

HISTORIC DOWNTOWN RETAIL STOREFRONT ON SIGNALIZED CORNER

137 N KROME AVE
HOMESTEAD, FL 33030



AVAILABLE FOR SALE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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SITE OVERVIEW

PROPERTY SUMMARY

HIGH-VISIBILITY RETAIL IN THE HEART OF HISTORIC DOWNTOWN DISTRICT

Lee & Associates presents an exceptional retail opportunity in the heart of Homestead's Historic Downtown District. This 6,667-square-foot retail building sits prominently on a hard, signalized corner at N Krome Ave and NE 2nd Street, offering 65 feet of prime frontage along one of the area's main thoroughfares. With a daily traffic count of 19,400 AADT, this property offers excellent visibility and accessibility for retailers and businesses seeking to establish a presence in a thriving commercial hub. The building is zoned B-1, making it suitable for a variety of retail and mixed-use applications.

Located steps from the new Homestead City Hall, Miami-Dade Busway transit stations, Losner Park, and the recently renovated Seminole Theater, this property is at the center of an exciting downtown revitalization effort. The area is undergoing significant redevelopment, including a new transportation and retail hub, entertainment venues, and residential projects that will drive additional foot traffic and economic growth. With proximity to US-1 and Florida's Turnpike, this property is perfectly positioned for businesses seeking high exposure and long-term value in South Florida's expanding market.



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

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OFFERING HIGHLIGHTS



ASKING:
\$1,675,000



"Main Street" Retail Building:

- 6,667 Total GLA
- 65 feet of frontage on N Krome Ave
- Zoned B-1 for diverse business uses



High-Visibility Downtown Location:

- Fronting the **signalized hard corner**
N Krome Ave & NE 2nd Street
- **19,200 AADT** for prime visibility
- Street parking available
- Near public transit stops
- **Easy access** to US-1 & the Turnpike,
connecting to Miami & the Keys

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	137 N Krome Ave
CITY, STATE, ZIP	Homestead, FL 33030
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Historic Downtown Homestead
CROSS-STREETS	N Krome Ave and NE 2nd St
SIGNAL INTERSECTION	Yes
NEAREST HIGHWAY	US-1, Florida's Turnpike

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	B-1
LOT SIZE	0.2 Acres
APN #	10-7918-006-0101
LOT FRONTAGE	65 ft
LOT DEPTH	135 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	19400
TRAFFIC COUNT STREET	N Krome Ave
TRAFFIC COUNT FRONTAGE	65

BUILDING INFORMATION

BUILDING SIZE	6,667 SF
OCCUPANCY %	100.0%
TENANCY	Multiple
YEAR BUILT	1955
GROSS LEASABLE AREA	6,693 SF
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	1

