



**JON CASHION**

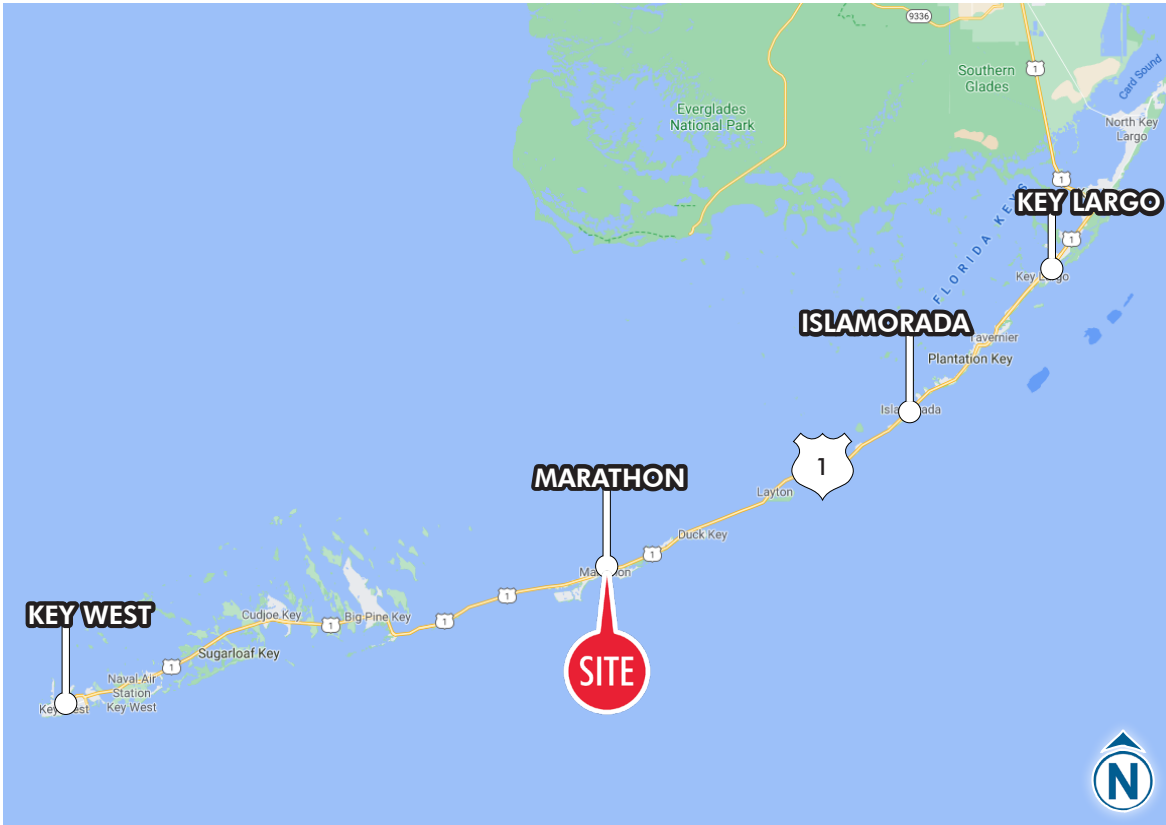
Principal  
JonCashion@dkatz.com  
(561) 869-4342

**DANIEL SOLOMON, CCIM, MSRE**

Principal  
DanielSolomon@dkatz.com  
(561) 869-4351

**JORDAN NICHOLSON**

JNicholson@dkatz.com  
(954) 756-2797



HIGHLIGHTS

±2,526 SF BUILDING ON ±0.76 ACRES

- Surrounded by national retailers in the market such as:  
*Walgreens* *DOLLAR TREE* **BEALLS**
- Minutes away from the Florida Keys International Airport
- Located directly off the main US 1 roadway with 24,000 ADT
- Strong income demographics
- Limited freestanding restaurant/buildings in this market

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,287	6,755	8,925
HOUSEHOLDS	1,038	3,209	4,257
DAYTIME EMPLOYEES	1,917	5,752	7,571
AVERAGE HH INCOME	\$126,973	\$109,242	\$95,925





## AERIAL | CLOSE-UP

9981 OVERSEAS HIGHWAY  
MARATHON, FL