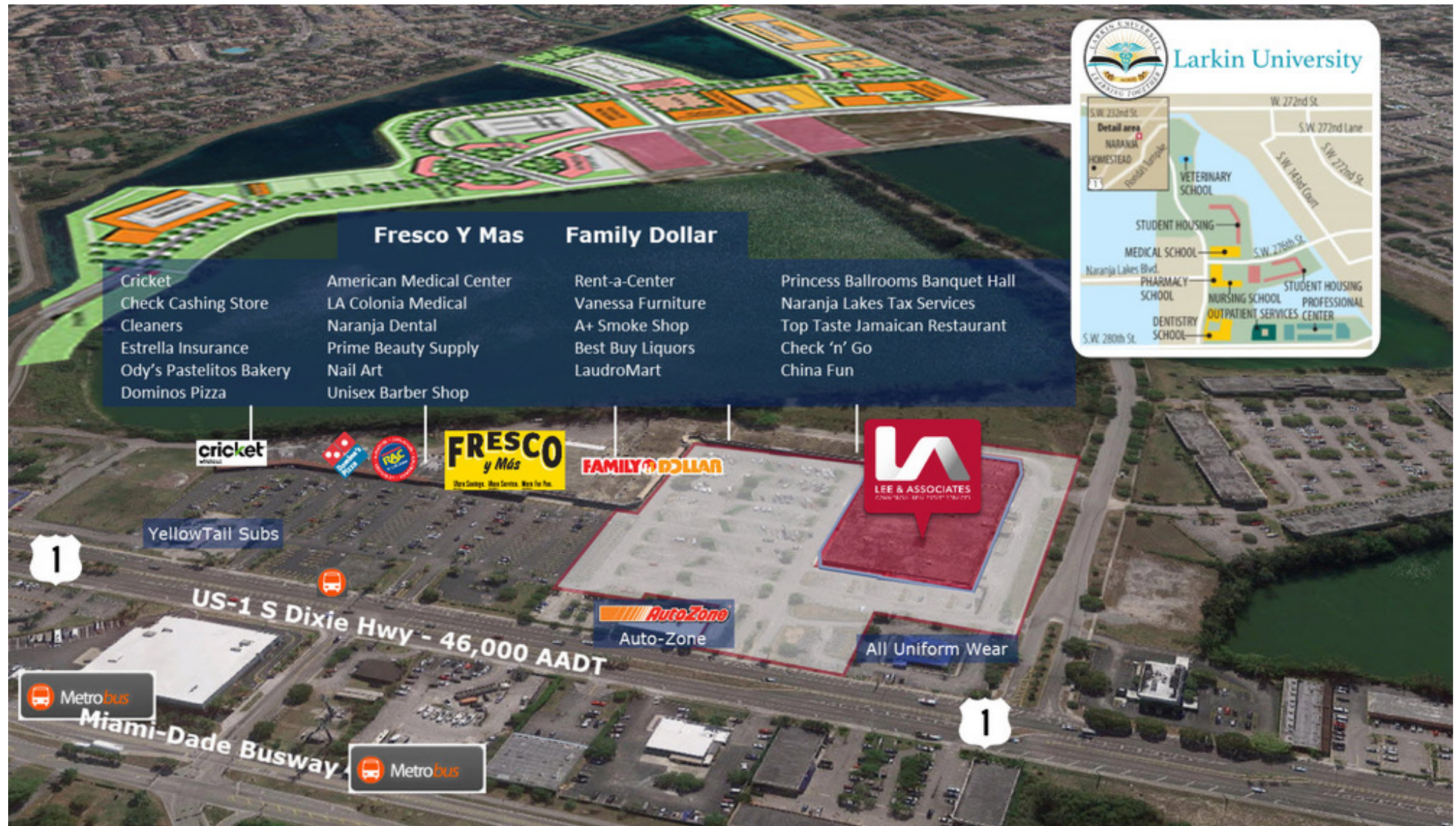
## PROPERTY HIGHLIGHTS

- 10,000 SF - 43,320 SF Contiguous Space Still Available!
- Over 600' of frontage on US-1 / S Dixie Highway with over 46,000 cars per day
- 509 parking spaces or 5.2 per 1000 sf, plus shared parking with adjacent Fresco Y Mas Grocery-Anchored Center
- Handsome TI Allowance Package Available for Credit Tenants with Term
- Anchored shopping center alongside other neighboring retailers such as Fresco Y Mas, Family Dollar, RAC, Autozone, Dominos, and more!
- Nearby to a brand new Walmart Neighborhood Center development project and planned Larkin Medical University
- Over 6,000 new rooftops under construction within a 5 mile radius!



