

FOR LEASE

Starbuck's Anchored Homestead Retail Strip

PRESENTED BY:

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Homestead Retail

LEASING
BROCHURE

2925 NORTHEAST 8TH STREET
HOMESTEAD, FL 33033


COMMERCIAL PARTNERS
DELIBERATELY DIFFERENT™

CITY INFORMATION

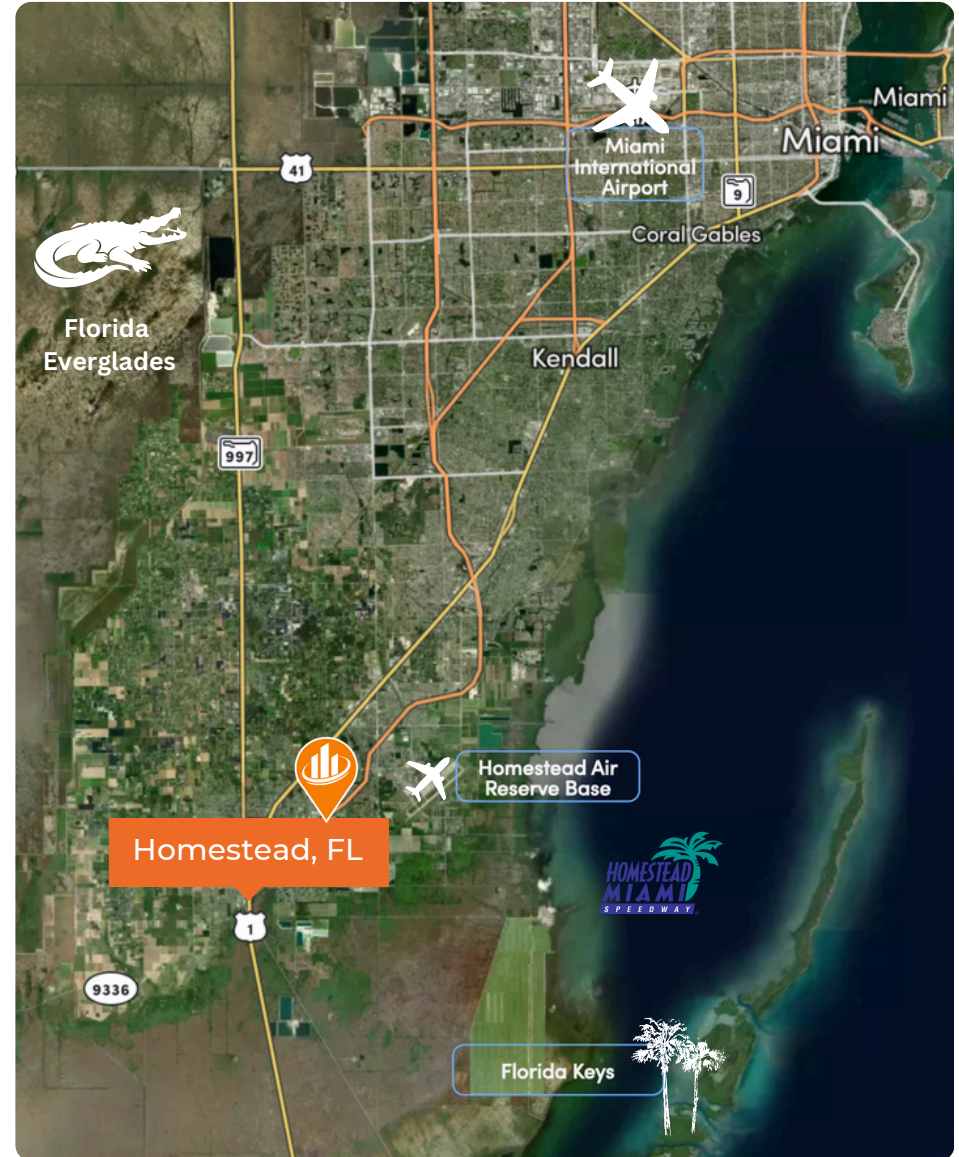
HOMESTEAD, FL

Homestead, Florida, in Miami-Dade County, is a growing hub for development and investment. With a 10% population increase over the past decade, it offers a burgeoning market for residential and commercial growth. Its strategic location near Miami and key attractions drives steady visitor traffic, benefiting retail operations. The young, dynamic demographic supports a robust consumer base for retail and office expansion.

Proximity to major highways enhances logistical advantages, while favorable zoning laws and development incentives create a welcoming environment for new projects. Ongoing development continues to drive economic growth, solidifying Homestead's role in the Miami-Dade commercial real estate market.