PARKING & TRANSPORTATION

STREET PARKING	Yes
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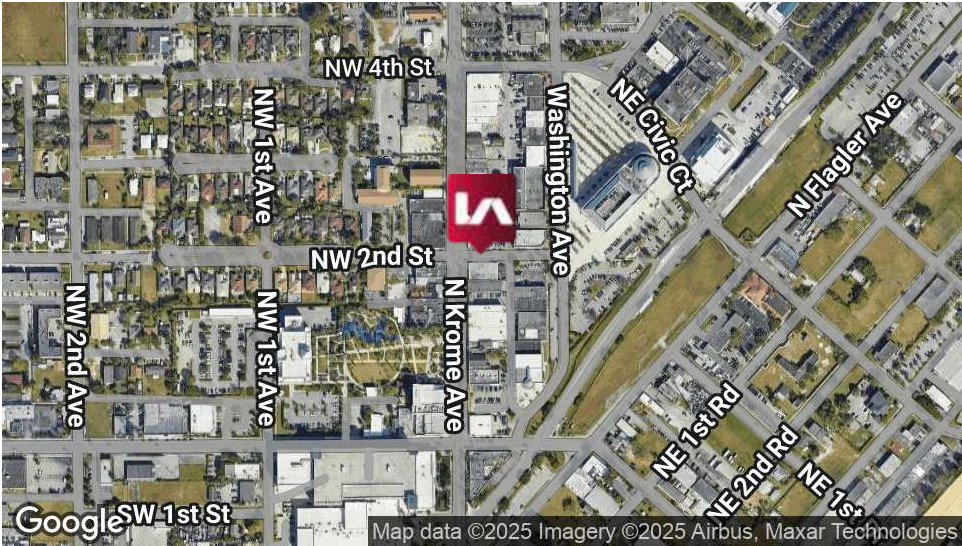
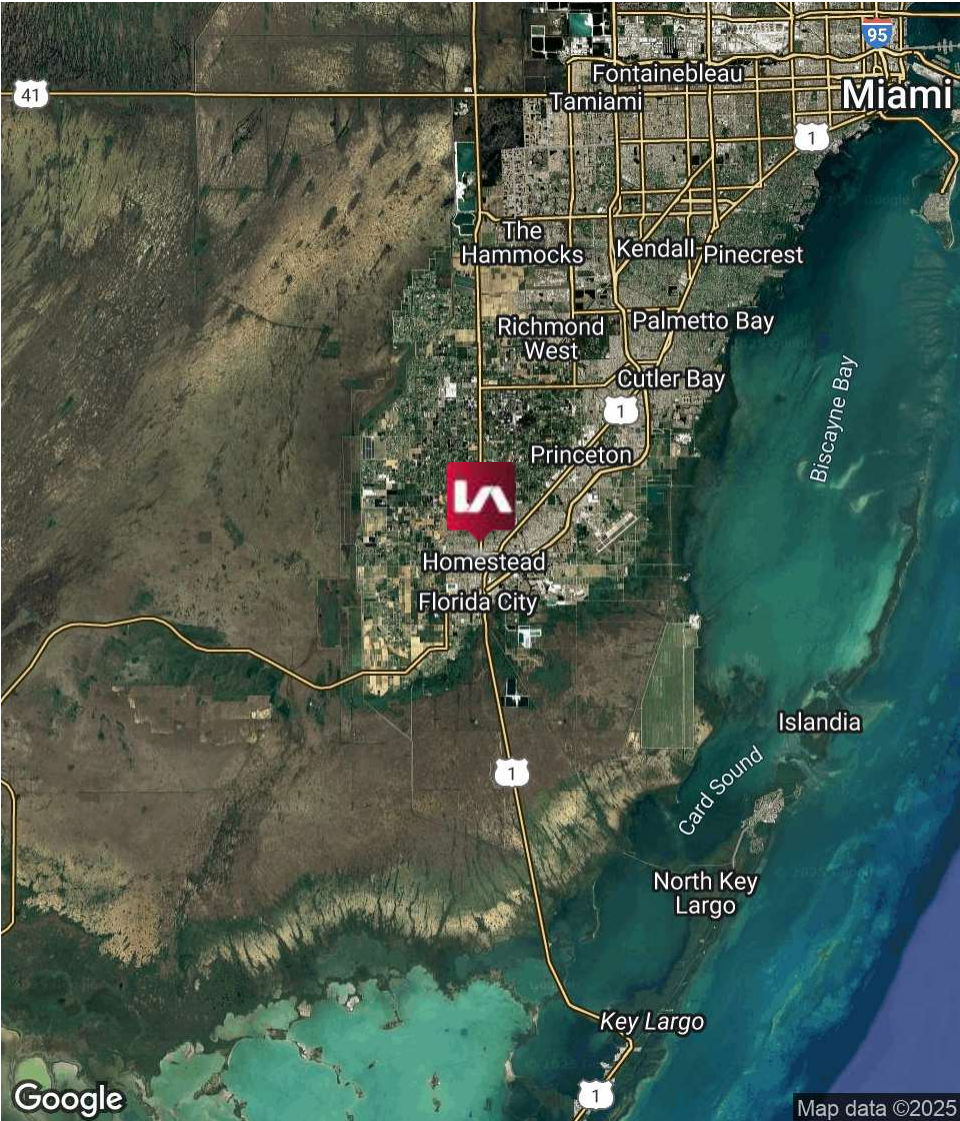
ADDITIONAL PHOTOS





LOCATION INFORMATION

REGIONAL MAP



LOCATION OVERVIEW

Situated in the heart of Historic Downtown Homestead, this property benefits from its proximity to key civic and cultural landmarks, public transit hubs, and ongoing revitalization projects. Easy access to US-1 and Florida’s Turnpike enhances regional connectivity, making this an attractive location for retailers and investors alike.

CITY INFORMATION

TRAFFIC COUNT:	19,400
SUBMARKET:	Historic Downtown Homestead
CROSS STREETS:	N Krome Ave and NE 2nd St
STREET PARKING:	Yes
NEAREST HIGHWAY:	US-1, Florida's Turnpike

THE HEART OF HISTORIC DOWNTOWN HOMESTEAD



NEAR MANY MAJOR RETAILERS & ATTRACTIONS



HOMESTEAD'S DOWNTOWN HISTORIC DISTRICT

The goal of **Homestead's Downtown Historic District Master Plan** is to create a rationally based vision that highlights Downtown Homestead's distinctiveness, and establishes a programmatic direction for the sustenance and growth of Downtown Homestead. This will be done through the implementation of public investments and specific policies that will bring users and create value for the Downtown.

Downtowns come in many different shapes and sizes. Defining what success is in the context of Homestead's Historic Downtown District is a major question that the Master Plan has attempted to answer through community consensus building, and thorough understanding and realization of Homestead's Historic Downtown's possibilities.

The project has been carried out in a number of phases to gradually build this understanding and consensus. In the following pages we present the City of Homestead's Historic Downtown Master Plan, its goals and objectives; analysis, policies, and proposed projects that comprise it.



