

NARANJA CENTER RETAIL SPACE FOR LEASE

27201 - 27339 SOUTH DIXIE HIGHWAY, MIAMI, FLORIDA 33032



- UP TO 20,000 SF OUTPARCEL FOR LEASE / CONTACT AGENT FOR PRICING
- 2,300 SF RETAIL SPACE FOR LEASE @ **\$13.50 NNN + \$7.75**
- 21,324 SF GLA WINN DIXIE ANCHORED NEIGHBORHOOD SHOPPING CENTER
- JOIN WINN DIXIE, FAMILY DOLLAR, AMSCOT AND MORE
- PREDOMINATE SHOPPING CENTER IN THE MARKET
- EXCELLENT SOUTH DIXIE HIGHWAY FRONTAGE

The Rotella Group Inc.

Commercial Real Estate

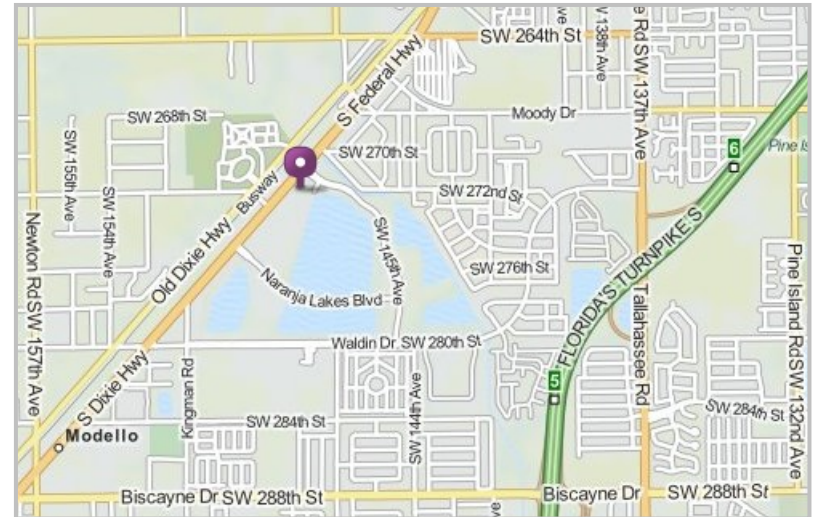
STEVE MILLER STEVE@ROTELLAGROUP.COM

XTEAM
RETAIL ADVISORS

3300 N. FEDERAL HIGHWAY, SUITE 200, FORT LAUDERDALE, FLORIDA 33306 P: 954.568.9015 M: 954.684.5853 WWW.ROTELLAGROUP.COM

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DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
2019 POPULATION	13,156	84,879	178,738
AVG HH INCOME	\$52,695	\$65,331	\$65,871
MEDIAN AGE	30.9	31.8	32.1
TOTAL BUSINESSES	333	1,713	4,114
TOTAL DAYTIME POP	1,938	13,662	34,662



TRAFFIC COUNTS 2018 FDOT AADT

S DIXIE HWY N OF SW 272 STREET - 44,000

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