CITY HIGHLIGHTS

- 35 minutes from Miami, Homestead ensures high traffic and excellent accessibility.
- 30 miles south of Miami, Homestead accesses 2.7 million residents within a 50-mile radius.
- 1 million visitors travel to the Florida Keys via U.S. Route 1, boosting retail foot traffic.
- Homestead-Miami Speedway attracts over 300,000 visitors annually, increasing customer traffic.
- Average household income of \$62,000 supports strong consumer spending power.
- Annual retail sales exceed \$1 billion, reflecting thriving commercial activity.
- Proximity to Everglades National Park attracts over 1 million visitors annually, expanding the retail customer base



PROPERTY DETAILS & HIGHLIGHTS

| | |
|--------------------|--------------------------|
| FRONTAGE | +/- 167 FT on NE 8th St |
| AVERAGE FLOOR SIZE | 1,607 SF |
| CEILING HEIGHTS | 18 FT |
| APN | 10-7909-039-0030 |
| BUILDING SIZE | 9,301 SF |
| LOT SIZE | 1.3 Acres |
| YEAR BUILT | 2020 |
| PROPANE/GAS | Available, Not Installed |
| HVAC | Available, AC-5 TON |
| ZONING | PUD |



NE 8TH ST.
FRONTAGE:
266 FT



ZONING
PUD 5300



PROPERTY DESCRIPTION

Elevate your business at 2925 Northeast 8th Street in Homestead, FL, located in the same center as a brand new Starbucks, Sleep Number, and Verizon. This prime location offers modern amenities, high visibility, and ample parking, making it an ideal choice for retail, office, or service establishments. With well-maintained exteriors and prominent signage opportunities, this property provides the perfect platform for your business to thrive. Embrace the opportunity to position your business in a bustling commercial hub, surrounded by potential customers and thriving enterprises. Make your mark in this sought-after location and elevate your business to new heights at 2925 Northeast 8th Street

LEASING INFORMATION

Two (2) In-Line Units Available

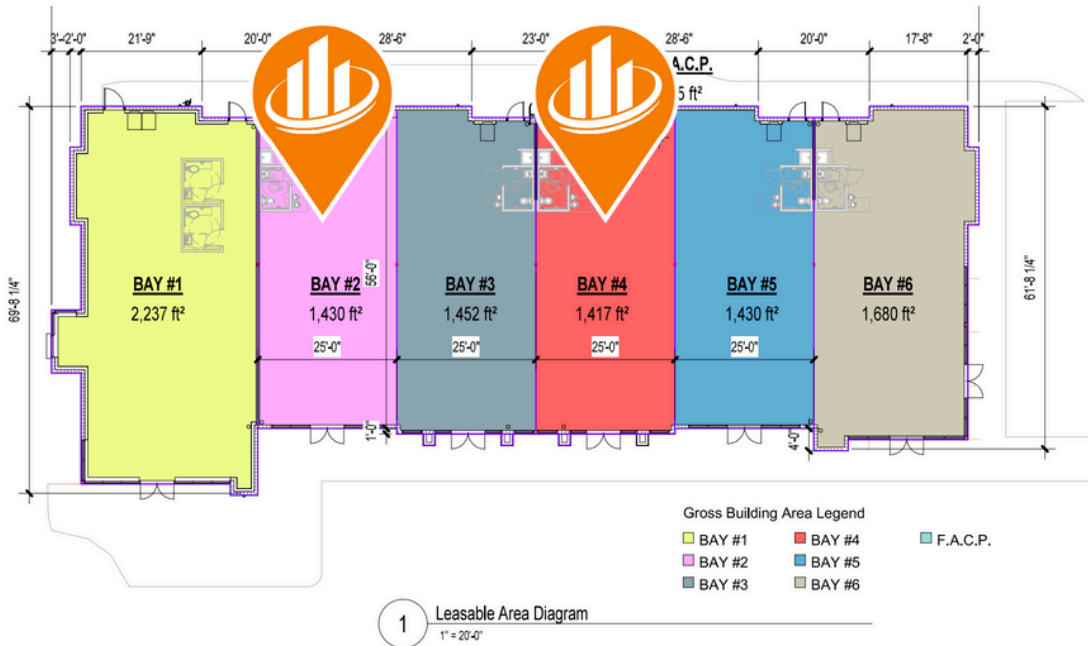
| | |
|-------------------------------|-------------------------|
| SPACE CONDITION: | COLD DARK SHELL |
| TENANT IMPROVEMENT ALLOWANCE: | YES - NEGOTIABLE |
| LEASE TYPE: | NNN |
| LEASE RATE: | \$55.00/SF NNN |
| LEASE TERM: | 5 YR + |
| PASS THROUGH EXPENSES: | ESTIMATED AT \$7.66/ SF |
| SQUARE FOOTAGE: | 1,417 SF - 1,430 SF |



