

# FOR SALE

## Prime Commercial Parcel



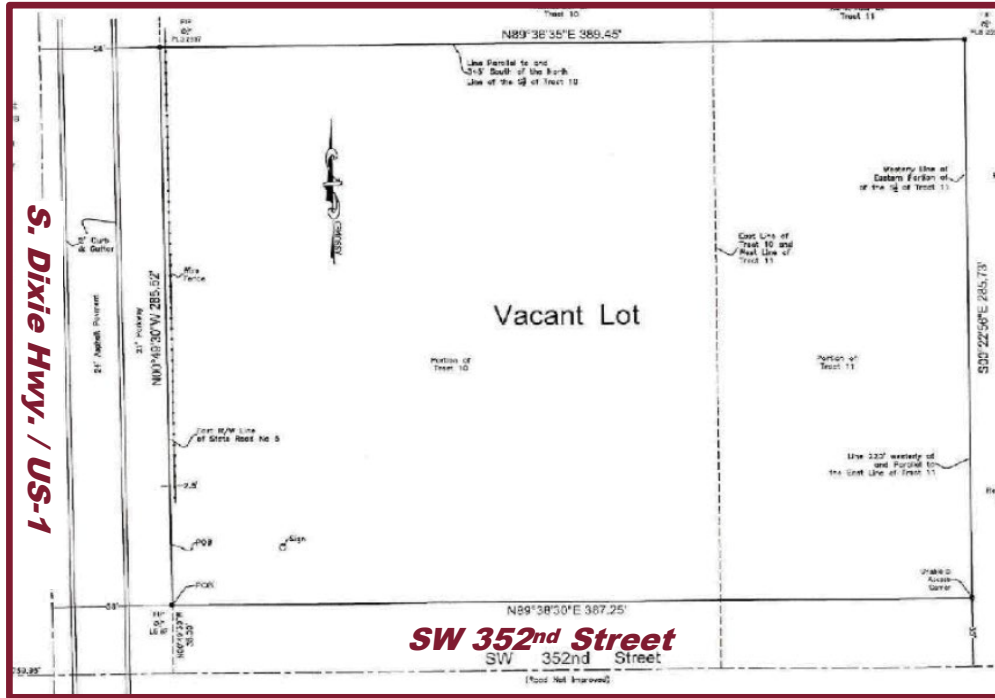
US-1 & SW 352<sup>nd</sup> Street, Florida City, FL





# PRIME PARCEL AVAILABLE

## Florida City, FL 33034



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

**POPULATION:** 1 Mile: 8,125    3 Mile: 83,550    5 Mile: 140,327

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$72,282    3 Mile: \$72,680    5 Mile: \$83,565

**TRAFFIC COUNT:** US 1: 33,000± 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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