



GROSS LEASABLE

51,246 SF

AVAILABLE

1,200 SF

2,350 SF

DEMOGRAPHICS

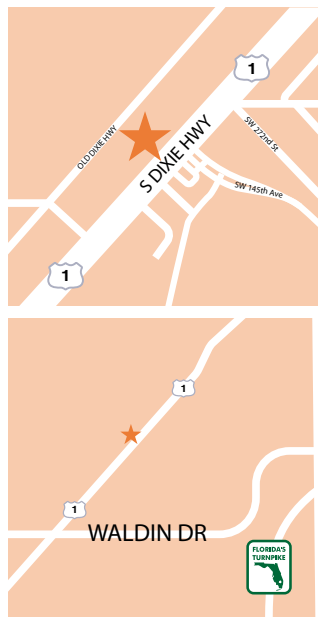
1 MILE	3 MILES	5 MILES
POPULATION		
14,349	94,161	195,430
POPULATION GROWTH (2023-2028)		
4.61%	2.04%	1.95%
HOUSEHOLDS		
4,324	27,151	58,569
AVG HH INCOME (\$)		
\$52,231	\$62,379	\$67,968

MAJOR TENANTS

- Dollar General
- Wingstop
- Little Caesars
- O'Reilly Auto Parts

LEASING CONTACT

Allan Benes
305.364.9945
allan@horizonpropertiesfl.com



LOCATION

27000 S Dixie Hwy
Naranja, FL 33032

PROPERTY HIGHLIGHTS

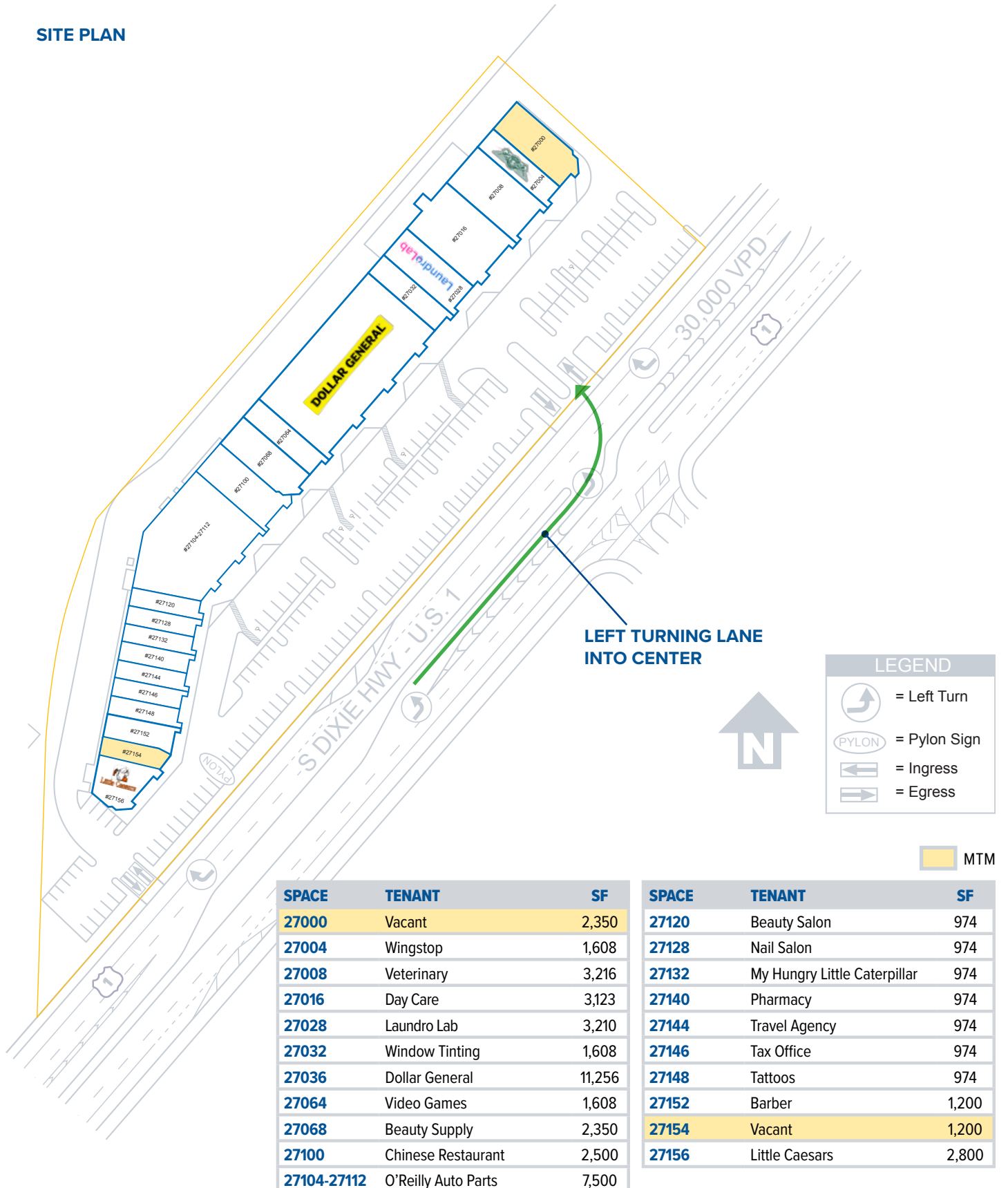
- Dollar General Anchored Center
- Traffic Counts: 30,000 VPD on US-1
- Excellent Visibility with approximately 742 Feet of frontage alongside US 1 (S Dixie Hwy)
- Located in a fast growing area
- Currently 15,000+ Units proposed or under construction within 15 minute drive
- Great for: check cashing, insurance auto, insurance other, liquor, mail/services, medical or money exchange/transfers
- Visit www.naranjaplaza.com for more info.



