

# 3.22 ACRES OF PRIME OUT-PARCEL RETAIL DEVELOPMENT SITE



**LOT 2**  
2.28 AC

**LOT 1**  
0.94 AC

**DOLLAR  
GENERAL**

NE 8th St / SW 312th St / Campbell Dr

GOOGLE **HOMESTEAD**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

**Matthew Rotolante, SIOR, CCIM**  
President  
M:305.490.6526  
mrotolante@lee-associates.com

**Andrew Whitby**  
Senior Vice President  
M:305.608.1970  
awhitby@lee-associates.com

# ASSEMBLAGE SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents an exceptional retail development opportunity consisting of two prime out-parcel sites totaling 3.22 acres in Homestead, FL. Lot 1 spans 0.94 acres (40,946 SF) and directly fronts the bustling SW 312th St/Campbell Drive, a key commercial corridor linking Florida's Turnpike to US-1. Right next - Lot 2 comprises 2.28 acres (99,317 SF), offering flexibility for standalone retail, office, or multifamily development or as part of a larger project. Both parcels are strategically located amidst national retailers like Marshalls, Lowes, and Starbucks, and present a unique opportunity to combine Lot 1 and 2 for a total of 3.22 acres, ideal for high-traffic retail ventures.

Situated near Downtown Historic Homestead, these parcels are perfectly positioned for maximum visibility and access to major highways, including US-1 and Florida's Turnpike Extension, and gateways to the Florida Keys. Surrounded by anchor tenants like Publix, Target, and Home Depot, these sites benefit from consistent consumer activity and heavy traffic flow. Whether developed individually or combined, these out-parcel lots offer unparalleled potential for retail developers aiming to tap into the thriving Homestead market



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### MATTHEW ROTOLANTE, SIOR, CCIM

President  
305.490.6526  
mrotolante@lee-associates.com

### ANDREW WHITBY

Senior Vice President  
305.608.1970  
awhitby@lee-associates.com

## ASSEMBLAGE PRICE \$6,000,000.00

- Gateway location to the Florida Keys, attracting both local and tourist traffic with high customer draw potential
- Parcels can be sold separately; please refer to pages 5-6 for details



### Retail Development Site

Lot sizes: 0.94 to 2.28 Acres  
Up to 3.22 Contiguous Acres



**Lot 1:** 0.94 Acres (40,946 SF)  
**Lot 2:** 2.28 Acres (99,317 SF)



### Exceptionally Well-Located:

- Located in the heart of Homestead's bustling commercial district.
- Positioned along high-traffic corridors with significant daily vehicle counts.
- High traffic retail areas amongst big-box and national retailers like Walmart, Home Depot, Lowes and Target.

# PROPERTY DETAILS

## LOCATION INFORMATION

BUILDING NAME	3.22 Acres of Prime Out-parcel Retail Development Site
STREET ADDRESS	SW 312th Street & NW 9th Ct
CITY, STATE, ZIP	Homestead, FL 33034
COUNTY	Miami-Dade County
MARKET	South Florida
SUB-MARKET	Homestead
CROSS-STREETS	Campbell Dr
NEAREST HIGHWAY	US-1 & Florida's Turnpike
NEAREST AIRPORT	Miami Int'l Airport

