

FOR SALE | FOR GROUND LEASE | FOR LEASE

# APPROVED GAS STATION, QSR'S, RETAIL SPACE AVAILABLE

SW 328th Street & SE 28th Avenue, Homestead, FL 33033



LOCATED IN ONE OF THE FASTEST GROWING MARKETS IN SOUTH FLORIDA

EXCLUSIVE LISTING

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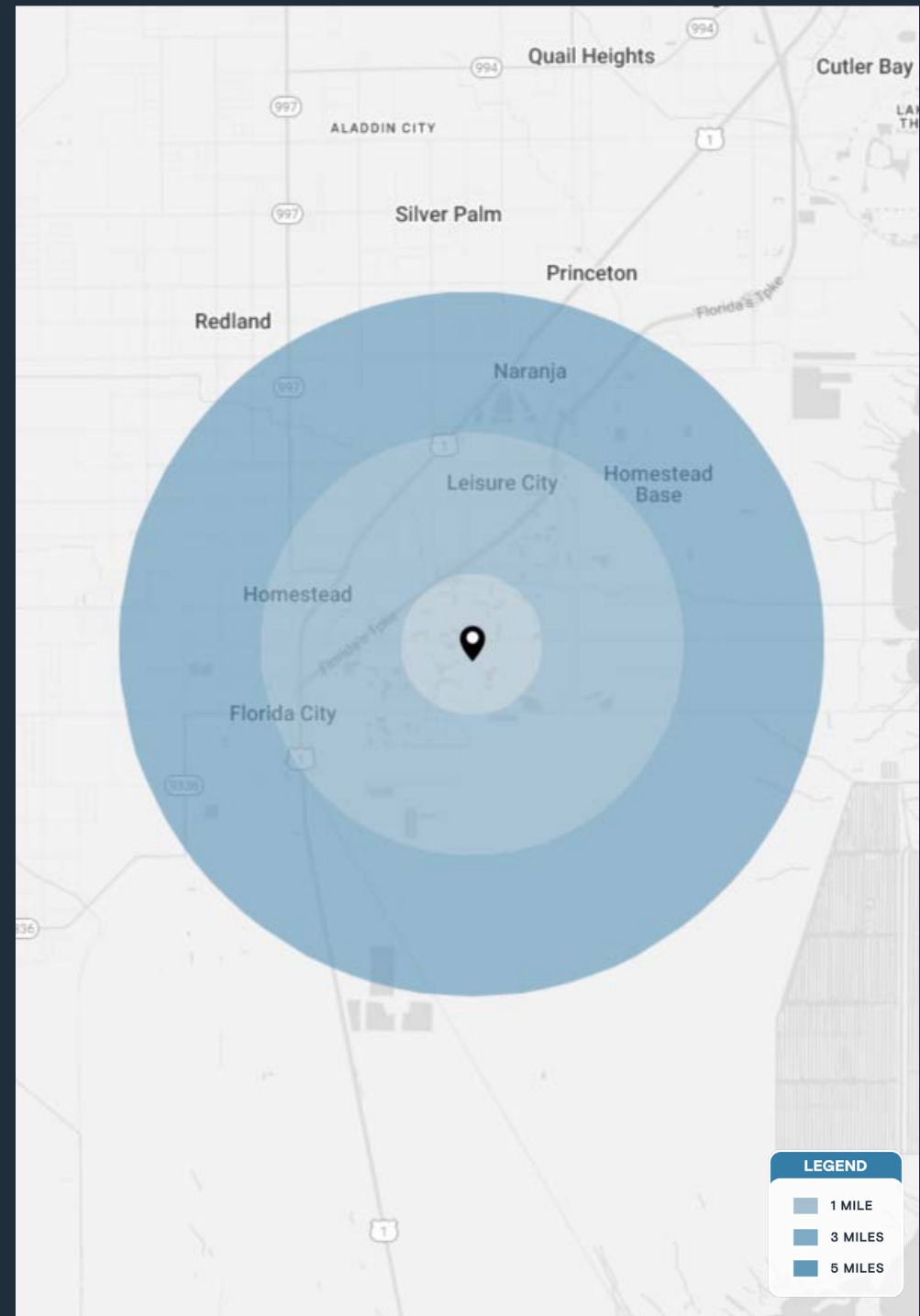
# Property Overview