Figure 1 - Downtown Aerial Photo

DOWNTOWN HOMESTEAD REVITALIZATION PLAN

NEW DEVELOPMENT EFFORTS

TEXT HEADLINE

The **Downtown Homestead Revitalization Plan** is a **multi-phase development effort** aimed at transforming the city's historic downtown into a vibrant, modern hub for commerce, entertainment, and residential growth.

CURRENT & FUTURE DEVELOPMENTS IN DOWNTOWN HOMESTEAD

GOVERNMENT & CIVIC INVESTMENTS

- The new Homestead City Hall has been completed, an anchor for business and community engagement.
- A modern Homestead Police Station has been funded and completed part of the revitalization efforts.

ENTERTAINMENT & CULTURAL ATTRACTIONS

- The historic Seminole Theatre has been renovated, bringing live performances, events, and cultural programming to the area.
- Expansion of Losner Park is planned, turning it into a larger gathering and community event space.

TRANSPORTATION & RETAIL HUB

- Homestead Station has been developed as a transit-oriented retail and entertainment center, offering a multi-screen movie theater, restaurants, and shops.
- A new transportation hub is planned, enhancing connectivity with bus and trolley services

RESIDENTIAL & MIXED-USE GROWTH

- New apartment developments are planned to bring more residents into the downtown core, increasing foot traffic and demand for retail and dining.
- The city is working on partnerships to develop a student center and entrepreneurial hub in collaboration with Miami-Dade College.

DESTINATION BRANDING & TOURISM DEVELOPMENT

- Plans for an Iconic Attraction are proposed for an Everglades-themed 4D experience and observation tower
- New business incentives are being introduced to attract new retailers, restaurants, and entertainment operators to the district.





