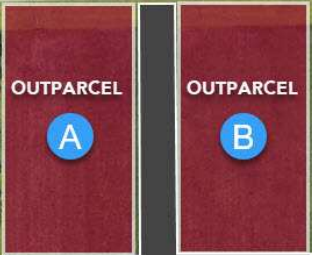


2 OUTPARCELS NEAR HOMESTEAD BIG BOX RETAILERS

SE 8TH STREET & SW 328TH STREET
HOMESTEAD, FL 33030



Approved Zoning Change to B-2
Site Plan Approved for 135,250 SF Self Storage Facility



FOR SALE / GROUND LEASE



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida proudly presents a prime development opportunity featuring two strategically positioned retail outparcels amidst Homestead's prominent big box retail landscape, boasting neighbors such as BJ's Wholesale, Walmart Supercenter, Home Depot, Dollar Tree, Chevrolet, and Cadillac. Situated along bustling SW 328th St, these outparcel spaces offer convenient ingress and egress, just a stone's throw away from the rear entrance of Walmart seamlessly connected to the BJ's Center parking lot, and positioned near the planned on/off ramp connecting SW 328th St to the Turnpike for excellent future exposure and accessibility. The site is also proximate to two DR Horton developments including a newly acquired 100 AC site directly across the street slated to bring hundreds of new rooftops to the immediate area with a mixed-use component. With generous frontage of over 448.38 feet along Florida's Turnpike, the site witnesses significant daily traffic exceeding 47,800 vehicles (AADT). Additionally, the adjacent 2.35 AC vacant lot was recently rezoned and site plan approved for a 135,250 SF self-storage facility, adding to the allure of this offering.

Well-located a few blocks east of the major retail intersection of US-1/S Homestead Blvd and SW 328th St, this property sits at the heart of a bustling commercial hub. Surrounded by a myriad of national retail and hospitality establishments, including Dunkin Donuts, Krispy Kreme, Texas Roadhouse, O'Reilly Auto Parts, Napa Auto Parts, Exxon, Mobil, Econo Lodge Inn & Suites, Aldi, Badcock Furniture, Walmart, Country Lodge, Panda Express, and more, these outparcels present an unparalleled opportunity for retail expansion or development. With its prime location, high visibility, and proximity to major retailers, this offering holds immense potential for investors or businesses seeking to capitalize on Homestead's thriving commercial landscape.

SPACES	LEASE RATE	SPACE SIZE
OUTPARCEL A	\$15,000 per month	1 Acres

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

MARKET ADVISORS

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SALE PRICE: \$6,000,000

- Two (2) 1-Acre Retail Outparcels Available For Sale & Ground Lease
- Adjoining 2.35 acres of vacant land (bordering the Turnpike) has recently been rezoned to B-2 and site plan approved for the development of a 135,250 square foot Self-Storage facility.
- Planned on/off Ramp Connecting SW 328th St to the Turnpike for Excellent Future Exposure and access!



Retail Outparcels For Sale/Lease:

Two (2) 1-Acre Retail Outparcels
\$6M Total for 2 Acres (\$3M for 1 Acre)
Easy Ingress & Egress
Adjacent Parcel Rezoned to B-2 with
Plans Approved for Self Storage Facility



Prime Location:

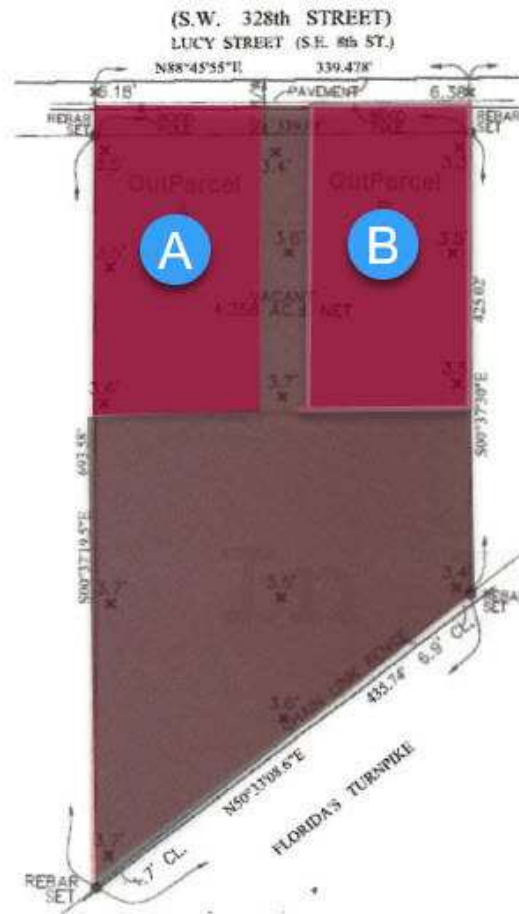
Well Positioned Amongst Major Big
Box Retailers BJ's, Walmart
Supercenter, and Home Depot.
Just Blocks from Major Retail
Intersection US-1 & SW 328th St.