## PROPERTY INFORMATION

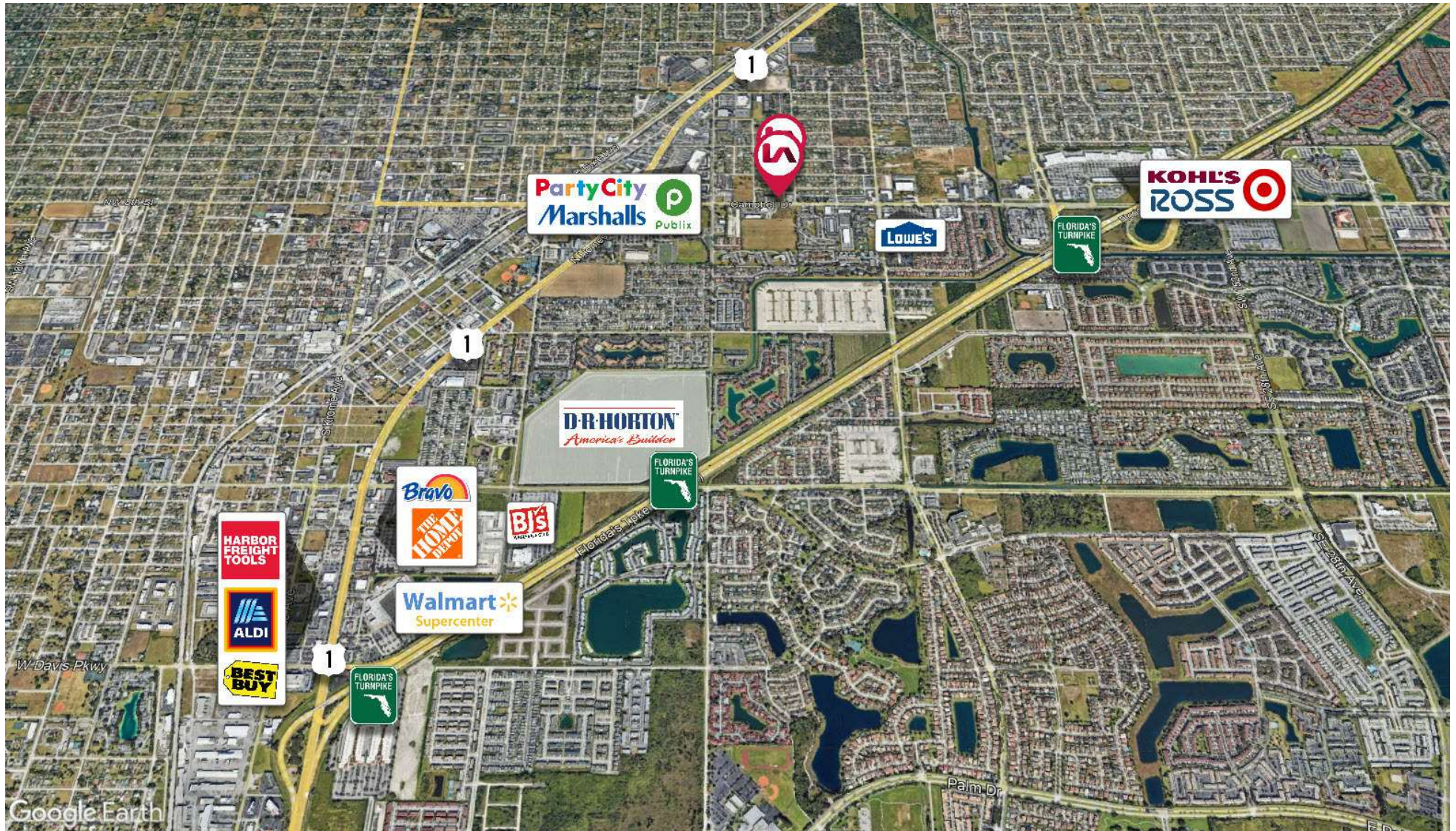
PROPERTY TYPE	Land
ZONING	B-1
LOT SIZE ASSEMBLAGE	3.22 Acres
LOT 1	0.94 Acres (40,946 SF)
LOT 2	2.28 Acres (99,317 SF)
APN #	10-7908-000-0520 10-7908-000-0530