DEMOGRAPHICS

DEMOGRAPHIC PROFILE

KEY FACTS



25,794
Total Population



\$54,228
Average Household Income

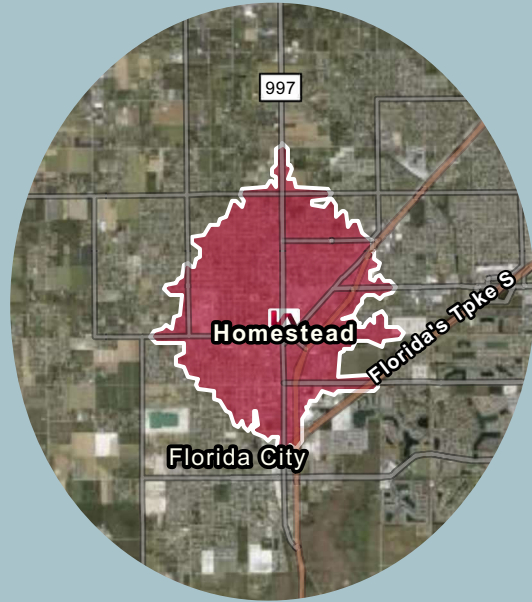


32.6
Median Age



3.4
Average Household Size

Drive time of 5 minutes



Annual Average Consumer Spending



\$15,426
Average Retail Spending Total



\$2,064
Dining Out

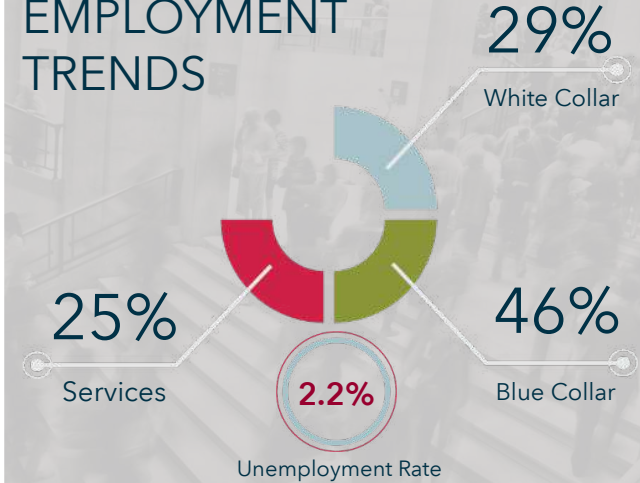


\$3,914
Groceries



\$3,366
Health Care

EMPLOYMENT TRENDS



BUSINESS



1,387
Total Businesses



12,475
Total Employees



\$1,943,333,304
Total Sales

HOUSING UNITS

7,934

2020 Total Housing Units

8,129

2028 Total Housing Units

8,040

2023 Total Housing Units

DAYTIME POPULATION

13,276

Daytime Population: Workers

27,747

Total Daytime Population

14,471

Daytime Population: Residents

DEMOGRAPHIC PROFILE

KEY FACTS



101,670
Total Population



\$81,098
Average Household Income

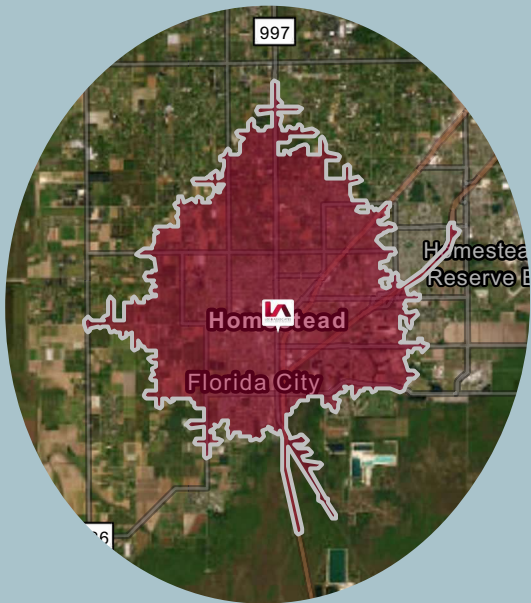


34.9
Median Age



3.2
Average Household Size

Drive time of 10 minutes



Annual Average Consumer Spending



\$22,973
Average Retail Spending Total



\$2,939
Dining Out

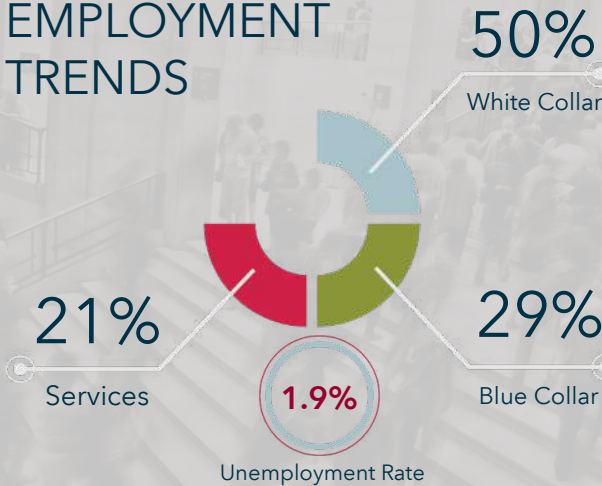


\$5,579
Groceries



\$5,139
Health Care

EMPLOYMENT TRENDS



BUSINESS



2,742
Total Businesses



26,148
Total Employees

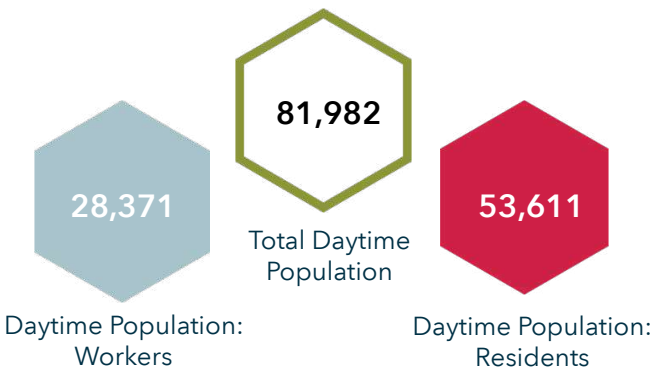


\$4,196,299,392
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



184,121
Total Population



\$84,966
Average Household Income

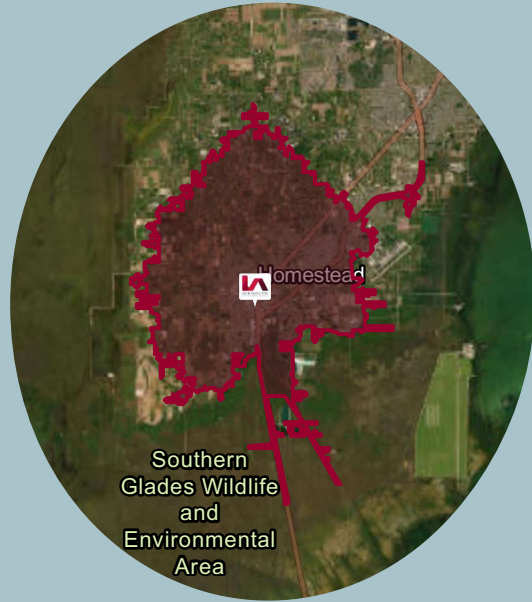


35.1
Median Age



3.2
Average Household Size

Drive time of 15 minutes



Annual Average Consumer Spending



\$24,136
Average Retail Spending Total



\$3,059
Dining Out

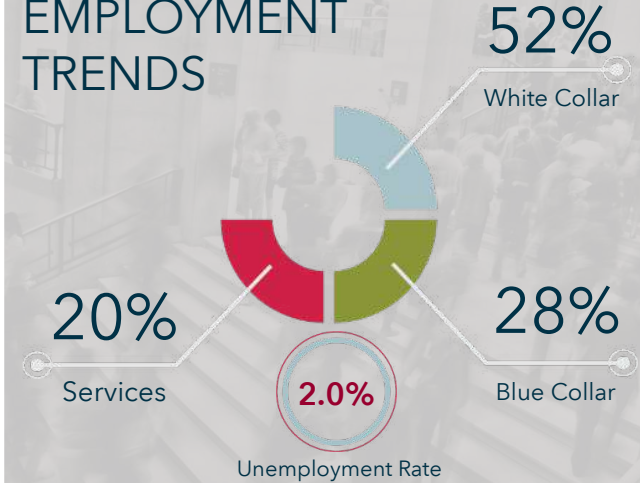


\$5,738
Groceries



\$5,418
Health Care

EMPLOYMENT TRENDS



BUSINESS



4,070
Total Businesses



35,514
Total Employees



