

Campbell Shopping Center

Available for Lease

NE Corner of Campbell Drive & NE 12th Avenue

1201 - 1245 NE 8th Street (Campbell Drive)

Homestead, FL 33033



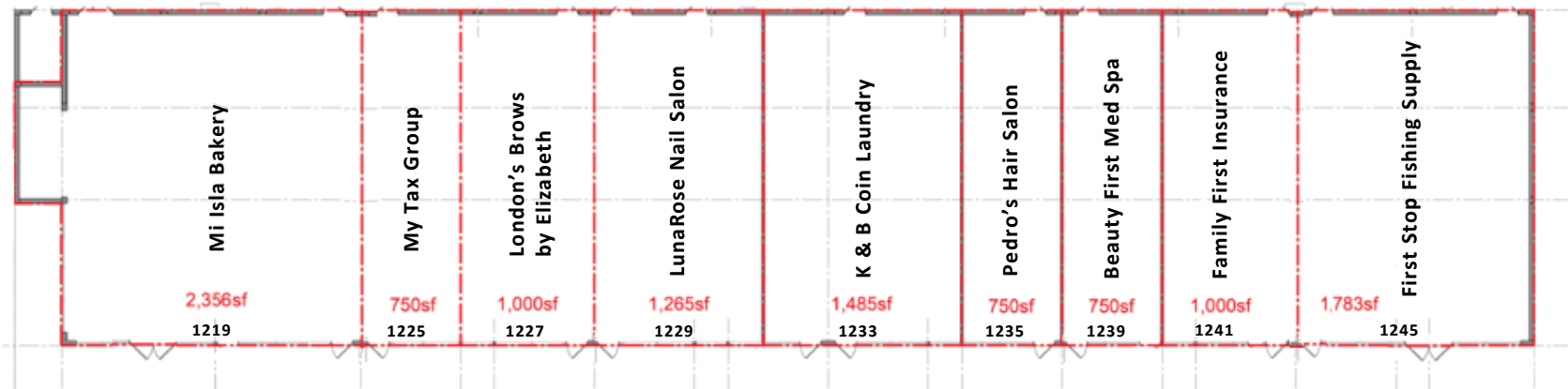
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BEHAR
REAL ESTATE GROUP