## BUILDING INFORMATION

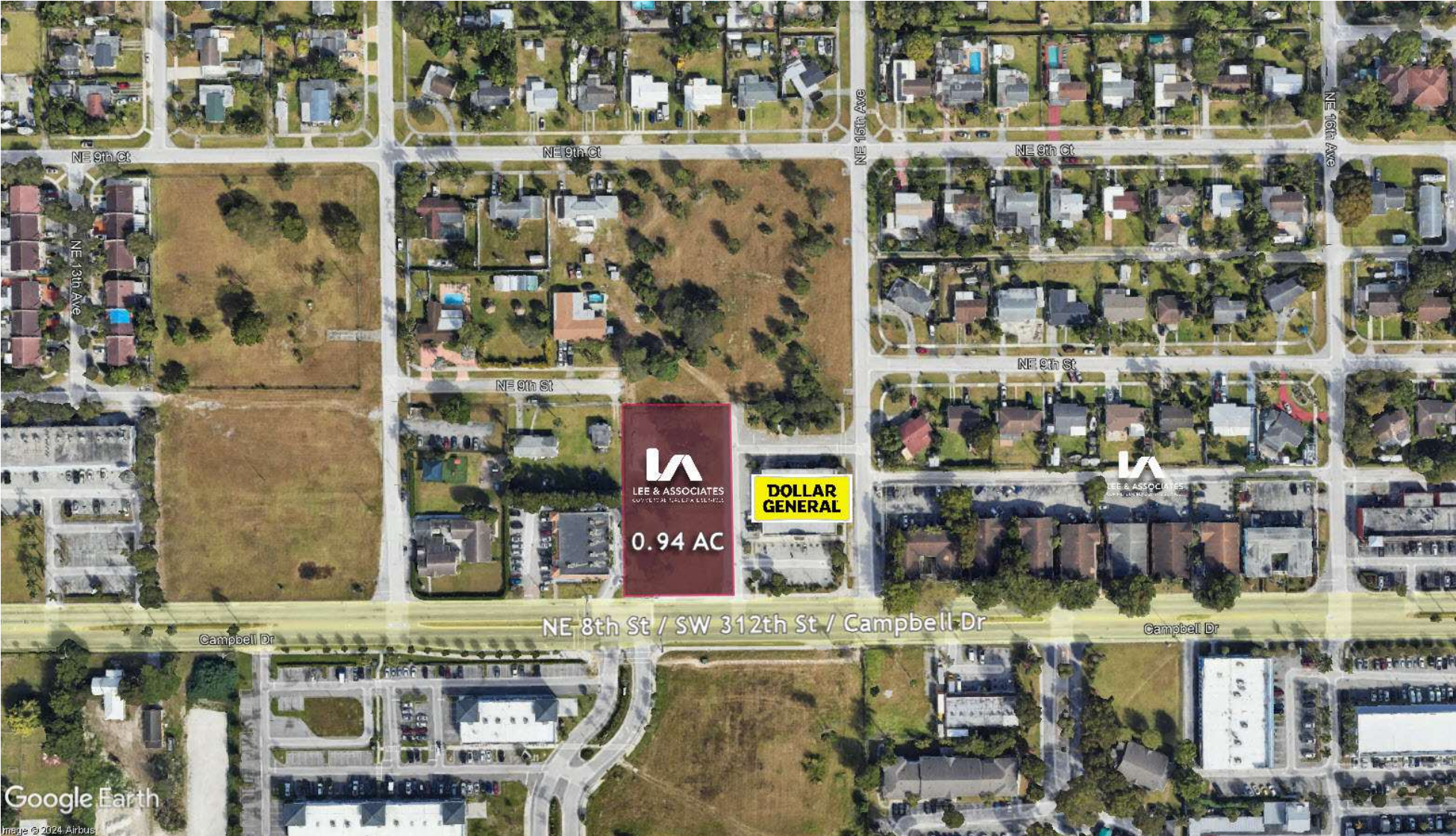
NUMBER OF LOTS	2
BEST USE	Retail Development