# SHOPPING CENTER OVERVIEW

27455 S. Dixie Highway, Miami, FL 33032





# RETAIL MAP

27455 S. Dixie Highway, Miami, FL 33032





# NEARBY DEVELOPMENTS

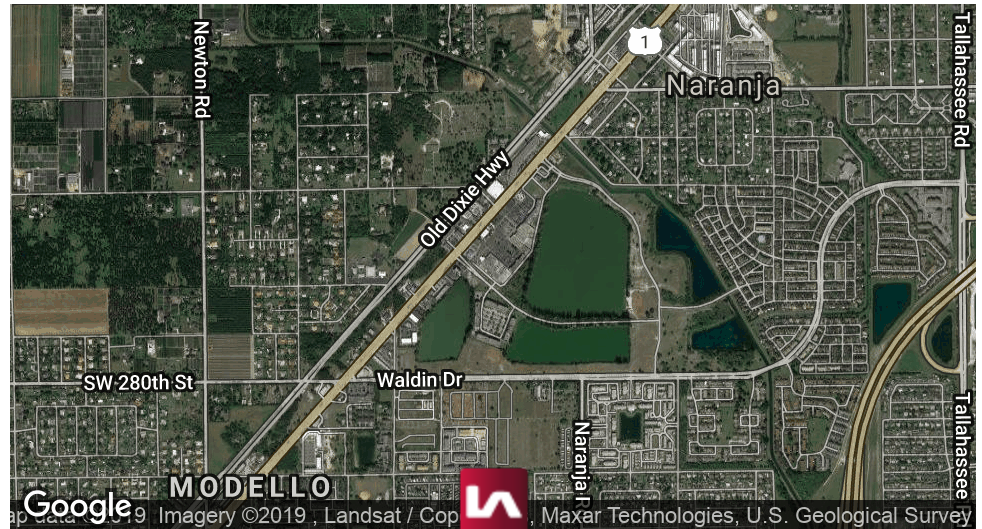
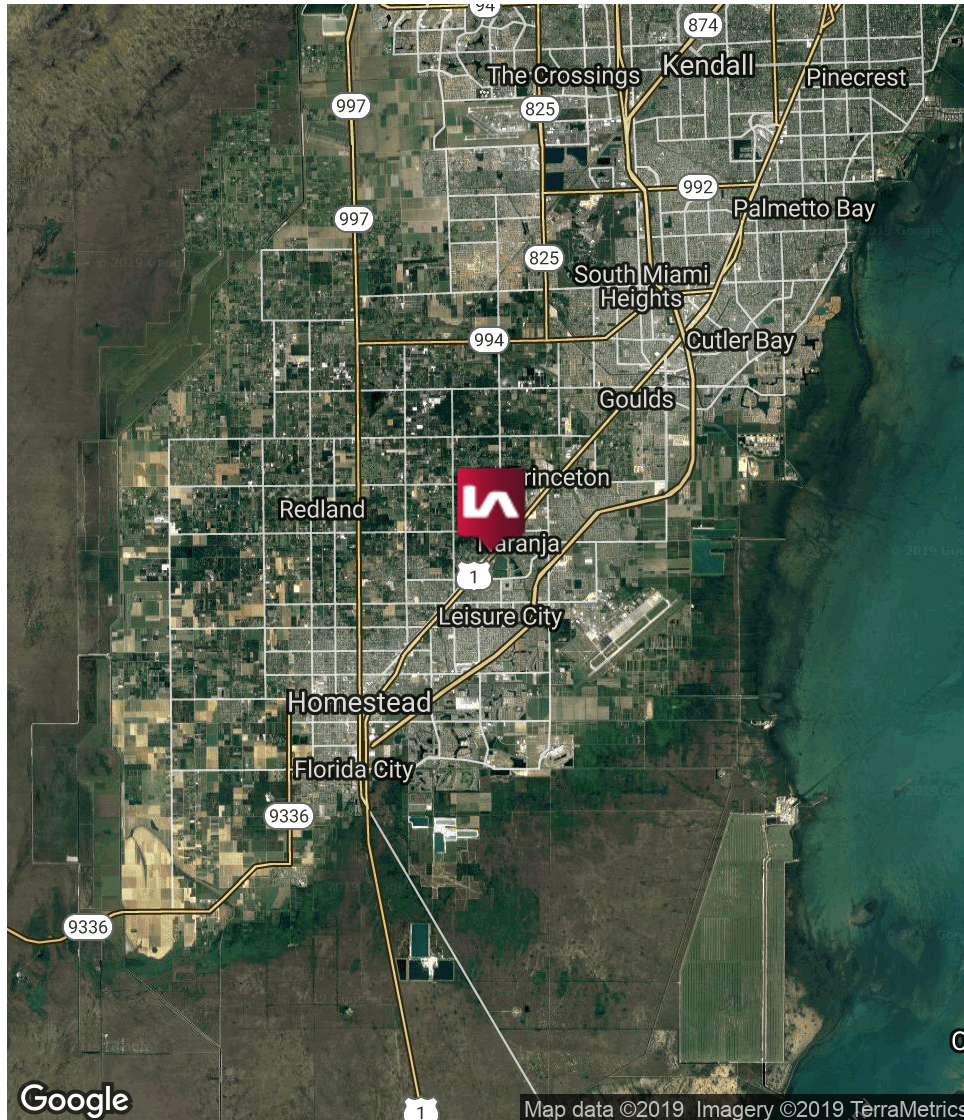
27455 S. Dixie Highway, Miami, FL 33032





