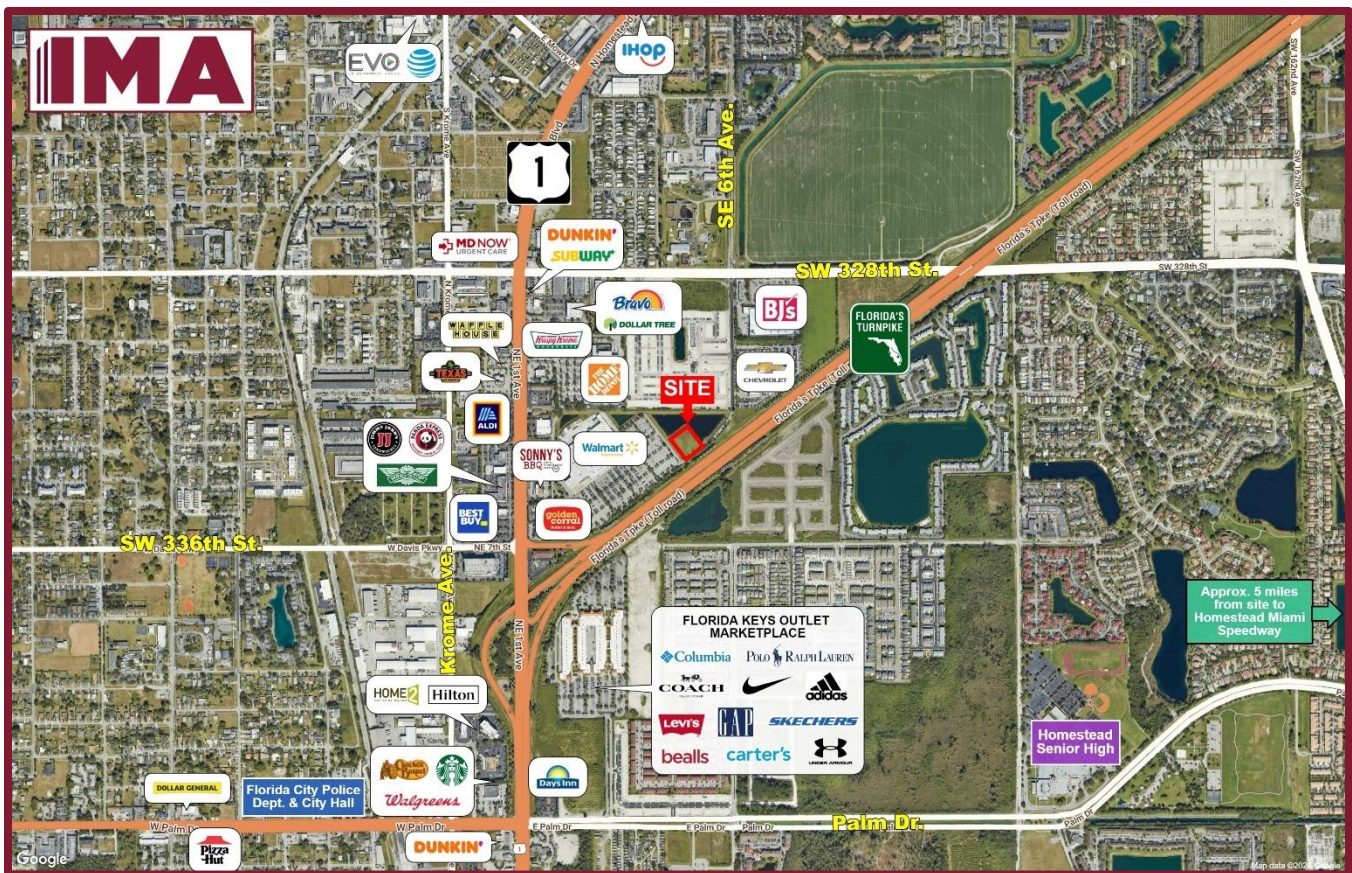


FOR SALE

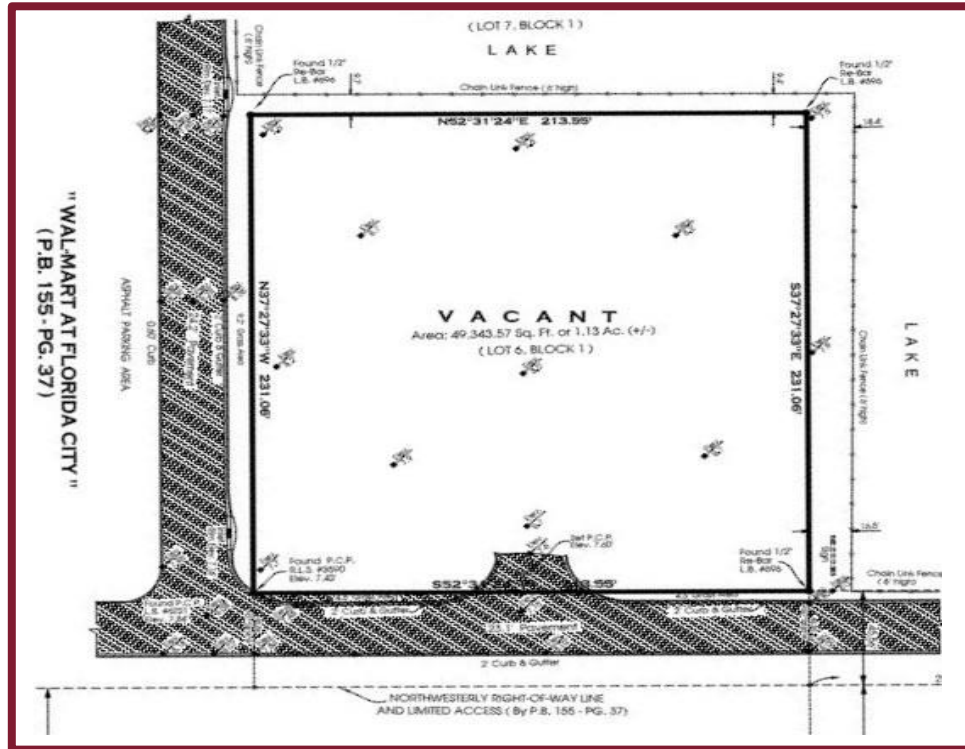
Prime Commercial Outparcel



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: 95,816 5 Mile: 148,902

AVERAGE HOUSEHOLD INCOME: 3 Mile: \$77,969 5 Mile: \$83,370

TRAFFIC COUNT: US-1: 30,000± ADT | **Florida Turnpike:** 50,300± 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

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