\$5,912,978,029
Total Sales

HOUSING UNITS

54,529

2020 Total Housing Units

61,292

2028 Total Housing Units

59,373

2023 Total Housing Units

DAYTIME POPULATION

41,637

Daytime Population: Workers

138,183

Total Daytime Population

96,546

Daytime Population: Residents

DOMINANT MARKET TAPESTRY WITHIN 15 MINUTES



Up and Coming Families

137 N Krome Ave, Homestead,
Florida, 33030
Drive time of 15 minutes

DOMINANT TAPESTRY SEGMENT



10,124 households are *Up and Coming Families*
18.0% of households are in this segment

Up and Coming Families: Sprouting Explorers LifeMode

Up and Coming Families is a market in transition- residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. Their homes are new and their families are young...

[Learn more...](#)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

ABOUT THIS SEGMENT



Young families still feathering the nest and establishing their style. Most households have 2 or more workers.



Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by other opinions.



Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.



Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports from golfing, weight lifting, to taking a jog or run and drinking coffee.



Rely on the Internet for entertainment, information, shopping, and banking.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Svcs

Median Age:
35.1

Median Household Income:
\$61,966

Education:
33.6% College degree (2+ years)

184,121

Population

56,325

Households

3.22

Avg Size
Household

62

Wealth
Index

57

Housing
Affordability

85

Diversity
Index

\$425,413

Median Home
Value

0.31%

Forecasted Annual
Growth Rate

DOMINANT MARKET TAPESTRY WITHIN 15 MINUTES

Up and Coming Families

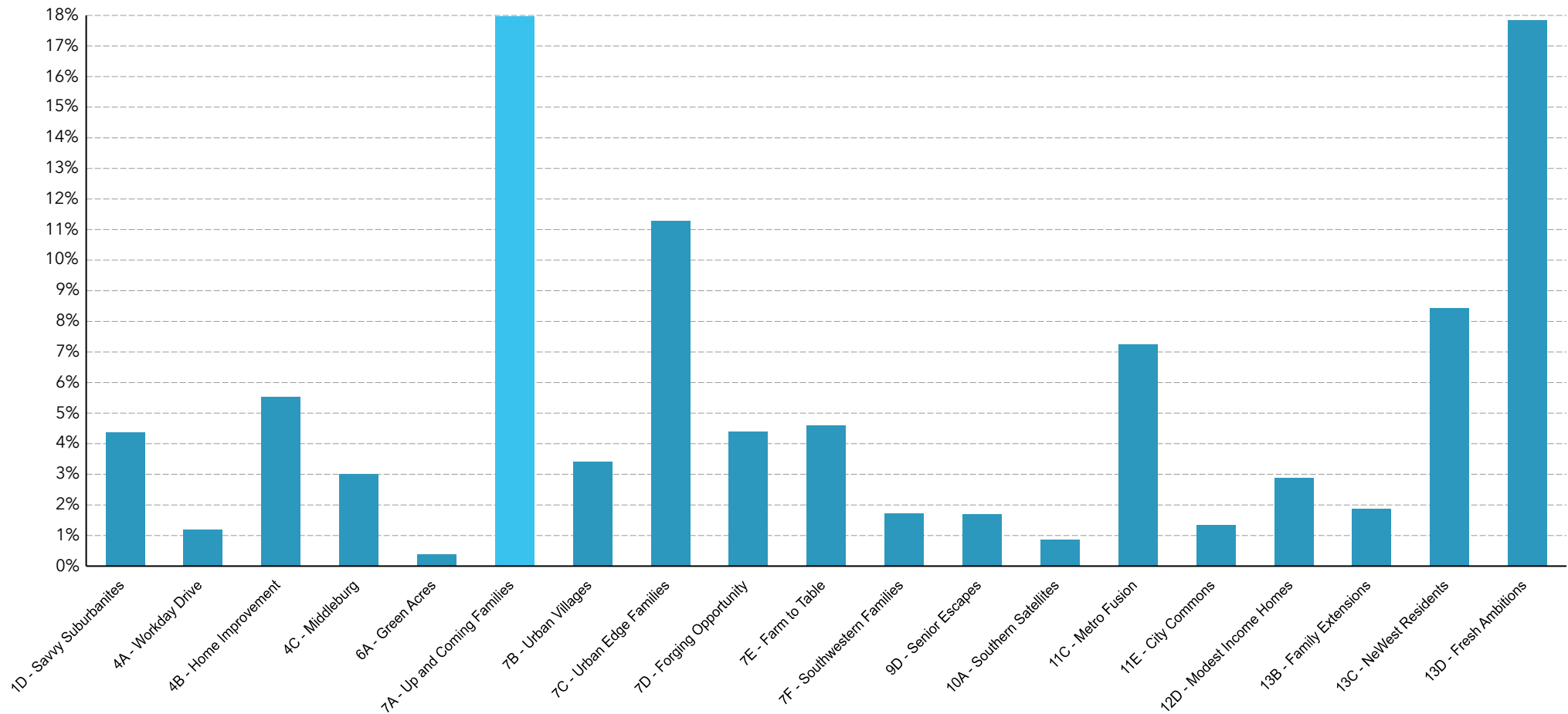
TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



