

Office

Available
September 1st



Royal Gate Center

FOR LEASE

15260 SW 280th Street | Homestead, FL 33032

Space Available: **Unit 201 - 440 RSF**
Availability Date: **September 1st, 2024**

For More Information

Craig Merlin
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Jeremy S. Larkin
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NAI Miami
Fort Lauderdale

Royal Gate Center

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Property Overview

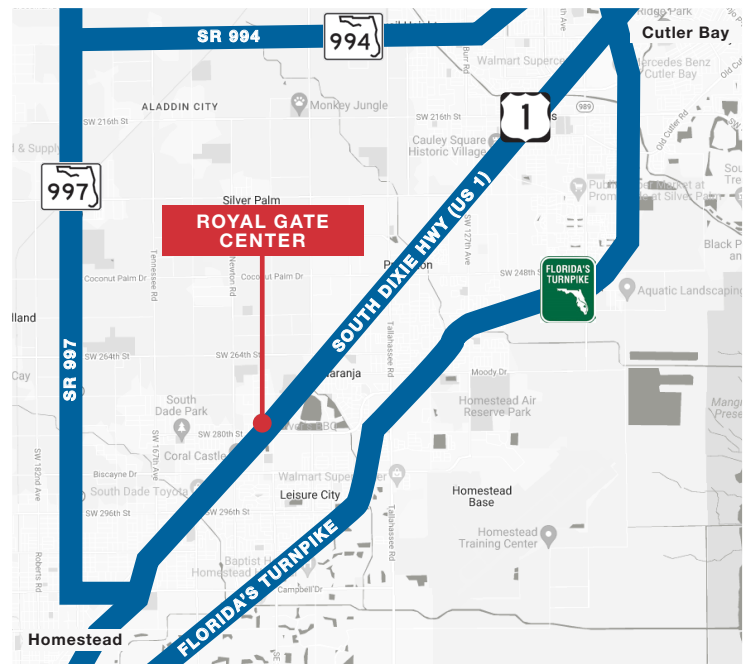
- Total Building Size: 30,316 SF
- Zoning: BU-1A
- Parking Ratio: 4.00/1,000 SF
- Newest and best maintained property in the area
- Flexible lease terms available
- Great visibility from US-1

Location Features

- Near Larkin Community Hospital's future academic campus
- Rapidly developing area with vast residential construction in progress

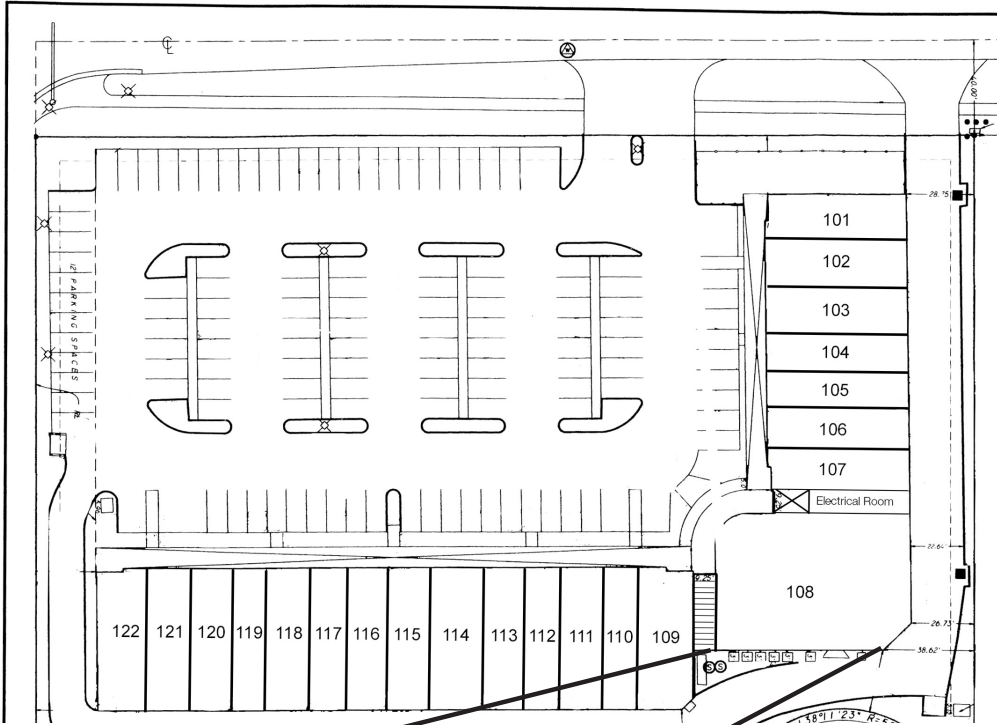
Demographics

RADIUS	TOTAL POPULATION	AVERAGE HH INCOME
1 Mile	10,733	\$117,257
3 Miles	124,005	\$106,340
5 Miles	359,735	\$104,754

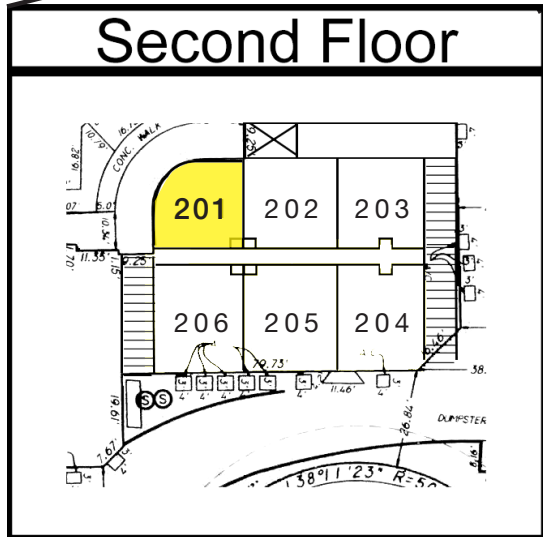


Site Plan

15260 SW 280th Street | Homestead, FL 33032



101-105	Mini Me Day Care
106-107	Church
108	Mas Por Menos Supermarket
109	Health & Beauty MedSpa, LLC
110	Nail Salon
111	Subprime Grill
112	Barber Shop
113-114 & 116	Sunbright Health
115	Sunbright Health
117	Karate
118-119	Adult Day Care
121-122	Salvadoran Cruise
201	AVAILABLE SEPTEMBER 1, 2024
202	Occupied
203	Occupied
204	Occupied
205	Family Behavioral Services
206	Occupied



Availability

Unit 201	440 RSF	\$1,400.00/mo (Plus Utilities)	Available September 1st, 2024
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