# AREA OVERVIEW



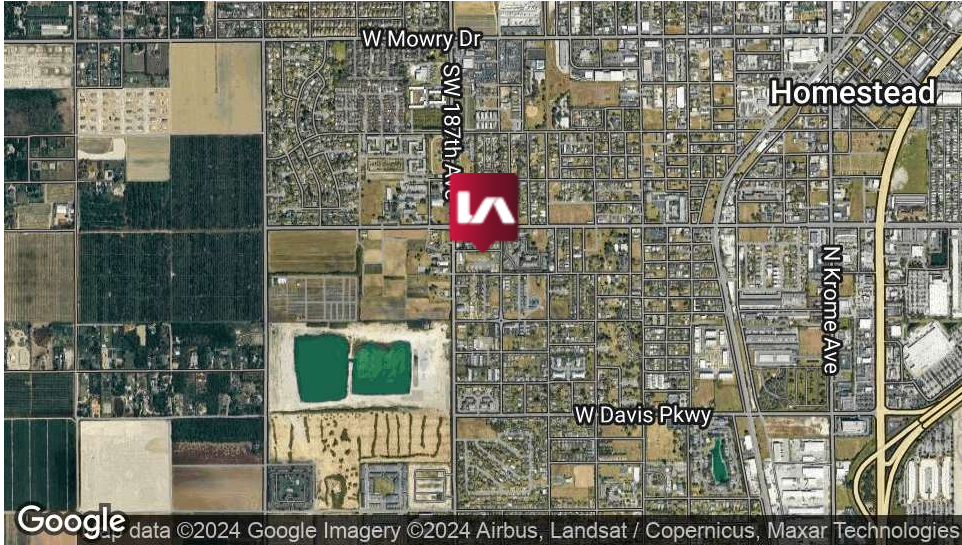
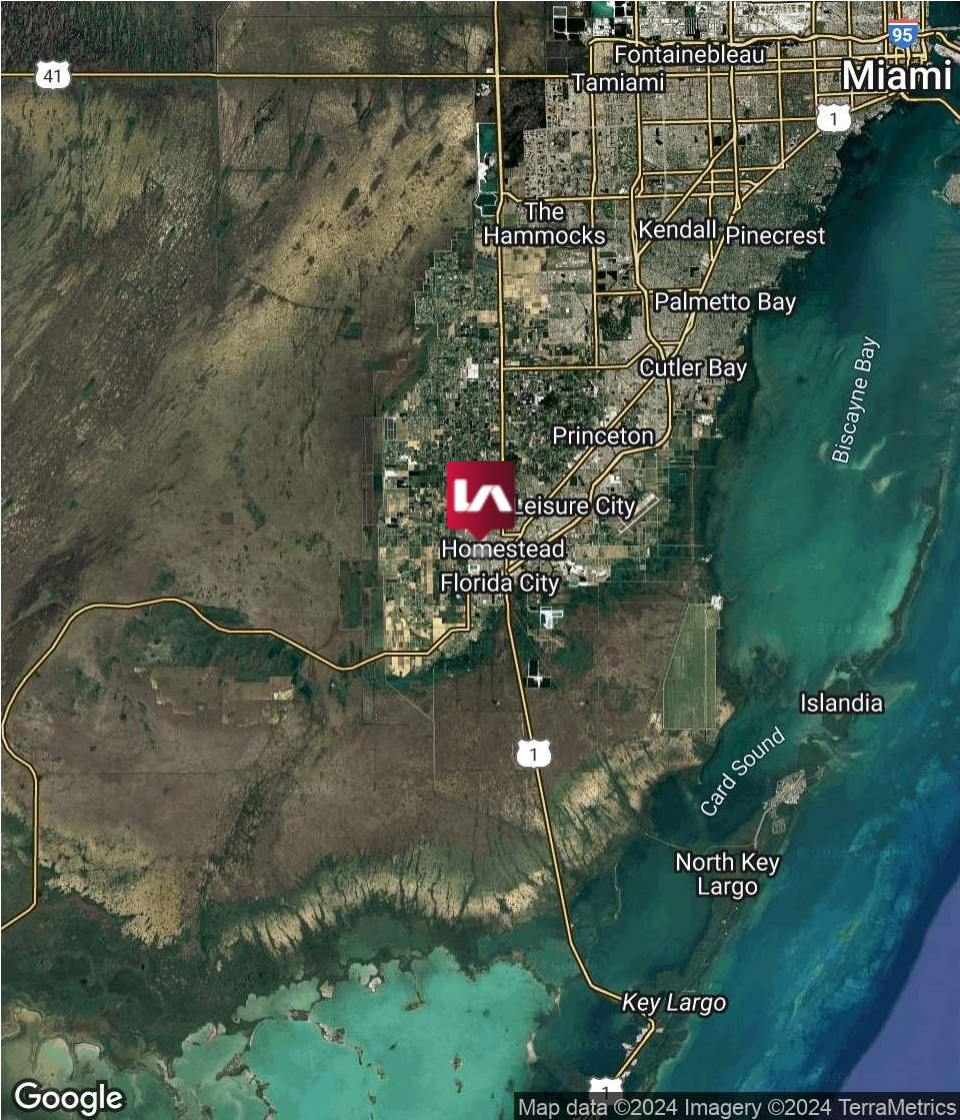
# LOT 1 ASKING PRICE \$3,000,000.00



# LOT 2 ASKING PRICE \$3,000,000.00



# REGIONAL MAP



## LOCATION OVERVIEW

Located near Downtown Historic Homestead, these retail out-parcel sites offer easy access to US-1 and Florida's Turnpike, major routes to the Florida Keys. The area is surrounded by high-profile retailers, ensuring consistent traffic and visibility.

