

FOR LEASE

Prime Parcel Available

Southeast Corner: West Palm Dr. & Redland Rd., Florida City, FL

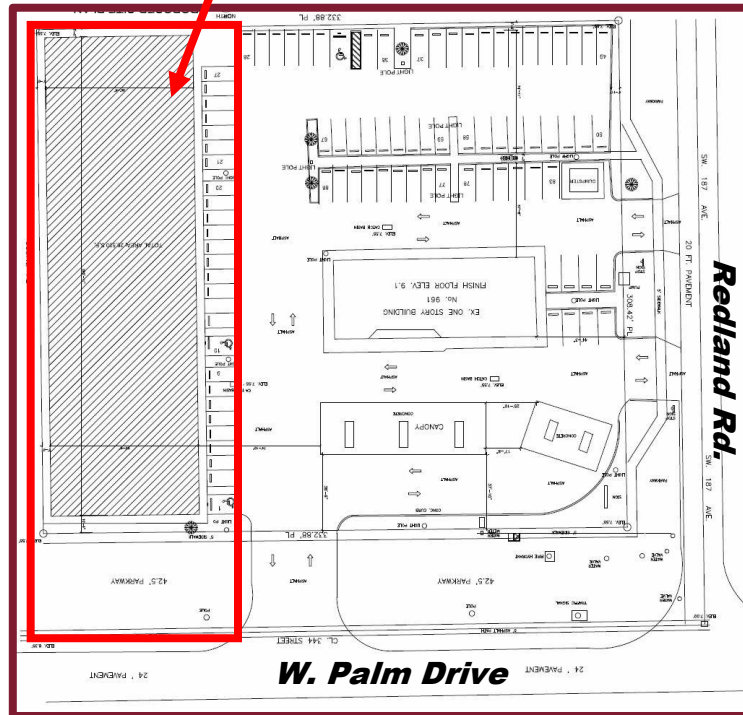


- **Size:** TBD | Can Accommodate 25,000 SF± Retail Building with 35+ Parking Spaces
- **Zoning:** C-1 Commercial
- Located just 1 Mile from Florida Turnpike and US-1 (Gateway to the Florida Keys).
- Adjacent to Valero & Miami Community Charter School; across from US Post Office, Family Dollar & Circle 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, Under Armour, GAP, Famous Footwear, Bealls, Guess, Levi's, etc.
- **Population:** 1 Mile: 13,897 3 Mile: 72,283 5 Mile: 122,841
- **Average Household Income:** 1 Mile: \$65,537 3 Mile: \$66,848 5 Mile: \$83,401
- **Traffic Count:** 35,300± ADT

PRIME PARCEL AVAILABLE

SE Corner of West Palm Drive & Redland Road

Florida City, FL 33034



SAMPLE SITE PLAN

FOR LEASING INFORMATION

INVESTMENT MANAGEMENT ASSOCIATES, INC.
 2151 S. Le Jeune Road, Suite 202
 Coral Gables, FL 33134

T: 305.661.0110 | www.ima-re.com



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.