Exceptional Access & Exposure:

Planned on/off Ramp Connecting
SW 328th St to the Turnpike.
Generous Frontage along Florida's
Turnpike, seeing over 47,800 AADT.

PROPERTY DETAILS



LOCATION INFORMATION

BUILDING NAME

2 Retail Outparcels Near Homestead Big Box Retailers

STREET ADDRESS

SE 8th Ave & SW 328th Street

CITY, STATE, ZIP

Homestead, FL 33030

COUNTY

Miami Dade

MARKET

South Florida

SUB-MARKET

Homestead

CROSS-STREETS

SE 8th Ave & SW 328th Street

NEAREST HIGHWAY

Florida Turnpike

NEAREST AIRPORT

Miami Executive Airport (KTMB)

LAND INFORMATION

BEST USE

Retail Development

PROPERTY TYPE

Land

PROPERTY SUBTYPE

Retail Pad/Outparcel

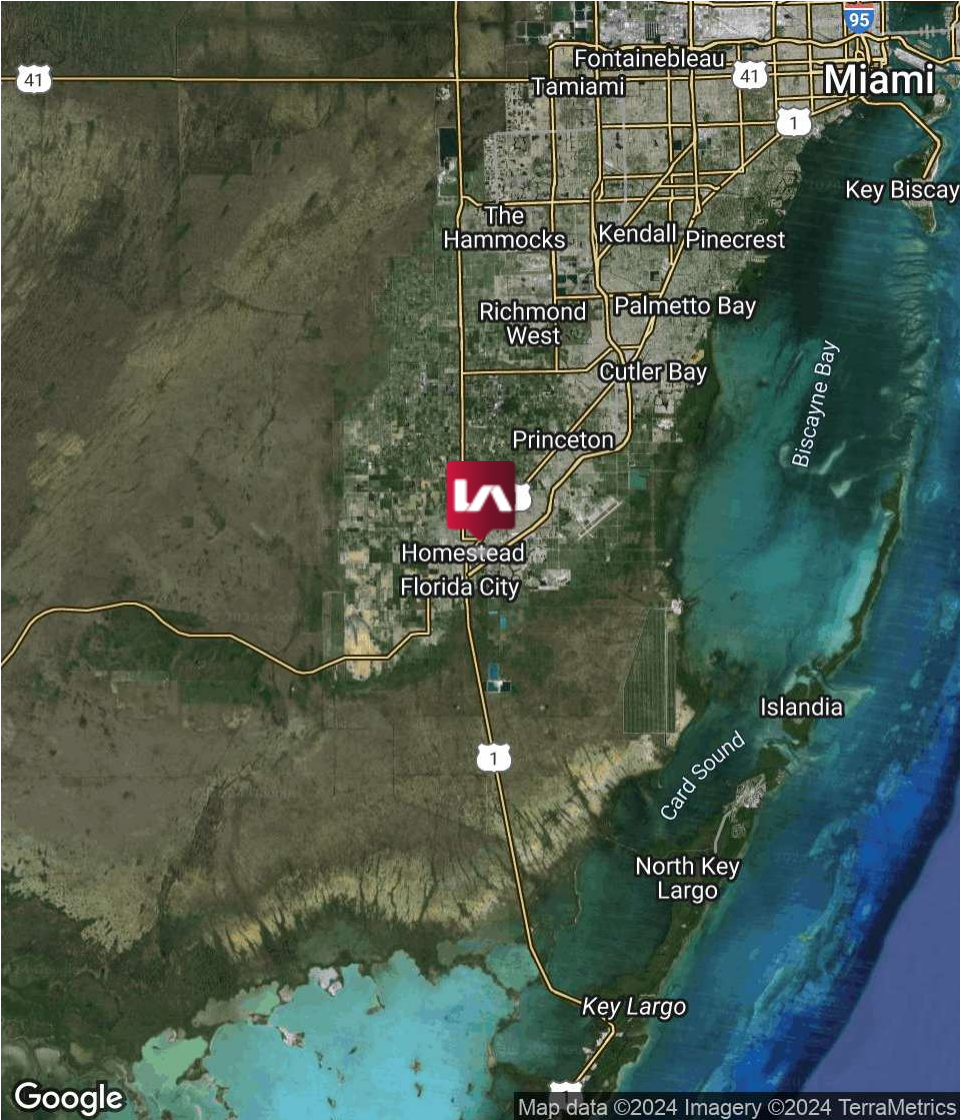
NUMBER OF LOTS

2

LOT SIZE

1 Acre Each (2 Acres Total)

LOCATION MAPS



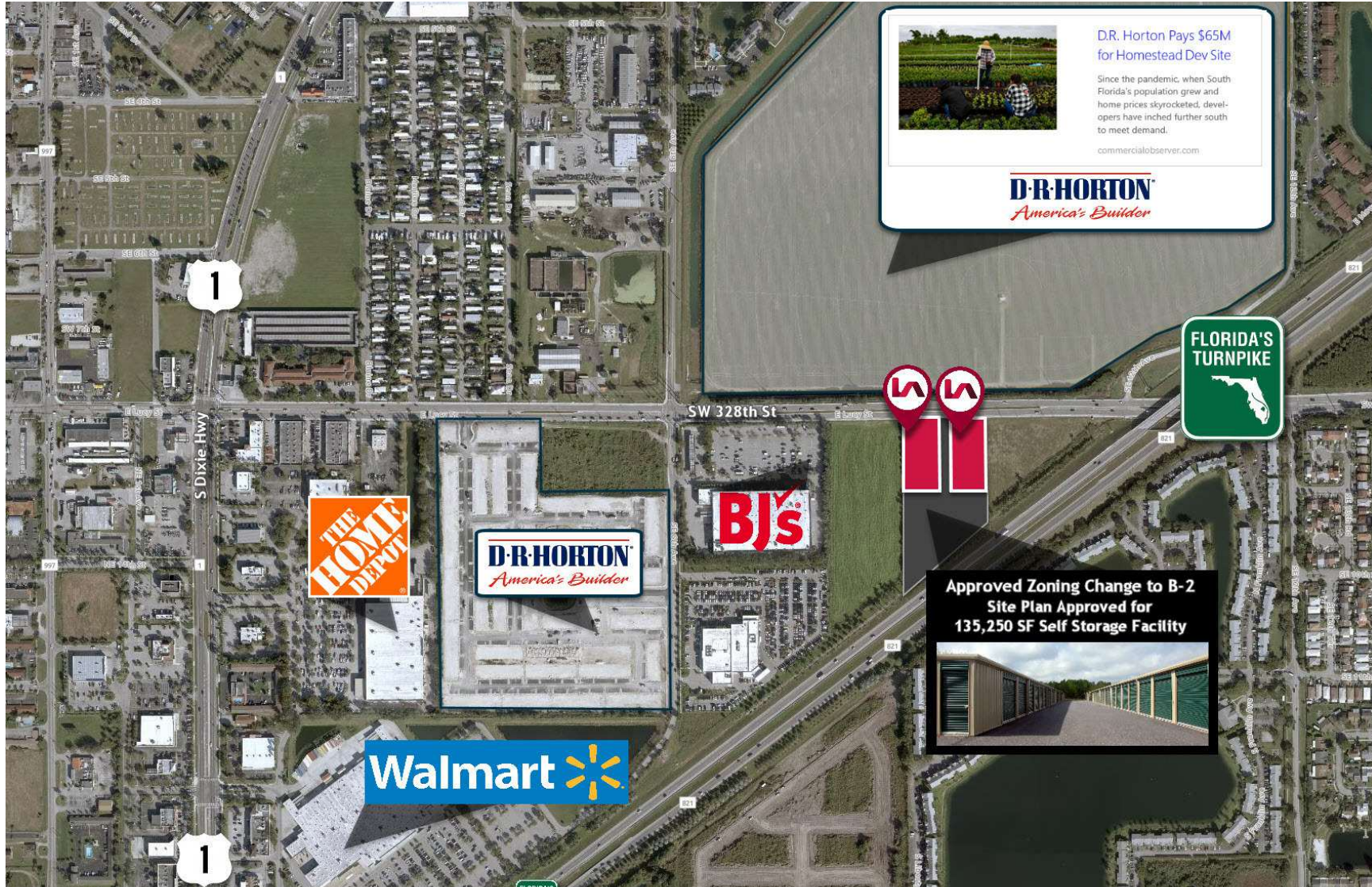
LOCATION OVERVIEW

The property is located in Homestead, 5 minutes away from the Florida Turnpike Exit, and surrounded by high-density single-family, townhome, and multifamily developments. Located next to BJ's, Walmart, Home Depot, and several other premier retailers in the area.

CITY INFORMATION

CITY:	Homestead
MARKET:	South Florida
NEAREST HIGHWAY:	Florida Turnpike