56,325 total households in this area

10,124 households in *Up and Coming Families* - 18.0%

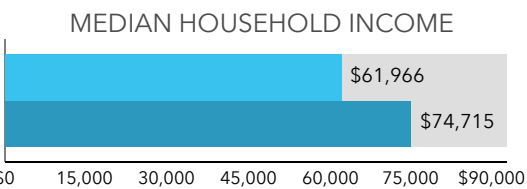


DOMINANT MARKET TAPESTRY WITHIN 15 MINUTES

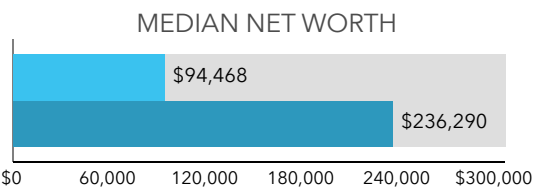
Key Demographic Indicators

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards) for this area.



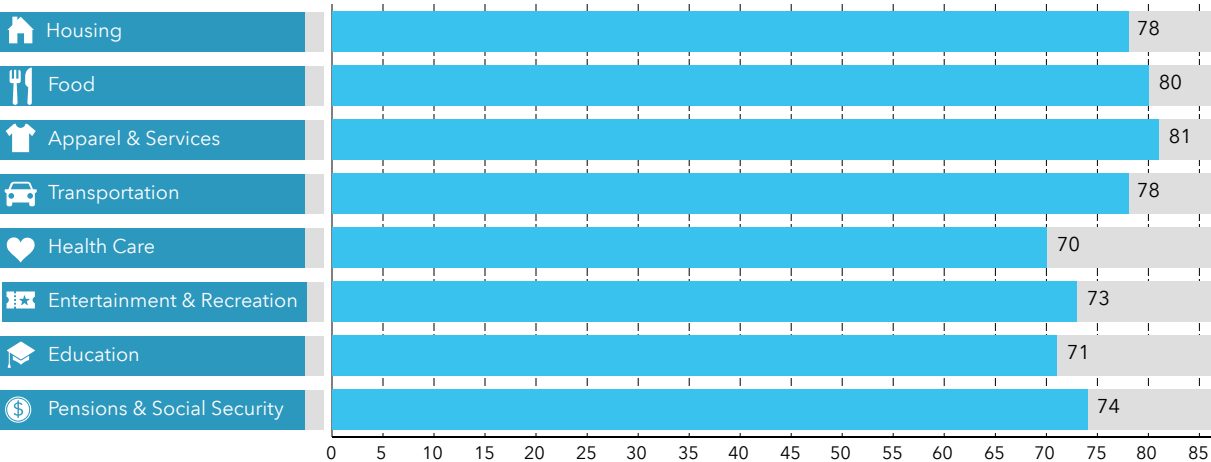
Bars show comparison to Florida



Bars show comparison to Florida

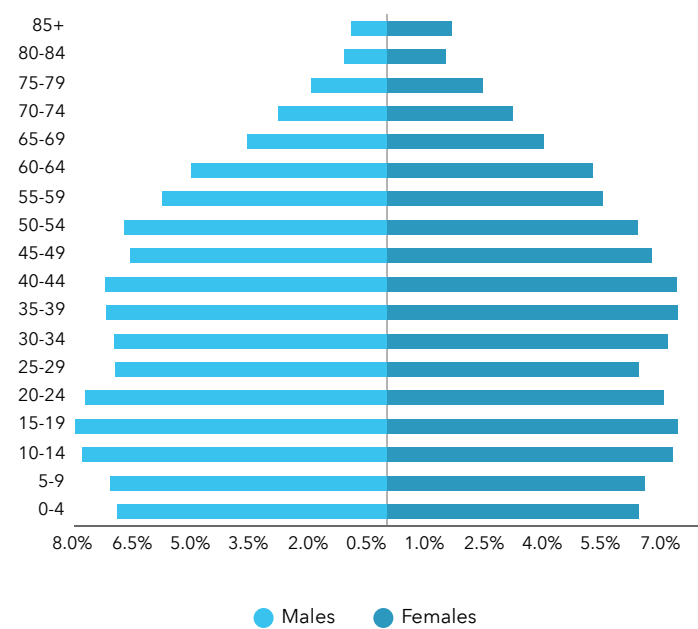
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



