## FOR SALE Prime Commercial Outparcel

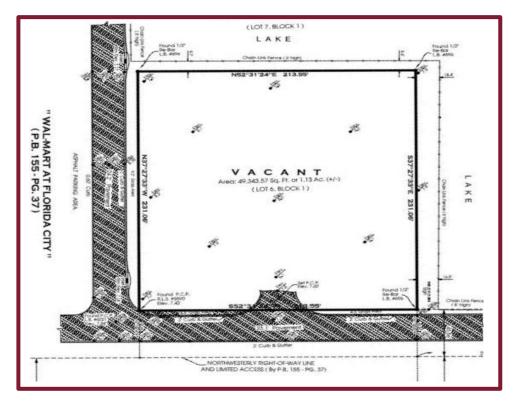


### US-1 & Florida Turnpike, Florida City, FL

### Walmart Supercenter Shadow Anchor Spectacular Visibility to Florida Turnpike



### PRIME OUTPARCEL FOR SALE



SIZE: 1.14 Acres ± | ZONING: C-2 Commercial

**POPULATION: 3 Mile:** 98,161 **5 Mile:** 151,221

AVERAGE HOUSEHOLD INCOME: 3 Mile: \$69,255 5 Mile: \$78,003

TRAFFIC COUNT: US-1: 30,000± ADT | Florida Turnpike: 47,800± ADT

#### **HIGHLIGHTS:**

- Located just east of US-1, fronting the Florida Turnpike, this parcel is adjacent to a Walmart Supercenter with close proximity to a Chevrolet Dealership, BJ's Wholesale and Home Depot.
- Florida Keys Outlet Marketplace down the street, with 50+ Stores, including Adidas, Coach, Polo Ralph Lauren, Levi's, Columbia, Nike, GAP, Under Armour, Famous Footwear, Bealls, Carter's, Guess, Nautica, Sunglass Hut, etc.
- Solid residential community with explosive growth.
- Approximately 5 miles from Homestead Miami Speedway.
- Hotels: Baymont by Wyndham, Home2 Suites by Hilton, Tru by Hilton, Days Inn by Wyndham, Fairway Inn, Best Western, Travelodge, Quality Inn, etc.
- **Restaurants:** Sonny's BBQ, Texas Roadhouse, Cracker Barrel, Starbucks, Waffle House, Panda Express, Dunkin, Krispy Kreme, Golden Corral, Wingstop, Jimmy John's, Little Caesars, and more.

#### FOR LEASING INFORMATION



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