

FOR LEASE

◆ Prime Parcel Available ◆

Southeast Corner: West Palm Drive & Redland Road Florida City, FL 33034

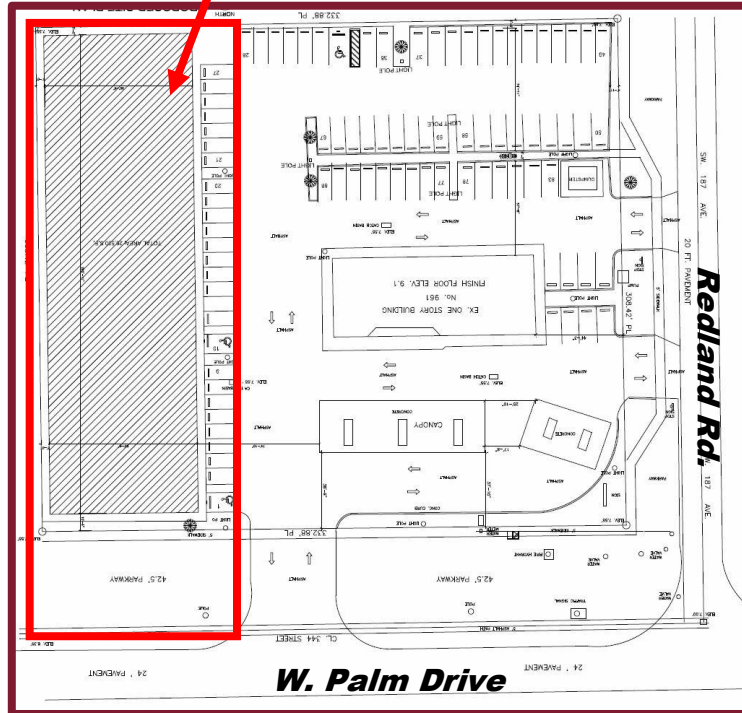


- **Size:** TBD | *Can Accommodate 25,000 SF± Retail Building with 35+ Parking Spaces*
- **Zoning:** C-1 Commercial
- Located just **1 Mile from Florida Turnpike and US-1** (Gateway to the Florida Keys)
- Adjacent to **Valero & Miami Community Charter School**, with over 1,000 students, and across from **US Post Office, Family Dollar, Shell & Circle K**
- Within blocks of **Florida City's City Hall & Police Department**, and local and tourist favorite, **Robert is Here**
- Surrounded by established residential neighborhoods
- **Florida Keys Outlet Center** in immediate vicinity with retailers including: Adidas, Coach, Sunglass Hut, Nike, Puma, Van Heusen, Under Armour, GAP, Famous Footwear, Bealls, Guess, Levi's, etc.
- **Population: 1 Mile:** 11,976± **3 Mile:** 62,551± **5 Mile:** 109,360±
- **Average Household Income: 1 Mile:** \$41,713± **3 Mile:** \$50,173± **5 Mile:** \$58,301±
- **Traffic Count:** 29,400+ Vehicles Per Day



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SE Corner of West Palm Drive & Redland Road Florida City, FL 33034



SAMPLE SITE PLAN



FOR LEASING INFORMATION

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