## CITY INFORMATION

<b>MARKET:</b>	South Florida
<b>SUBMARKET:</b>	Homestead
<b>CROSS STREETS:</b>	Campbell Dr
<b>NEAREST HIGHWAY:</b>	US-1 & Florida's Turnpike
<b>NEAREST AIRPORT:</b>	Miami Int'l Airport

# RETAILER MAP





# DEMOGRAPHIC PROFILE

## KEY FACTS



**28,959**  
Total Population



**\$53,307**  
Average Household Income

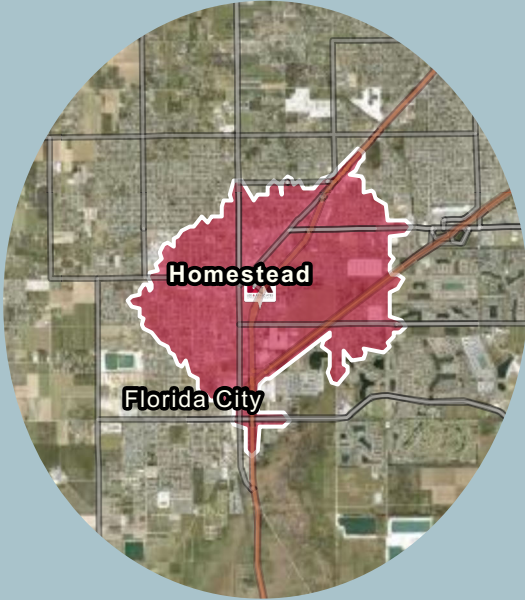


**33.3**  
Median Age



**3.1**  
Average Household Size

Drive time of 5 minutes



## Average Consumer Spending



**\$1,328**  
Apparel



**\$1,999**  
Dining Out

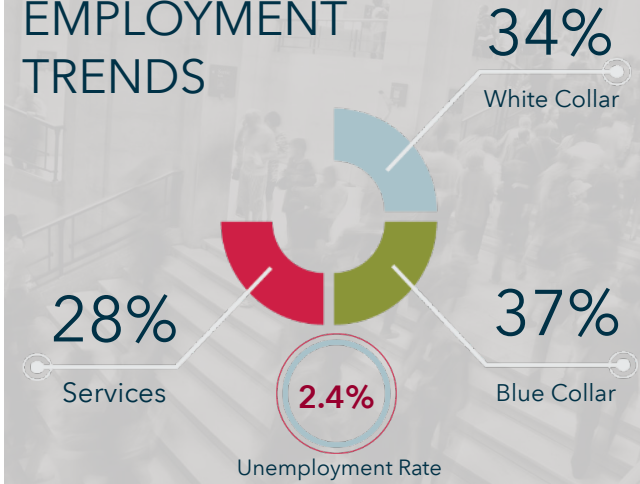


**\$3,881**  
Groceries



**\$3,330**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**1,603**  
Total Businesses



**14,302**  
Total Employees



**2,645,632,909**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION



# DEMOGRAPHIC PROFILE

## KEY FACTS



**126,577**  
Total Population



**\$80,121**  
Average Household Income

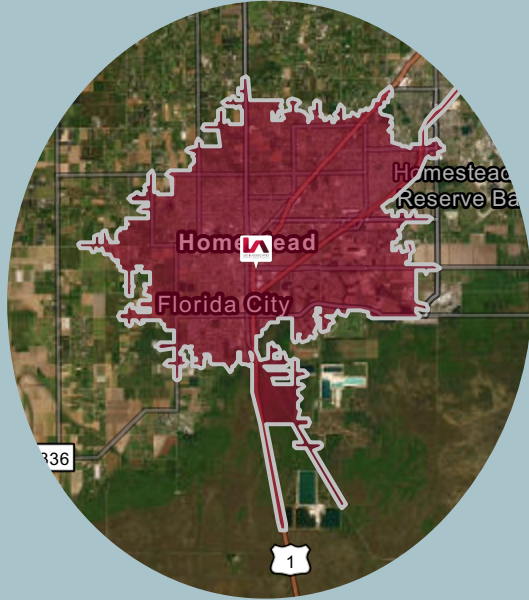


**34.7**  
Median Age



