

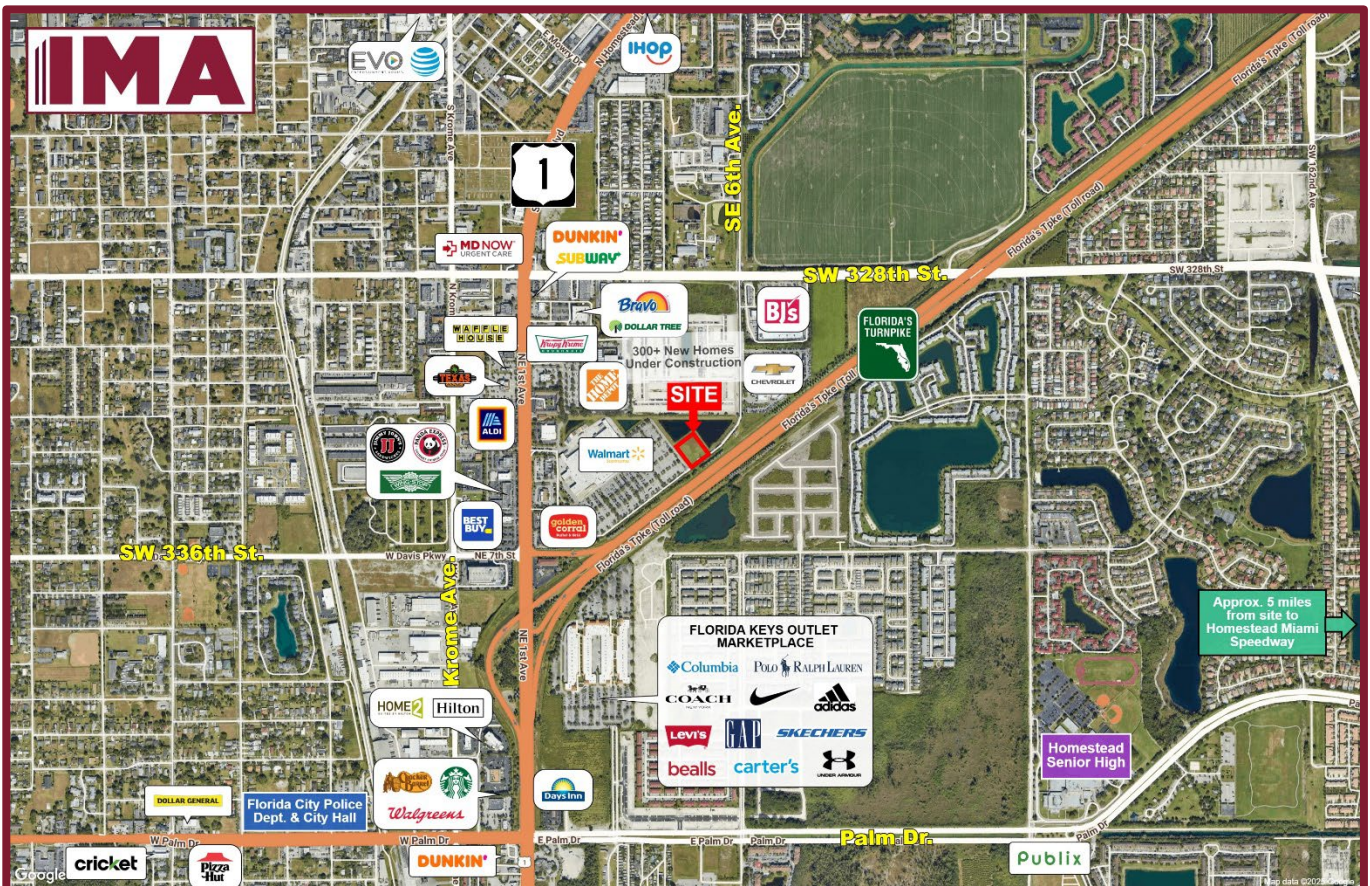
# FOR SALE

## Prime Commercial Outparcel



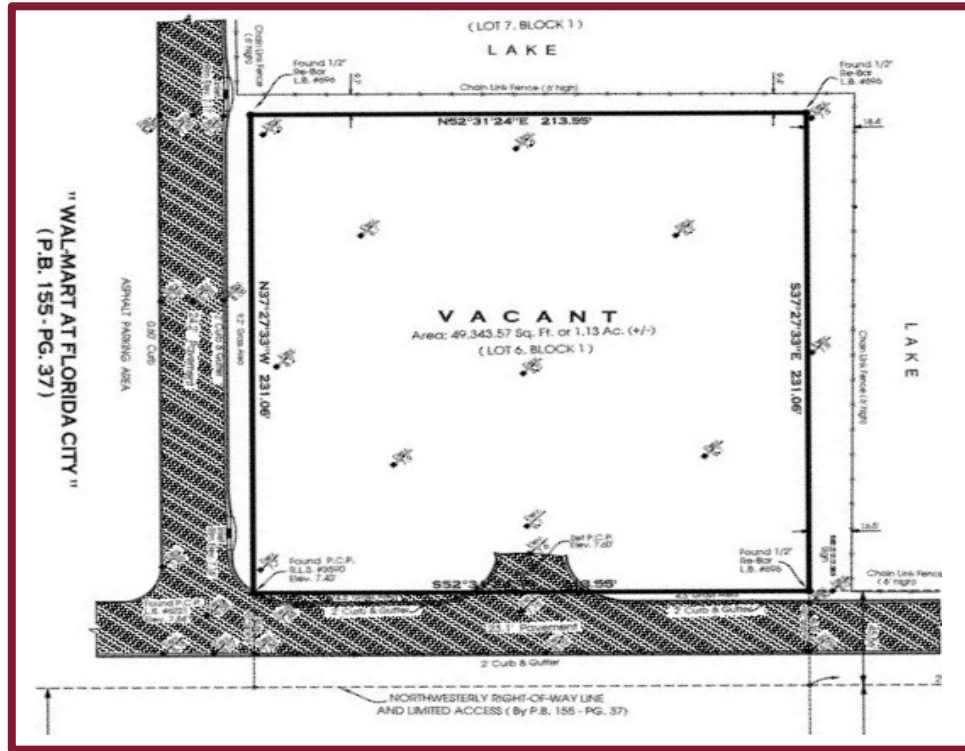
**US-1 & Florida Turnpike, Florida City, FL**

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





# PRIME OUTPARCEL FOR SALE



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

**POPULATION:** 3 Mile: 102,936    5 Mile: 158,990

**AVERAGE HOUSEHOLD INCOME:** 3 Mile: \$79,434    5 Mile: \$84,481

**TRAFFIC COUNT:** US-1: 30,000± ADT | **Florida Turnpike:** 51,00± 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:** Econo Lodge, Home2 Suites by Hilton, Tru by Hilton, Days Inn by Wyndham, Fairway Inn, Best Western, Travelodge, Quality Inn, etc.
- **Restaurants:** Golden Corral, Panda Express, Texas Roadhouse, Waffle House, Jimmy John's, Little Caesars, Dunkin', Krispy Kreme, Wingstop, Cracker Barrel, Starbucks, and more.

## FOR LEASING INFORMATION

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