BAY 2



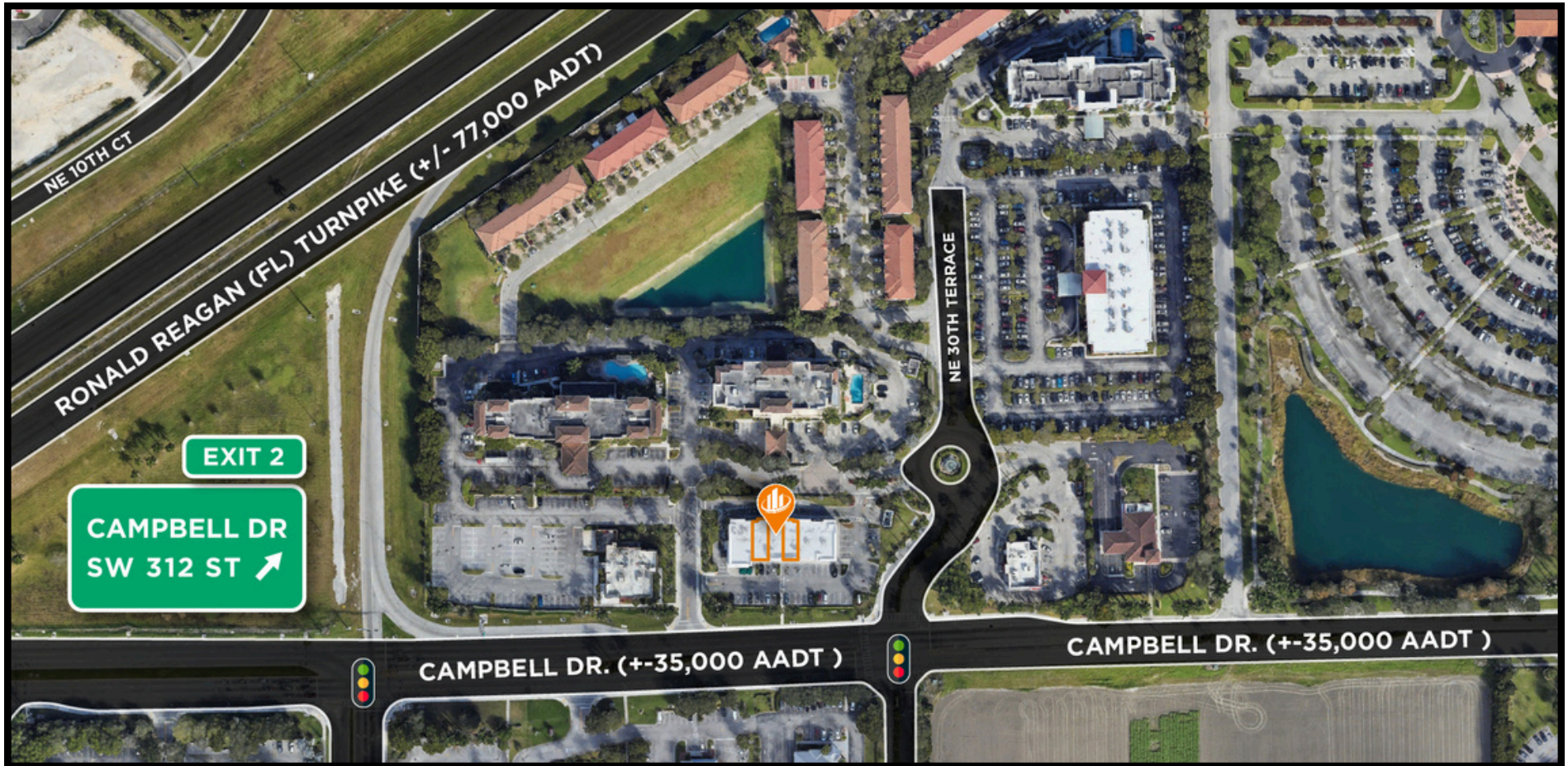
BAY 4



RETAILER MAP




TRAFFIC COUNTS



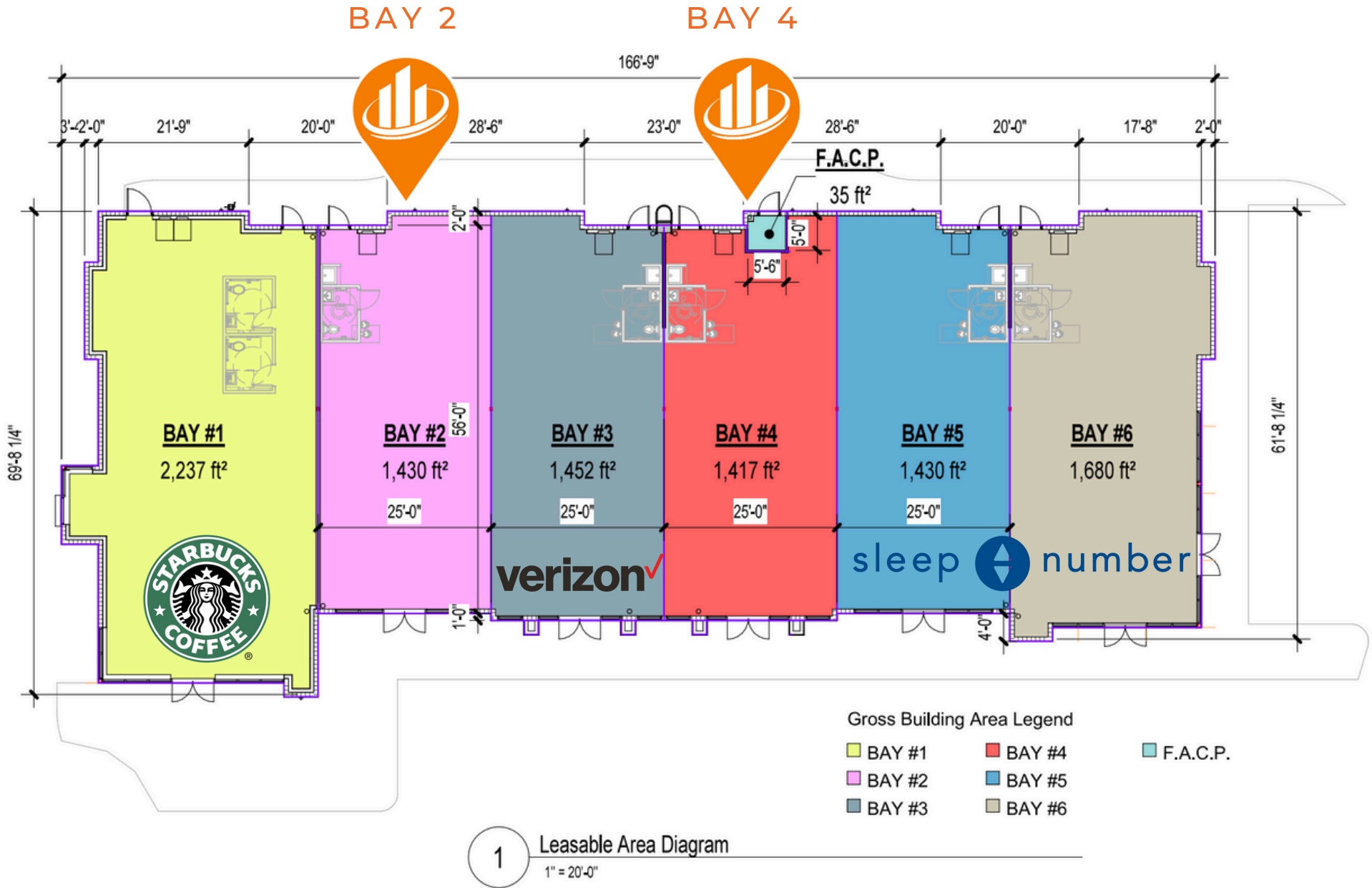
AADT
+/- 35,000

EXIT
EXIT 2
FL TURNPIKE
AADT +77,000



OVER 200K
STARBUCKS
VISITS

SITE PLAN



PROPERTY HIGHLIGHTS

- Offering Tenant Improvement Allowance
- 2 Large Pylon Signage Opportunities
- Customizable space to business type.
- Just Announced: Soleste Midtown project spans a 20.8-acre site, adding 354 luxury apartments directly across NE 8th Street.
- Located near Baptist Health South Florida




NE 8TH ST.
FRONTAGE:
266 FT



ZONING
PUD/5300

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CO - TENANCY



As a globally recognized coffeehouse, Starbucks drives high daily foot traffic, offering a consistent stream of potential customers for neighboring retailers.



With its reputation as a leading telecommunications provider, Verizon attracts tech-savvy consumers, enhancing the visibility and appeal of adjacent retail spaces.