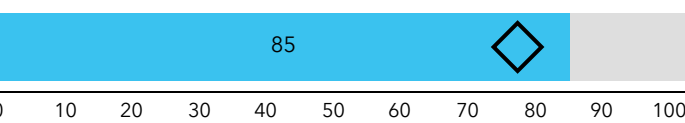
AGE BY SEX

Median Age: 35.1



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



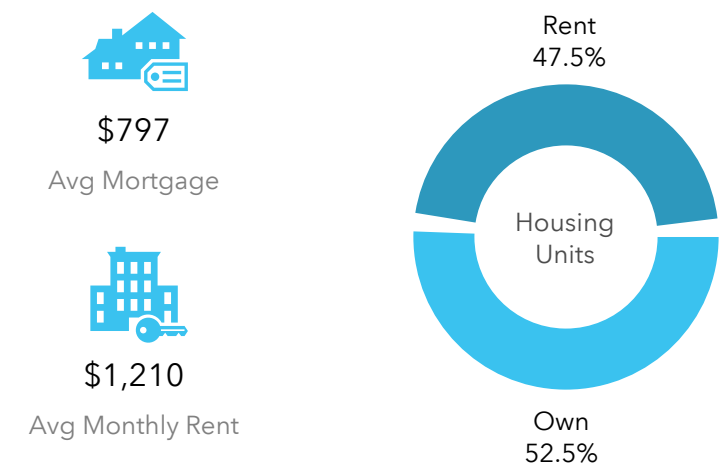
Dots show comparison to Florida

DOMINANT MARKET TAPESTRY WITHIN 15 MINUTES

Key Demographic Indicators

HOUSING

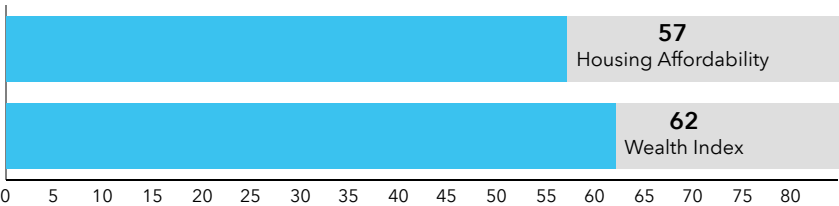
Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



Typical Household Type: Single Family
Median Home Value: \$425,413

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



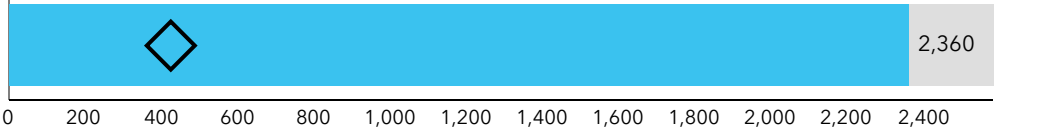
LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2017-2021).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	14,985	31,263	5,499	51,747
Spanish	20,223	65,234	9,270	94,727
Spanish & English Well	19,423	44,128	4,033	67,584
Spanish & English Not Well	552	12,310	2,572	15,434
Indo-European	1,336	4,970	715	7,021
Indo-European & English Well	1,335	4,372	408	6,115
Indo-European & English Not Well	0	452	199	651
Asian-Pacific Island	49	220	170	439
Asian-Pacific Isl & English Well	49	188	66	303
Other Language	344	1,605	117	2,066
Other Language & English Well	318	629	113	1,060
Other Language & English Not Well	26	249	4	279

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



Dots show comparison to Florida



CONTACT US

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PROFESSIONAL BACKGROUND

Matt Rotolante serves as the President of Lee & Associates South Florida. Born and raised in Miami, Matt is 4th generation in a pioneer family that has bought and sold over 3,000 acres of land in South Florida since 1928. Prior to joining Lee & Associates as President of the South Florida office, Matt was Managing Director of SVN South Commercial Real Estate located in Miami, FL where his accumulated knowledge of commercial real estate and superb customer service skills earned him the SVN rank of #1 Producer in Florida and the #7 Producer Nationwide in 2014, and also rank of #2 in Florida and #16 Nationwide in 2015.