# LOCATION MAPS

27455 S. Dixie Highway, Miami, FL 33032



## 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. It lies adjacent to the 48-acre Larkin Community Hospital Medical School Campus, which will bring 600-700 jobs to the area with around 5,000 students.



# DEMOGRAPHICS

27455 S. Dixie Highway, Miami, FL 33032



Ring of 3 miles



## KEY FACTS

93,761

Population

31.4

Median Age

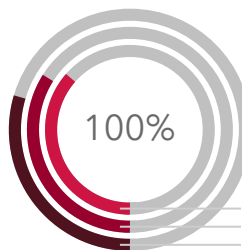


Average  
Household Size

62,396

2018 Average  
Household Income

## HOUSING UNITS



2023 Total Housing Units 31,658  
2018 Total Housing Units 29,513  
2010 Total Housing Units 25,717

## BUSINESS



1,487

Total Businesses



14,159

Total Employees



\$2,285,583

Total Sales (\$000)

## DAYTIME POPULATION



71,478

Total Daytime  
Population



16,299

Daytime Population:  
Workers



55,179

Daytime Population:  
Residents

## EMPLOYMENT



White Collar

53%



Blue Collar

26%



Services

22%

7.7%

Unemployment  
Rate

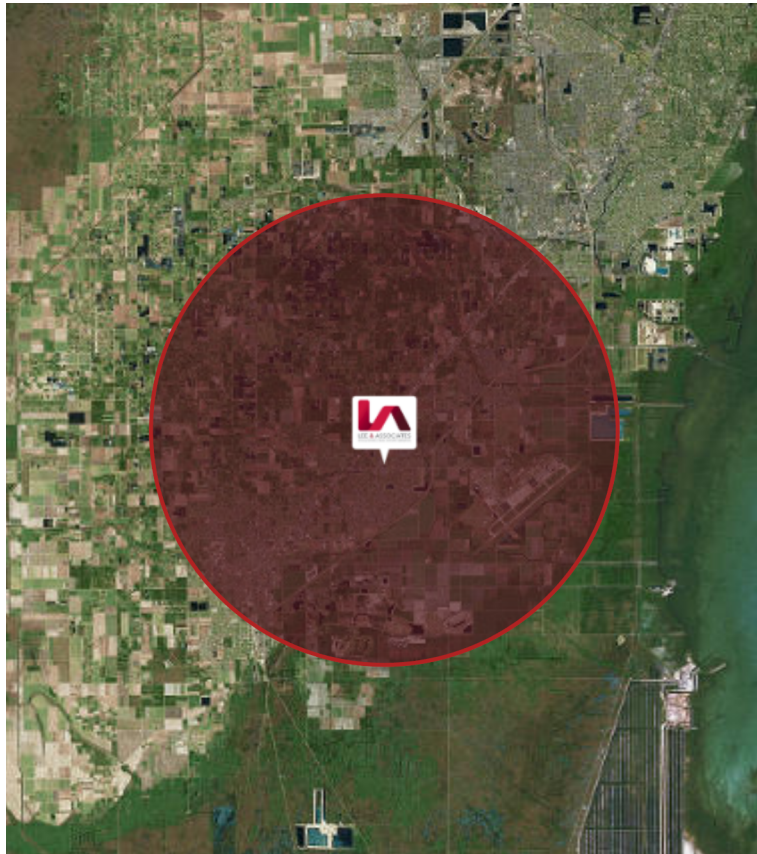


# DEMOGRAPHICS

27455 S. Dixie Highway, Miami, FL 33032



Ring of 5 miles



## KEY FACTS

177,049

Population

31.7

Median Age

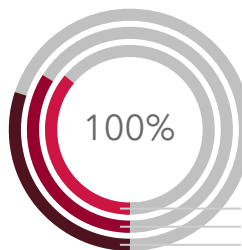


Average  
Household Size

63,552

2018 Average  
Household Income

## HOUSING UNITS



2023 Total Housing Units 61,301  
2018 Total Housing Units 57,713  
2010 Total Housing Units 51,127

## BUSINESS



3,430

Total Businesses



33,335

Total Employees



\$6,156,577

Total Sales (\$000)

