

PRIME COMMERCIAL PARCEL

S. Dixie Hwy. (US-1) & SW 352nd Street, Florida City, FL

FOR SALE



Josh Baumgard | 786-580-4493 | jbaumgard@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110



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Property Highlights:

- **2.5 Acres ± vacant commercial parcel, plus income-producing billboard** (Zoning: Industrial General)
- 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, Chick-fil-A, KFC/Taco Bell, Burger King, Starbucks, Dunkin', etc.

Population

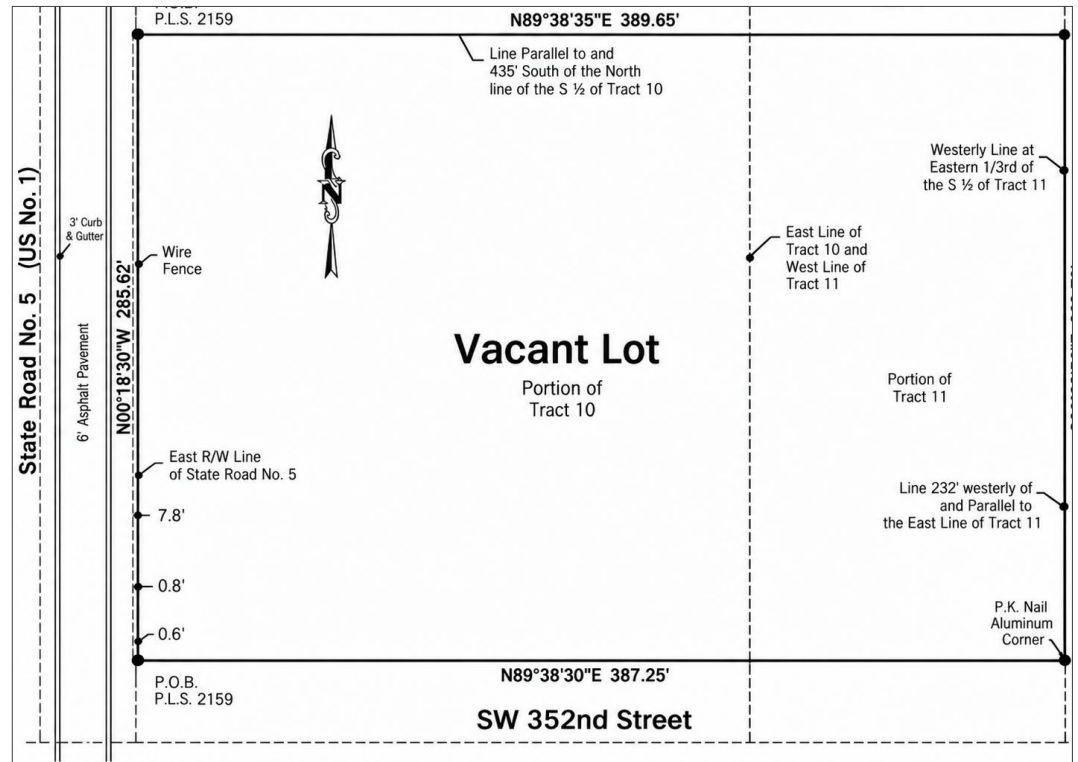
1 Mile: 8,520
3 Miles: 84,257
5 Miles: 142,510

Avg. HH Income

1 Mile: \$80,695
3 Miles: \$78,613
5 Miles: \$87,960

Traffic Counts

S. Dixie Hwy (US-1): 26,000 VPD ±



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