NEAREST AIRPORT:	Miami Executive Airport (KTMB)

AERIAL MAP



RETAILER MAP



Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

DEMOGRAPHIC PROFILE

KEY FACTS



205,248
Total Population



\$77,408
Average Household Income

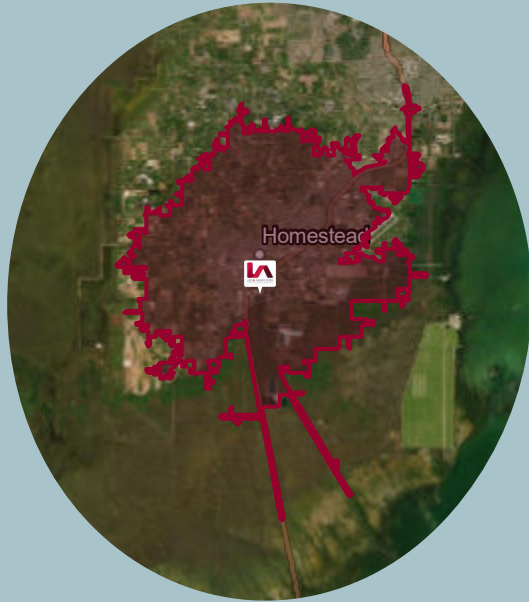


32.1
Median Age



3.3
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,680
Apparel



\$2,773
Dining Out

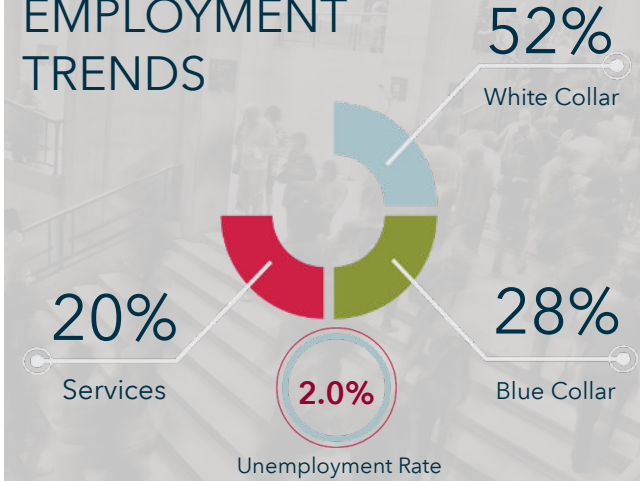


\$5,082
Groceries



\$5,059
Health Care

EMPLOYMENT TRENDS



BUSINESS



4,510
Total Businesses



37,007
Total Employees



6,152,197,323
Total Sales

HOUSING UNITS



DAYTIME POPULATION