## DAYTIME POPULATION



142,359

Total Daytime  
Population



38,159

Daytime Population:  
Workers



104,200

Daytime Population:  
Residents

## EMPLOYMENT

53%  
White Collar

25%  
Blue Collar

22%  
Services

7.7%

Unemployment  
Rate

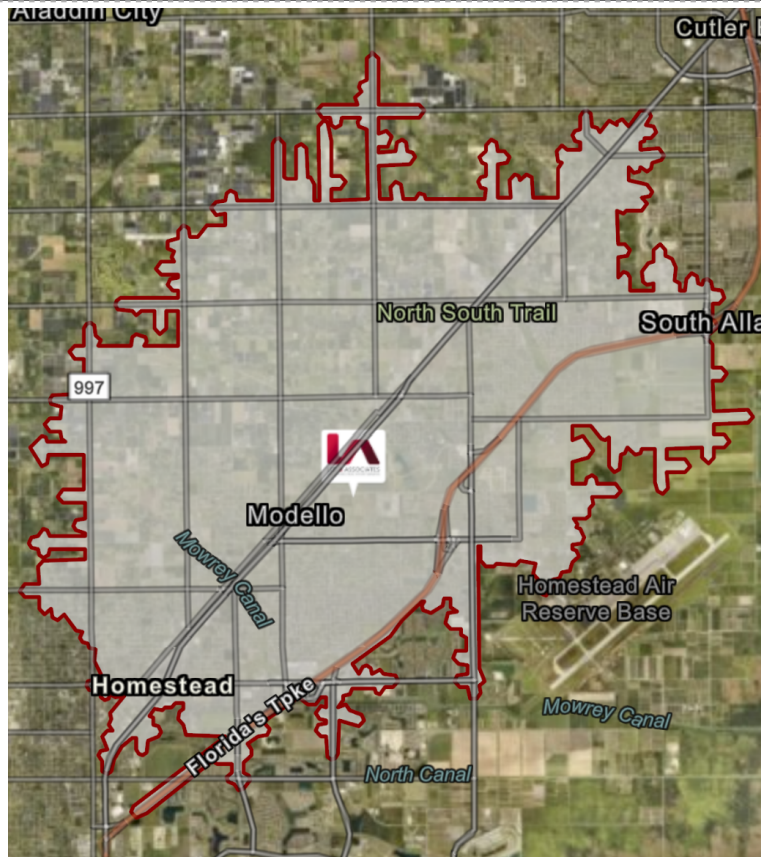


# DEMOGRAPHICS

27455 S. Dixie Highway, Miami, FL 33032



Drive time of 10 minutes



## KEY FACTS

92,255

Population

31.7

Median Age

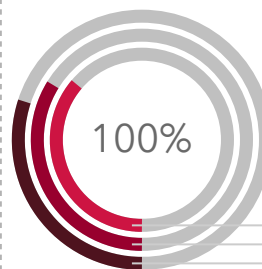


Average  
Household Size

60,237

2018 Average  
Household Income

## HOUSING UNITS



2023 Total Housing Units 30,764  
2018 Total Housing Units 28,719  
2010 Total Housing Units 25,501

## BUSINESS



1,812

Total  
Businesses



15,779

Total  
Employees



\$2,662,357

2018 Total  
Sales (\$000)

## DAYTIME POPULATION



73,142

Total Daytime  
Population



18,038

Daytime Population:  
Workers



55,104

Daytime Population:  
Residents

## EMPLOYMENT



50%

White Collar



28%

Blue Collar



22%

Services

8.4%

Unemployment  
Rate

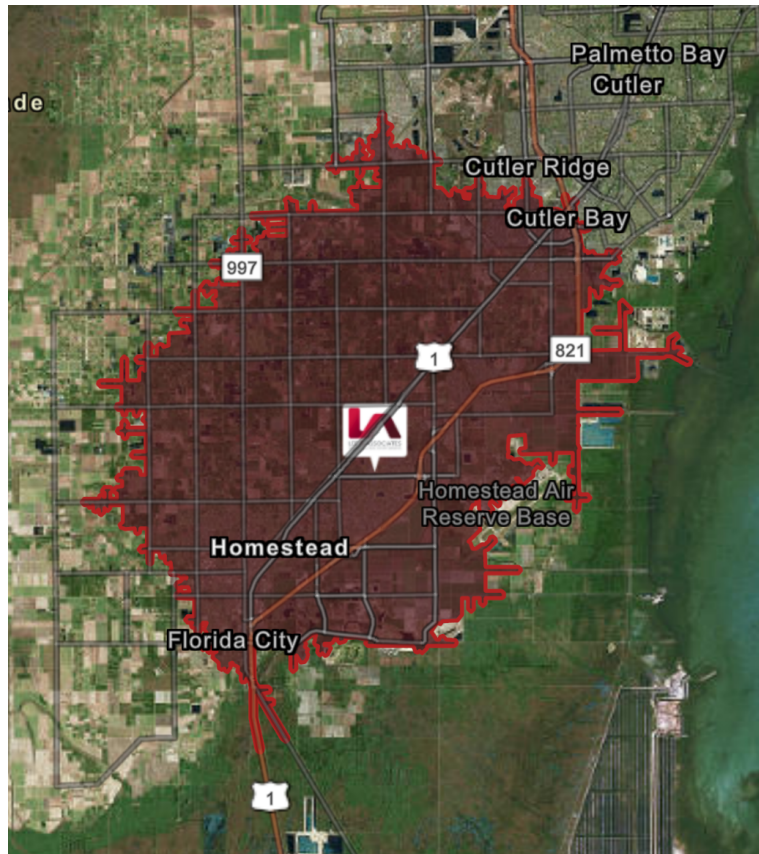


# DEMOGRAPHICS

27455 S. Dixie Highway, Miami, FL 33032



Drive time of 15 minutes



