

FOR SALE

Prime Commercial Parcel

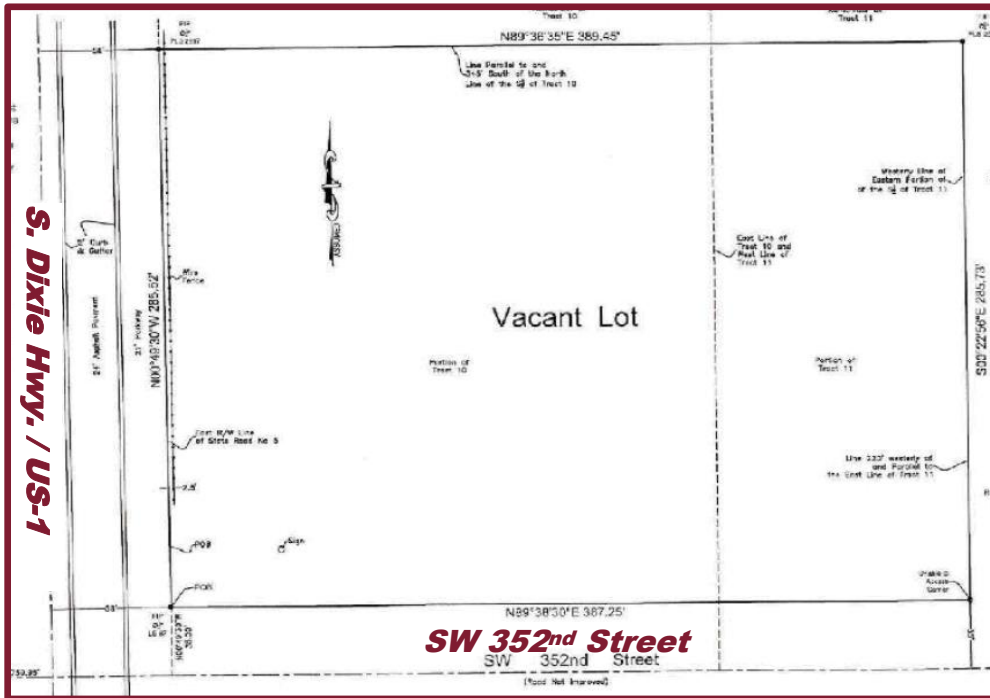


US 1 & SW 352nd Street, Florida City, FL



PRIME PARCEL AVAILABLE

Florida City, FL 33034



SIZE: 2.5 Acres ± plus income-producing billboard | **ZONING:** Industrial General

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$72,006 3 Mile: \$70,562 5 Mile: \$82,584

POPULATION: 1 Mile: 6,879 3 Mile: 77,004 5 Mile: 132,128

TRAFFIC COUNT: US 1: 32,500± Vehicles per Day

HIGHLIGHTS:

- **Ideally located on US-1, at the Gateway to the Florida Keys, and blocks from the Florida Turnpike**
- **Florida Keys Outlet Marketplace down the street**, with 35+ Stores, including Adidas, Coach Outlet, Levi's, Columbia, Polo Ralph Lauren, Nike, GAP, Under Armour, Famous Footwear, Bealls, Carter's, Guess, Nautica, Sunglass Hut, etc.
- **Established residential neighborhoods and numerous RV tourist parks nearby**
- **Numerous hotels nearby include:** Best Western, Fairway Inn, Holiday Inn Express, Travelodge, Quality Inn, Home2 Suites by Hilton, etc.
- **Numerous quick service restaurants in the area include:** McDonald's, Pollo Tropical, Denny's, Subway, Wendy's, KFC/Taco Bell, Burger King, Starbucks, Dunkin', etc.

FOR LEASING INFORMATION

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