Known for its innovative sleep solutions, Sleep Number draws health-conscious shoppers, creating a diverse and engaged customer base for nearby businesses.

ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

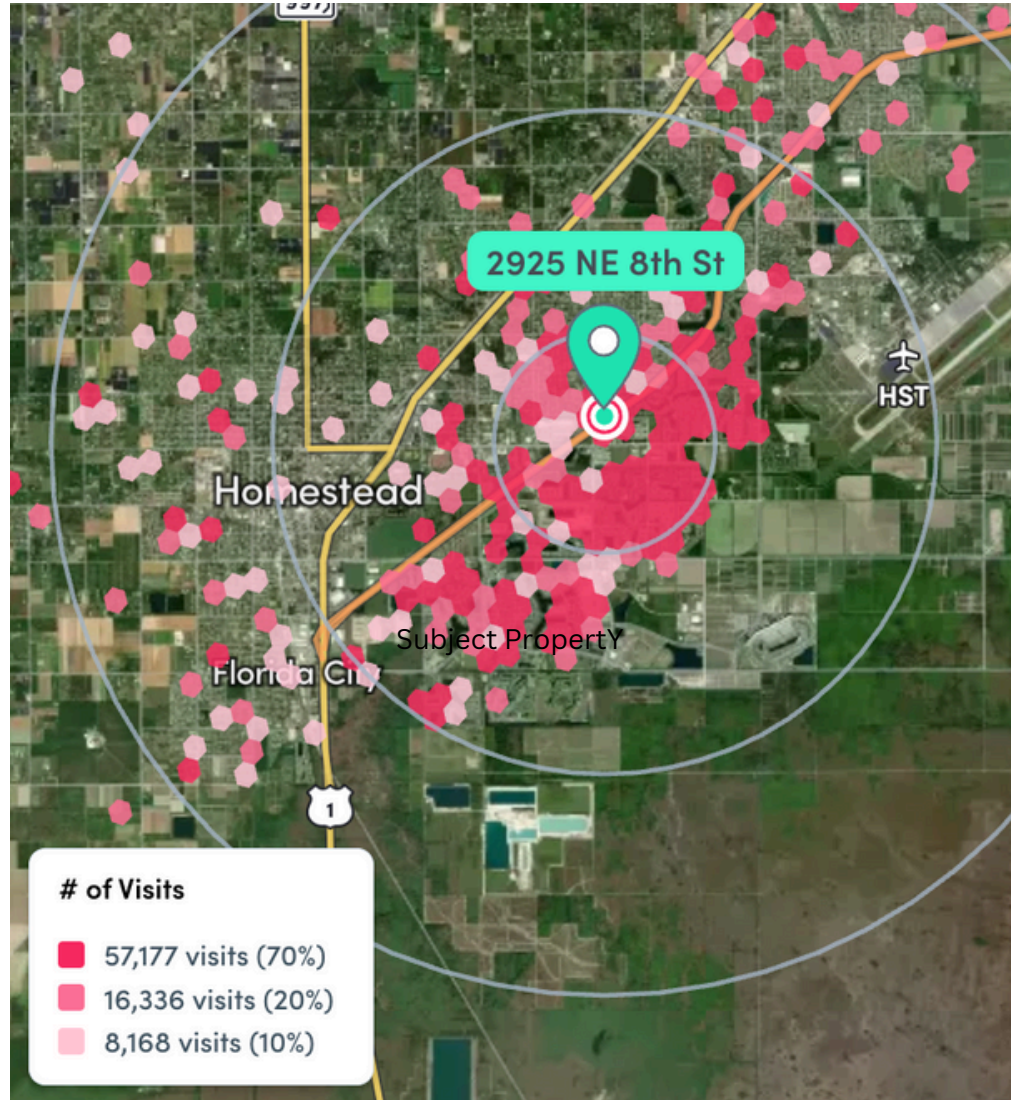
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 23,257 | 119,144 | 189,156 |
| AVERAGE AGE AVERAGE | 36 | 36 | 36 |
| AGE (MALE) AVERAGE | 35 | 35 | 35 |
| AGE (FEMALE) | 38 | 37 | 37 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 6,754 | 36,747 | 57,687 |
| # OF PERSONS PER HH | 3.4 | 3.2 | 3.3 |
| AVERAGE HH INCOME | \$95,123 | \$80,611 | \$78,347 |
| AVERAGE HOUSE VALUE | \$380,300 | \$335,187 | \$355,692 |

Demographics data derived from AlphaMap



CONSUMER LOCATION VISITS VIA MOBILE DATA
(JAN '24 - MAR '24)

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