## KEY FACTS

216,482

Population

31.9

Median Age

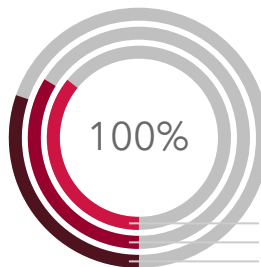


Average  
Household Size

62,481

2018 Average  
Household Income

## HOUSING UNITS



2023 Total Housing Units 73,787  
2018 Total Housing Units 69,658  
2010 Total Housing Units 62,410

## BUSINESS



4,211

Total  
Businesses



42,572

Total  
Employees



\$7,747,694

2018 Total  
Sales (\$000)

## DAYTIME POPULATION



175,593

Total Daytime  
Population



48,415

Daytime Population:  
Workers



127,178

Daytime Population:  
Residents

## EMPLOYMENT



White Collar

53%



Blue Collar

25%



Services

22%

7.7%

Unemployment  
Rate



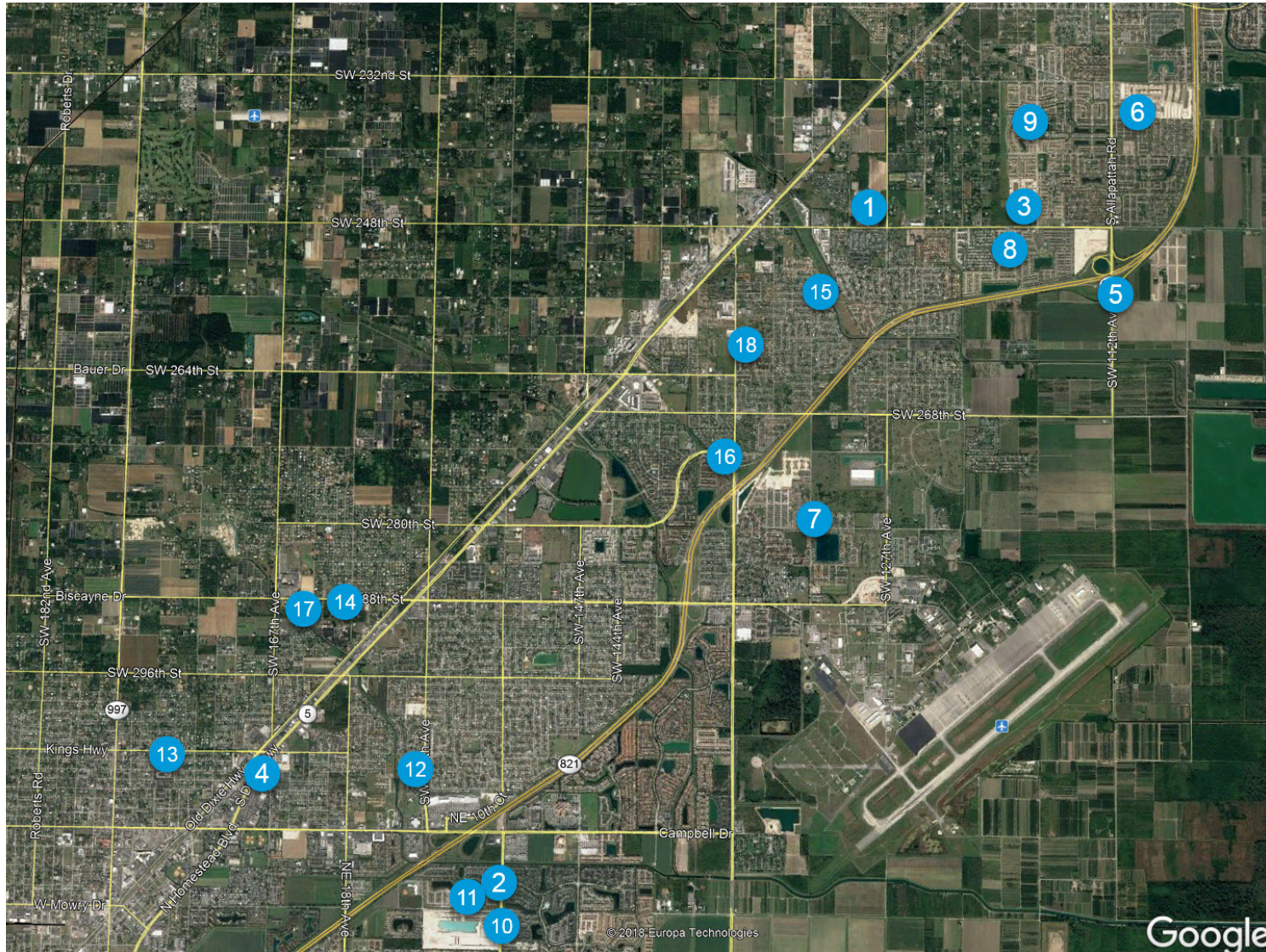
# DEMOGRAPHICS

27455 S. Dixie Highway, Miami, FL 33032

	3 miles	5 miles	10 minutes	15 minutes
<b>Census 2010 Summary</b>				
Population	77,098	147,611	77,341	183,964
Households	22,114	43,785	22,441	54,498
Families	18,100	34,449	18,110	43,078
Average Household Size	3.44	3.33	3.43	3.34
Owner Occupied Housing Units	12,984	24,117	12,912	30,099
Renter Occupied Housing Units	9,130	19,668	9,529	24,399
Median Age	30.2	30.4	30.5	30.8