## HIGHLIGHTS

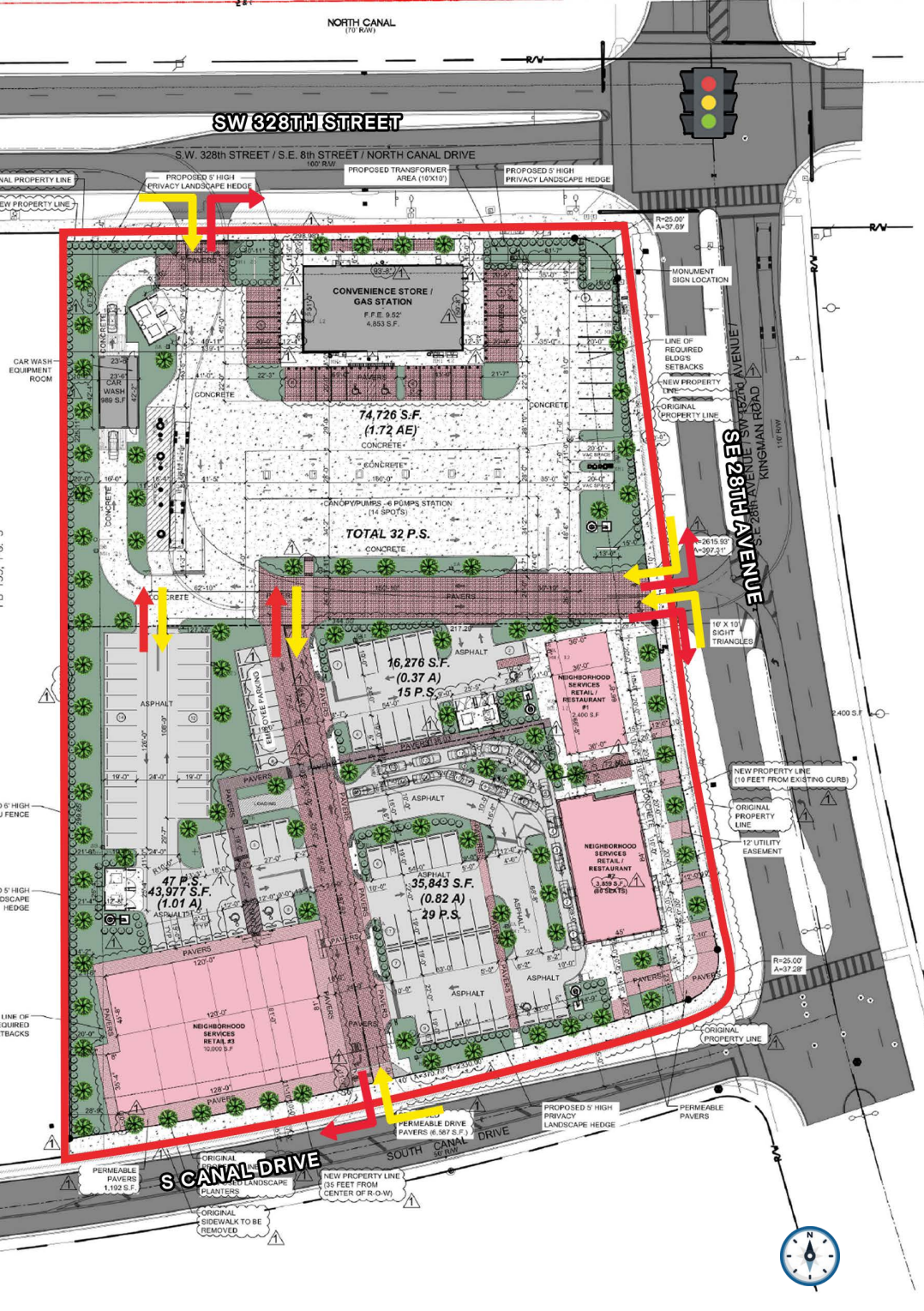
- ±4.09 Acre Gas Station/Convenience Approved Signalized Intersection available for sale
- QSR's with drive-through's available for ground lease
- Approx. 10,000 SF retail building for lease
- Located across from the newly built Homestead Commerce Park, a 282,000 SF Class-A industrial park
- Easy access to Florida's Turnpike from SE 28th Ave/SW 152nd Ave, only 1 mile away
- A new Turnpike interchange is planned at Lucy Street/SW 328th Street, only 1.5 miles West of site
- \$122 million Turnpike extension is underway. To be finished mid-2028
- Nearby Lennar housing projects have added 2,242 new and under construction homes to the immediate housing area consisting of over 5,500 homes

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	19,245	102,250	183,382
HOUSEHOLDS	6,020	31,705	55,480
EMPLOYEES	14,787	79,749	142,745
AVERAGE HH INCOME	\$105,373	\$79,973	\$80,155
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	57,134	175,974	234,707
HOUSEHOLDS	17,907	53,661	69,977
EMPLOYEES	44,491	136,700	183,351
AVERAGE HH INCOME	\$89,188	\$78,574	\$85,597













5,525 TOTAL HOMES







# New Sports Performance Hub Minutes Away

The Homestead Sports Complex is a 130-acre facility dedicated to providing top-notch recreational amenities for the community. The \$280 million privately funded complex has an 80 year lease agreement for the redevelopment.

The redevelopment project will feature a 10,000 seat stadium, a sports-themed hotel, youth sports academy, professional training, and public sports and recreational facilities. The completion of this venture will position Homestead at the forefront of sports and recreational excellence in the region and drive demand for fuel, QSRs and retail buyers in the area.









# Nearby Construction Of New Interchange

The site is located less than 1.5 miles from the new FL Turnpike interchange at Lucy Street/SW 328th Street. The interchange project aligns strategically with local and regional plans to enhance mobility, manage growth, and improve the overall quality of life for residents in Homestead and surrounding communities.







## Contact Brokers

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