**3.2**  
Average Household Size

Drive time of 10 minutes



## Average Consumer Spending



**\$1,846**  
Apparel



**\$2,898**  
Dining Out

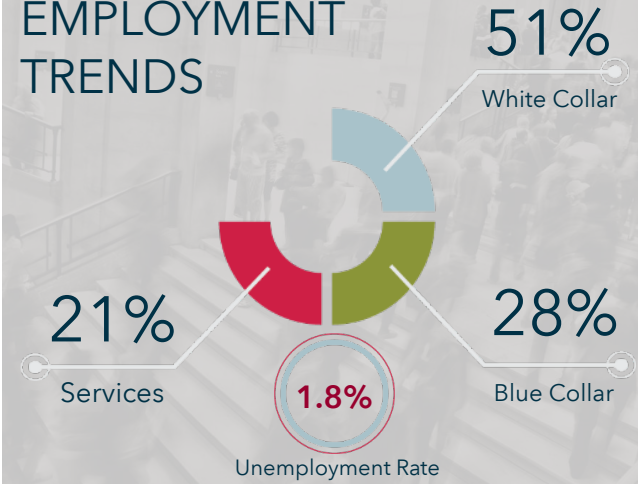


**\$5,477**  
Groceries



**\$5,099**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**3,430**  
Total Businesses



**30,433**  
Total Employees



**4,561,791,975**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION



# DEMOGRAPHIC PROFILE

## KEY FACTS



**198,102**  
Total Population



**\$84,587**  
Average Household Income

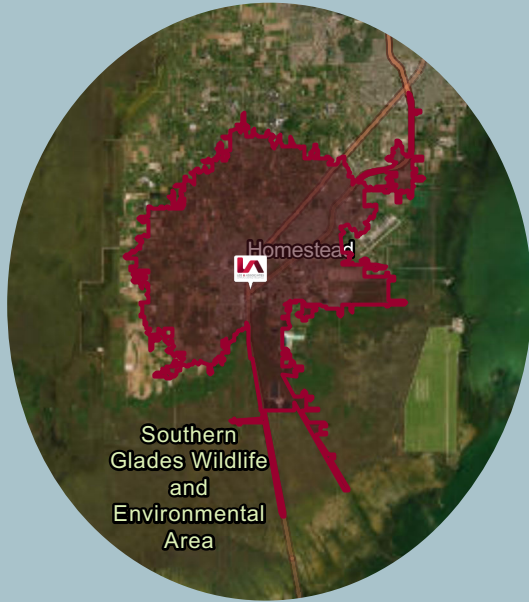


**34.9**  
Median Age



**3.2**  
Average Household Size

Drive time of 15 minutes



## Average Consumer Spending



**\$1,926**  
Apparel



**\$3,045**  
Dining Out

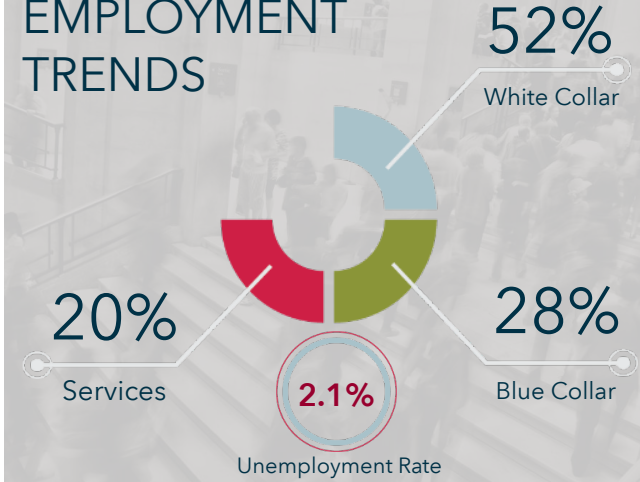


**\$5,705**  
Groceries



**\$5,390**  
Health Care

## EMPLOYMENT TRENDS



## BUSINESS



**4,529**  
Total Businesses



**37,655**  
Total Employees



**5,761,674,196**  
Total Sales

## HOUSING UNITS



## DAYTIME POPULATION