<b>2018 Summary</b>				
Population	93,761	177,049	92,255	216,482
Households	26,486	51,318	26,359	62,825
Families	21,652	40,531	21,368	49,801
Average Household Size	3.50	3.42	3.48	3.41
Owner Occupied Housing Units	14,482	27,102	14,004	32,837
Renter Occupied Housing Units	12,004	24,216	12,355	29,988
Median Age	31.4	31.7	31.7	31.9
Median Household Income	\$46,640	\$47,608	\$43,626	\$46,842
Average Household Income	\$62,396	\$63,552	\$60,237	\$62,481
<b>2023 Summary</b>				
Population	102,881	192,607	100,790	234,004
Households	28,867	55,392	28,604	67,404
Families	23,609	43,838	23,234	53,522
Average Household Size	3.53	3.45	3.51	3.44
Owner Occupied Housing Units	16,171	30,323	15,600	36,474
Renter Occupied Housing Units	12,696	25,070	13,003	30,931
Median Age	32.1	32.2	32.6	32.5
Median Household Income	\$53,282	\$54,442	\$51,140	\$53,608
Average Household Income	\$73,988	\$75,676	\$71,567	\$74,157
<b>Trends: 2018-2023 Annual Rate</b>				
Population	1.87%	1.70%	1.79%	1.57%
Households	1.74%	1.54%	1.65%	1.42%
Families	1.75%	1.58%	1.69%	1.45%
Owner Households	2.23%	2.27%	2.18%	2.12%
Median Household Income	2.70%	2.72%	3.23%	2.74%