www.mmgequitypartners.com
305.637.7300 FAX 305.637.7302

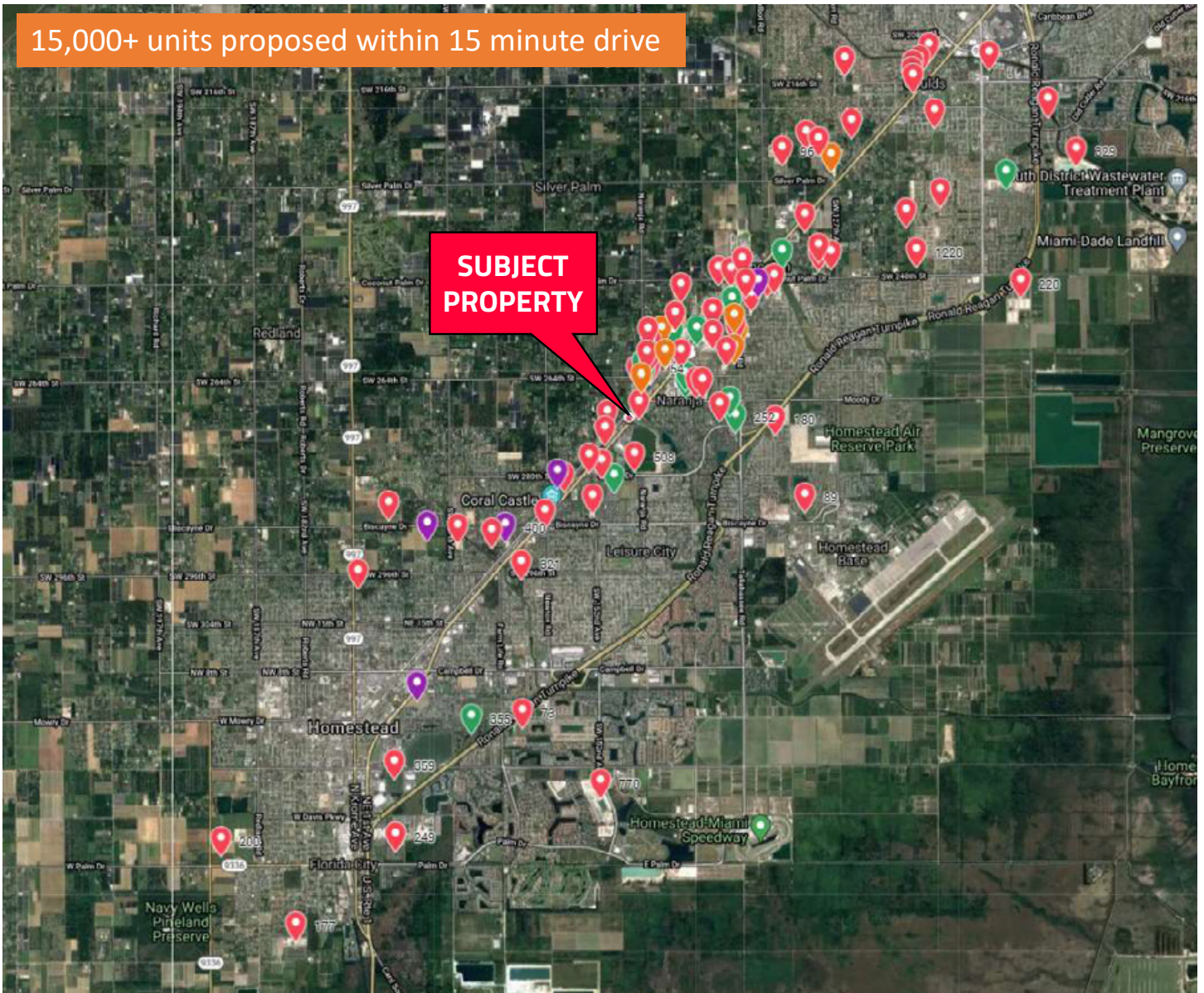
9171 South Dixie Highway | Pinecrest, FL 33156

SITE PLAN



AREA DEVELOPMENTS

15,000+ units proposed within 15 minute drive



- Proposed
- Completed
- Under Construction
- Zoning

