

# ◆ FOR SALE / LEASE ◆ Prime Commercial Parcel



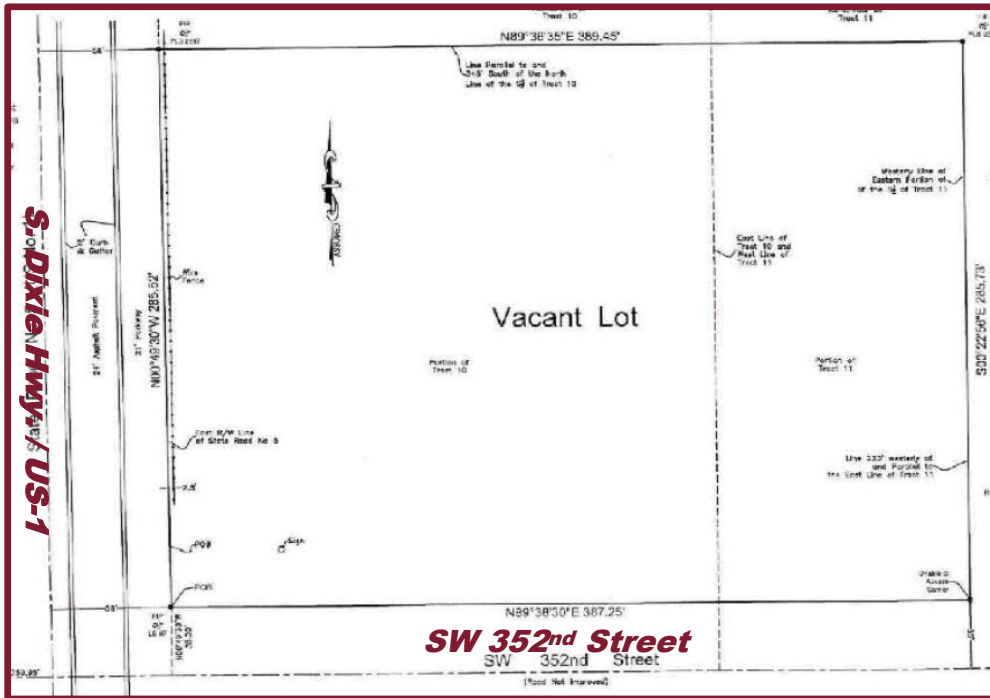
**US 1 & SW 352<sup>nd</sup> Street  
Florida City, FL 33034**



**INVESTMENT  
MANAGEMENT  
ASSOCIATES**  
LICENSED REAL ESTATE BROKER

# PRIME PARCEL AVAILABLE

## Florida City, FL 33034



**SIZE:** 2.5 Acres ± | **ZONING:** Industrial General

**AVERAGE HOUSEHOLD INCOME:** ♦ 1 Mile: \$46,488± ♦ 3 Mile: \$49,362± ♦ 5 Mile: \$57,147±

**POPULATION:** ♦ 1 Mile: 6,214± ♦ 3 Mile: 67,791± ♦ 5 Mile: 119,820±

**TRAFFIC COUNT:** ♦ US 1: 30,000± Vehicles per Day

### HIGHLIGHTS:

- ♦ **Ideally located on US-1, at the Gateway to the Florida Keys, blocks from the Florida Turnpike**
- ♦ **Florida Keys Outlet Marketplace down the street**, with 40+ Stores, including Adidas, Bass, Nike, Sunglass Hut, Van Heusen, GAP, Dressbarn, Famous Footwear, Samsonite, Gymboree, Bealls, Calvin Klein, Carter's, Guess, Levi's, Nautica, Nine West, etc.
- ♦ **Established residential neighborhoods and numerous RV tourist parks nearby**
- ♦ **Numerous hotels nearby include:** Best Western, Holiday Inn Express, Home2 Suites by Hilton, Travelodge, Quality Inn, Home2 Suites by Hilton, Fairway Inn, etc.
- ♦ **Numerous quick service restaurants in the area include:** McDonald's, Dunkin' Donuts, Denny's, Pollo Tropical, Starbucks, Subway, KFC/Taco Bell, Buger King, etc.



### FOR INFORMATION

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

**T: 305.661.0110 ♦ www.ima-re.com ♦ F: 305.661.7803**



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