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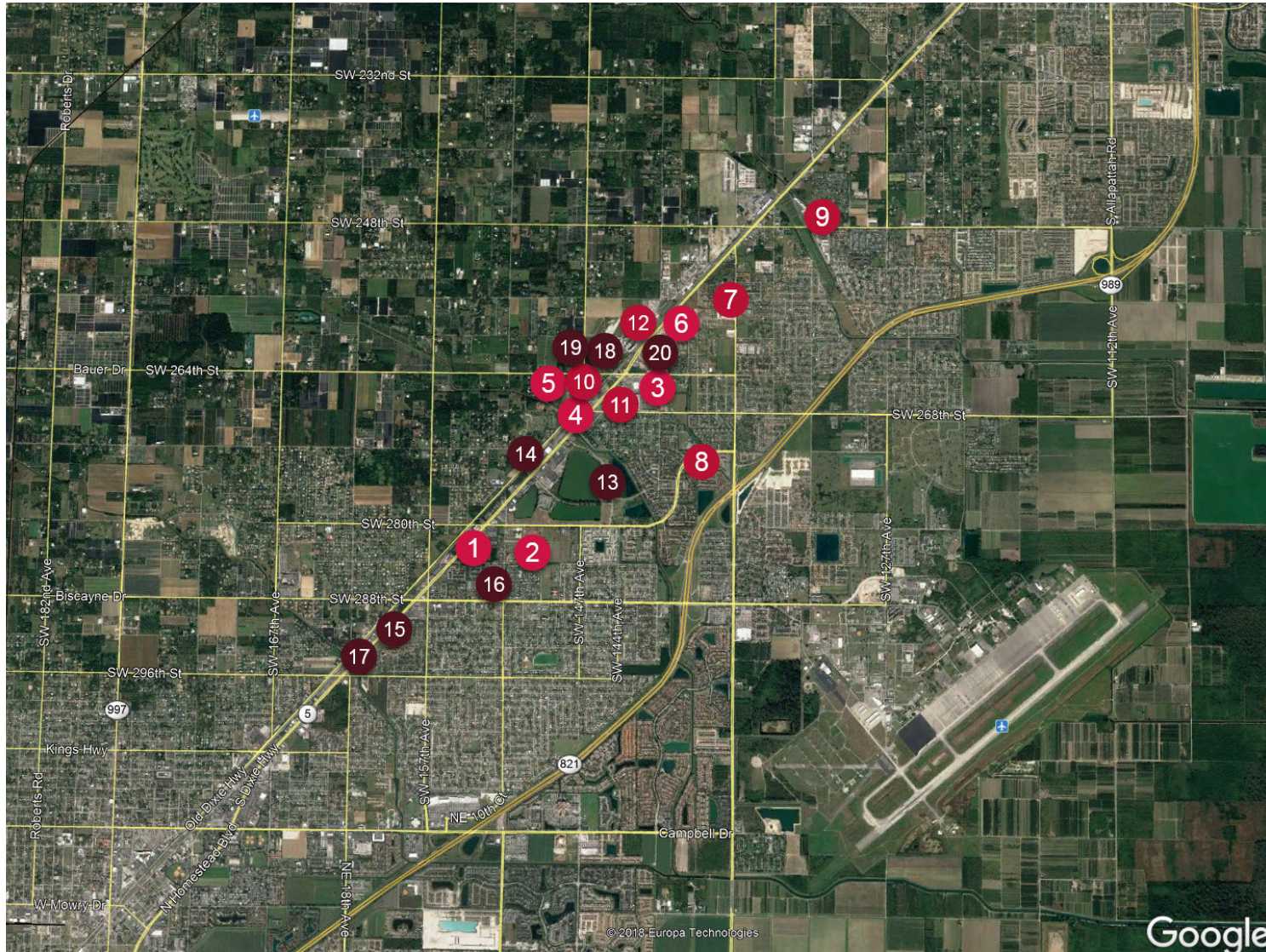
### New Construction Single Family Home and Townhome Communities

1. The Townhomes on Coconut Palm
2. Isles at Oasis by Lennar
3. Summerville by DR Horton
4. Grandville Place by Cosmopolis
5. Campo Bello by Lennar
6. The Landings by Ryan Homes
7. Rosecrest by DR Horton
8. Isola by Lennar
9. Silver Palms by Lennar
10. One Palm by Ryan Homes
11. Portovita by Lennar
12. Redland Gardens by DR Horton
13. Redland Ranches by Shores Devel.
14. Casa Bella by Shores Development
15. Cedar West Homes by JAXI
16. Segovia by Adrian Homes
17. Redlands Edge by Shores Devel.
18. Southern Villa Townhomes



# NEARBY APARTMENT DEVELOPMENTS

27455 S. Dixie Highway, Miami, FL 33032



## New Construction Multifamily Properties

1. Modello Apartments
2. Alcazar Apartment Villas
3. The Landings at Coral Town Park
4. Verbena Apartments
5. Redland Crossings
6. Coral Bay Cove
7. Village at Deering Groves
8. South Pointe Apartments
9. Princeton Park Apartments
10. Orchid Estates Apartments
11. The Heights at Coral Town Park
12. Keys Crossing
13. Mandarin Park Apartments (proposed)
14. 27577 Old Dixie Apartments (proposed)
15. Fair Oaks Apartments (proposed)
16. Park Apartments (proposed)
17. Housing Authority of City of Homestead
18. Edge at Naranja Apartments
19. West End at Naranja Apartments
20. Madison Point Apartments