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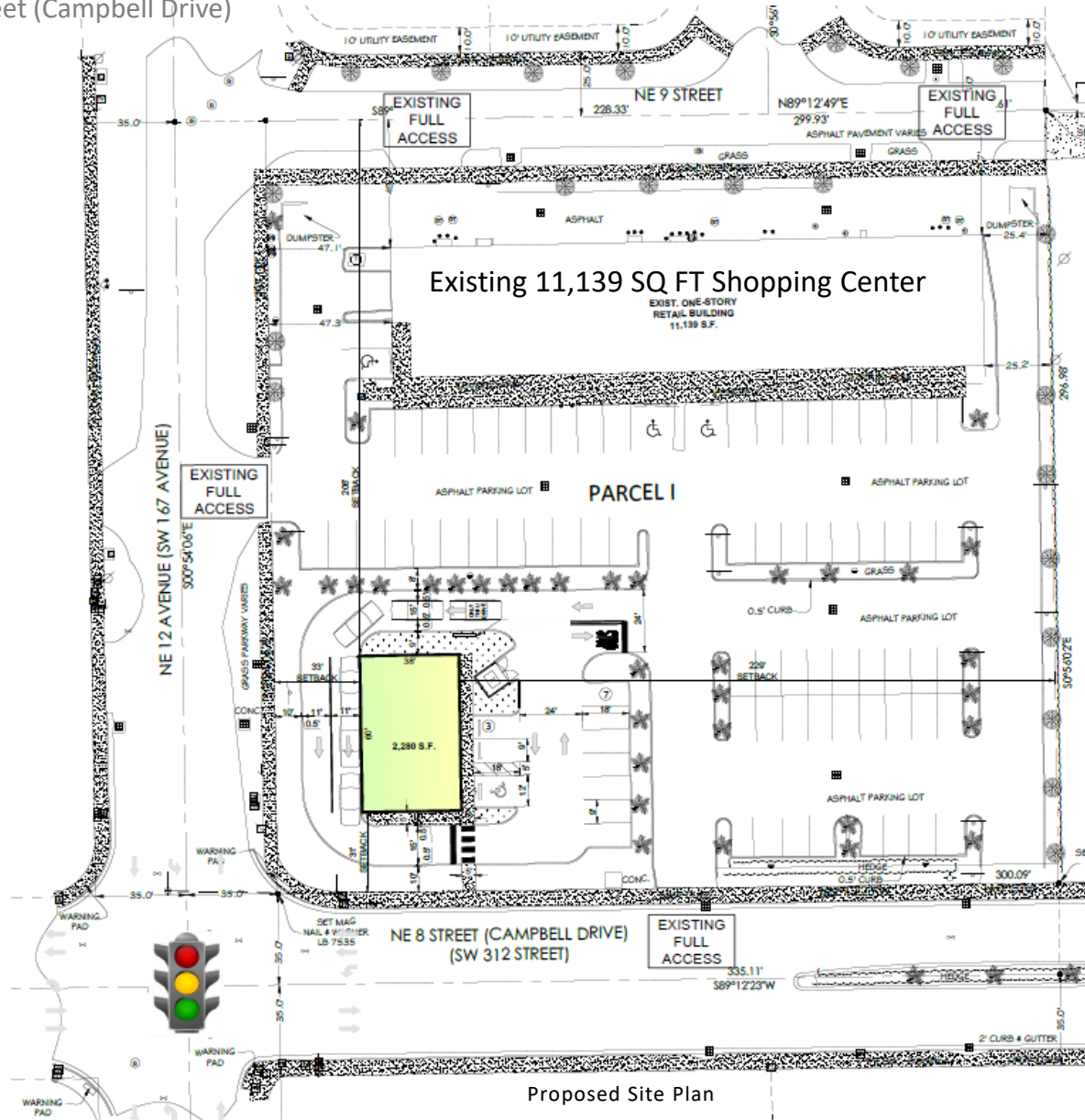
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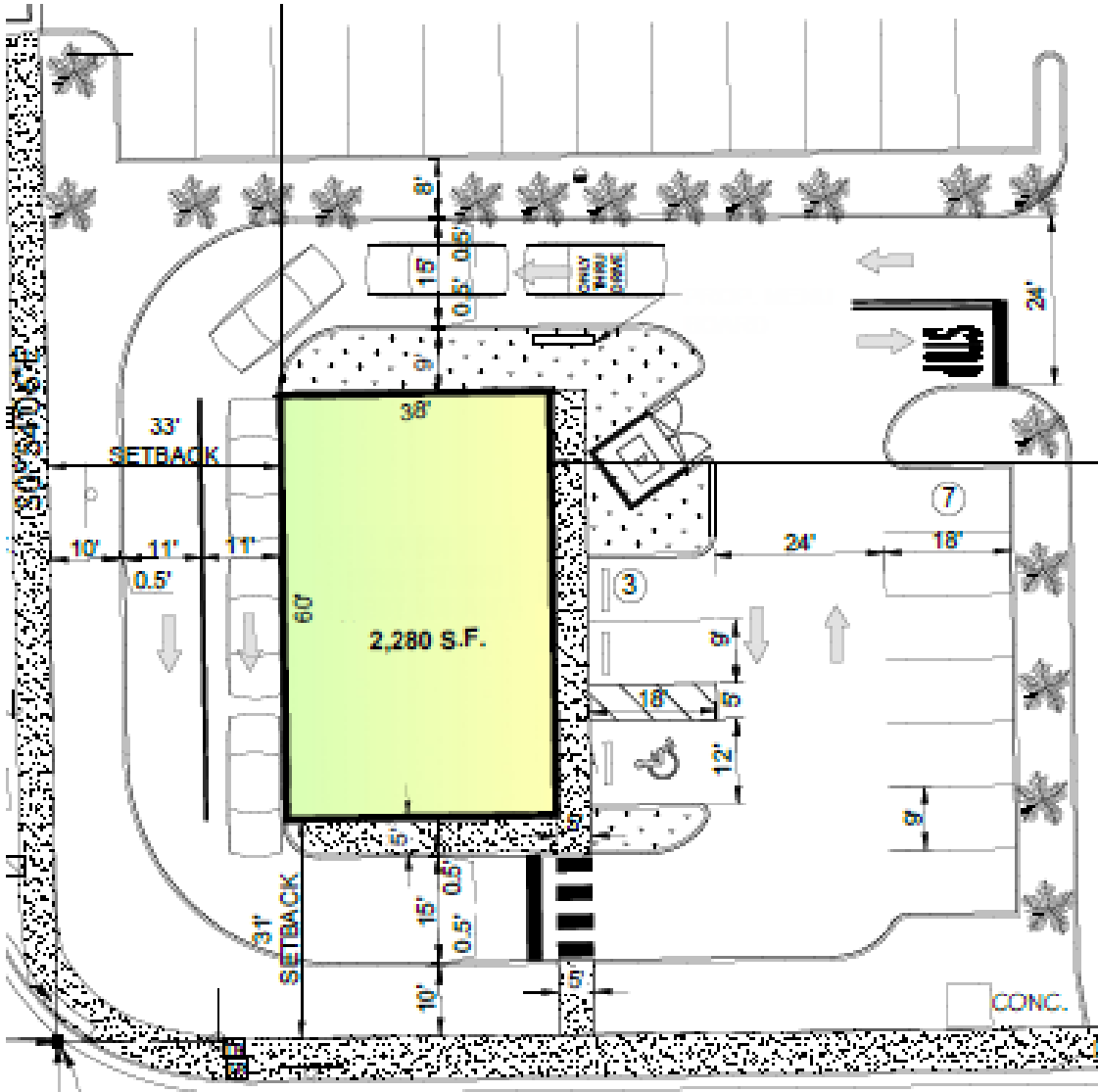


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Proposed Site Plan

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THE TRADE AREA



- Quick access to the Florida Turnpike
- Excellent access and visibility
- High Barriers to Entry
- Strategically located between the Florida Turnpike and US 1.
- Located at the NE corner of Campbell Dr. (NE 8th St / SW 312th St) & NE 12th Ave. (SW 167th Ave)

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Demographics

2024 Estimated Population

1 Mile	3 Mile	5 Mile
19,936	133,090	188,475
5 Minutes	10 Minutes	15 Minutes
18,198	122,254	205,682

2024 Est. Median Household Income

1 Mile	3 Mile	5 Mile
\$41,911	\$59,050	\$61,437
5 Minutes	10 Minutes	15 Minutes
\$42,129	\$58,019	\$63,118

2024 Est. Average Household Income

1 Mile	3 Mile	5 Mile
\$60,871	\$82,347	\$84,064
5 Minutes	10 Minutes	15 Minutes
\$60,768	\$81,672	\$84,630

TRAFFIC COUNTS:

CAMPBELL DRIVE (NE 8th Street / SW 312th Street): AADT 32,500

NE 12th Avenue (SW 167th Ave):
AADT 6,800

Florida Turnpike just north of Campbell Drive: AADT 79,310

Florida Turnpike just south of Campbell Drive: AADT 51,000

For Information Contact:

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