Matt has held his real estate license in Florida since 2004, and in this tenure has been involved in over \$500 million in sale and lease transactions. As the Broker for Miami's office, Matt focuses on Industrial properties, yet still has a full grasp of all asset types including Office, Retail, Multifamily, and Land. Over the past 7 years he has developed a specialization in refrigerated warehouses leasing a 330,000 SF multi-tenant freezer facility. Matt has a close relationship with Port Miami through his father-in-law, John Ballester, who was Director of Operations for 25 years. Additionally, he has a deep understanding of entitlements, zoning, market trends, financial analysis, foreclosures/bankruptcy, estate and tax planning, receivership, and other value add services that benefit his longtime clients.

Matt is fluent in Spanish. He earned the prestigious designation of SIOR (Society of Industrial and Office Realtors) in February of 2013. He also earned his CCIM (Certified Commercial Investment Member) designation in 2006 and is the past President of the Miami's CCIM Chapter (2012 & 2013). Matt is a longstanding member of many associations including NAIOP, NAR (National Association of Realtors), CIASF (Commercial Industrial Association of South Florida), and FCBF (Florida Customs Brokers & Forwarders Association).

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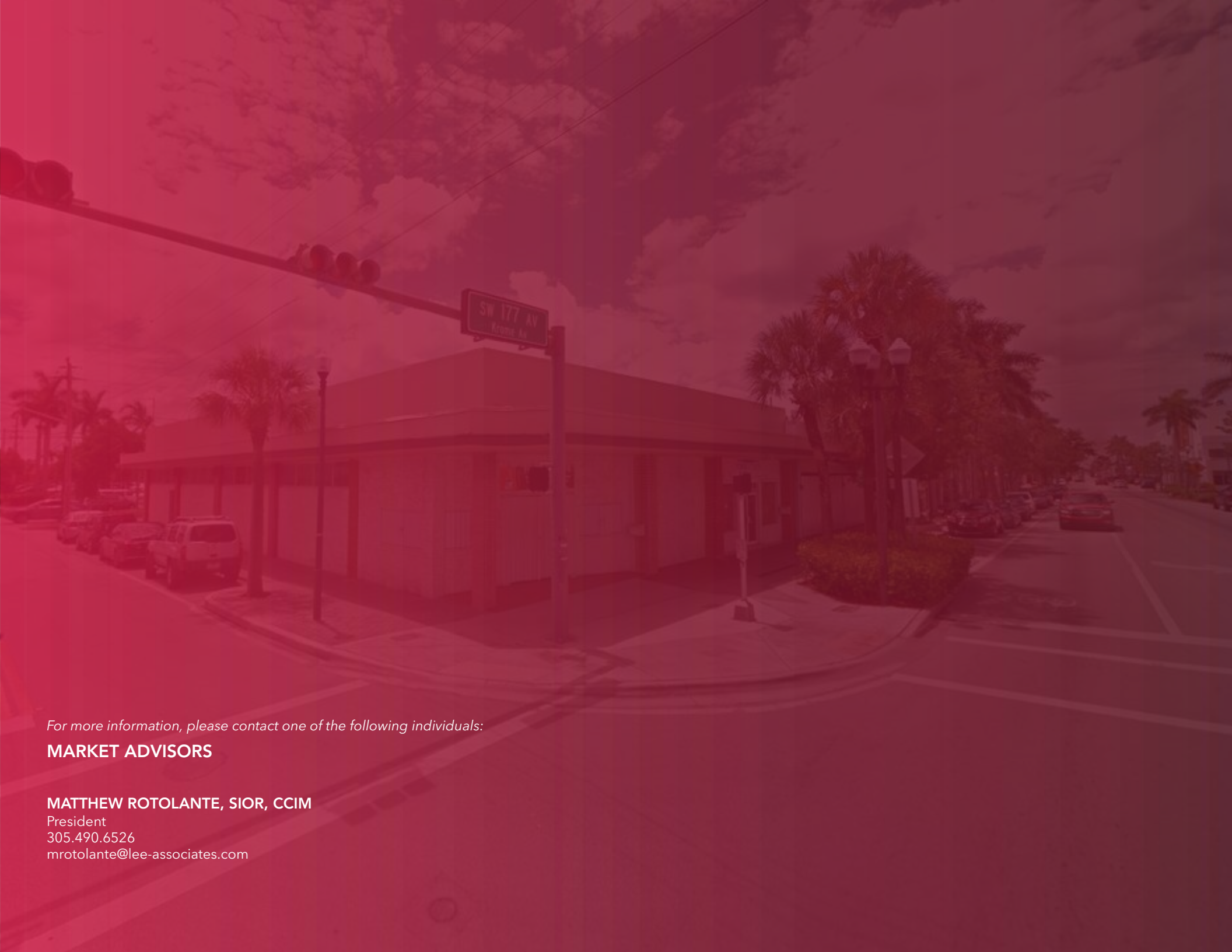
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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