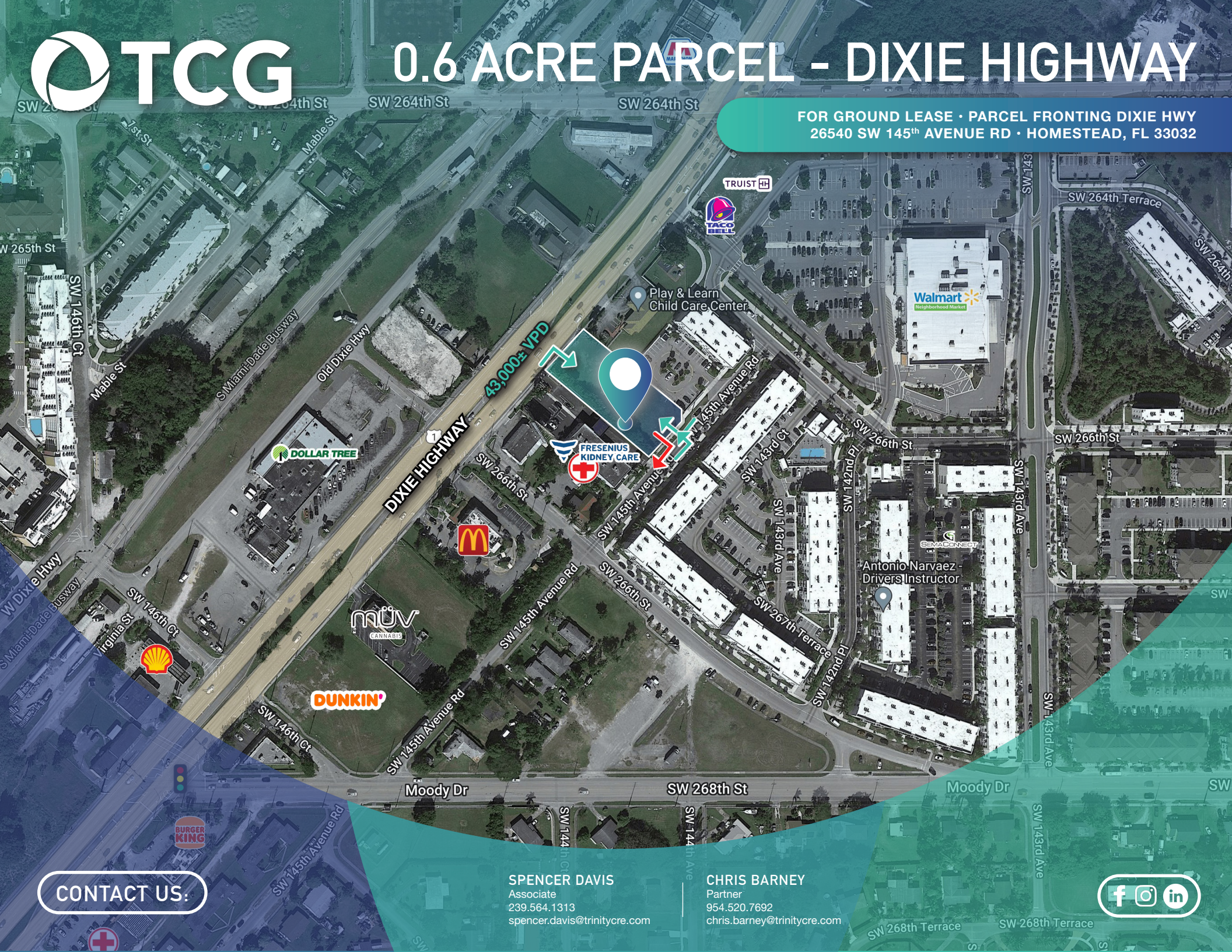




# 0.6 ACRE PARCEL - DIXIE HIGHWAY

FOR GROUND LEASE · PARCEL FRONTING DIXIE HWY  
26540 SW 145<sup>th</sup> AVENUE RD · HOMESTEAD, FL 33032



43,000± VPD



CONTACT US:

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spencer.davis@trinitycre.com

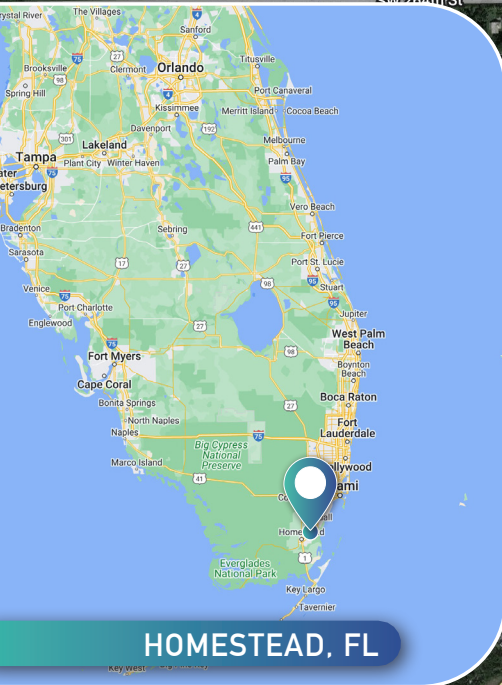
**CHRIS BARNEY**  
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954.520.7692  
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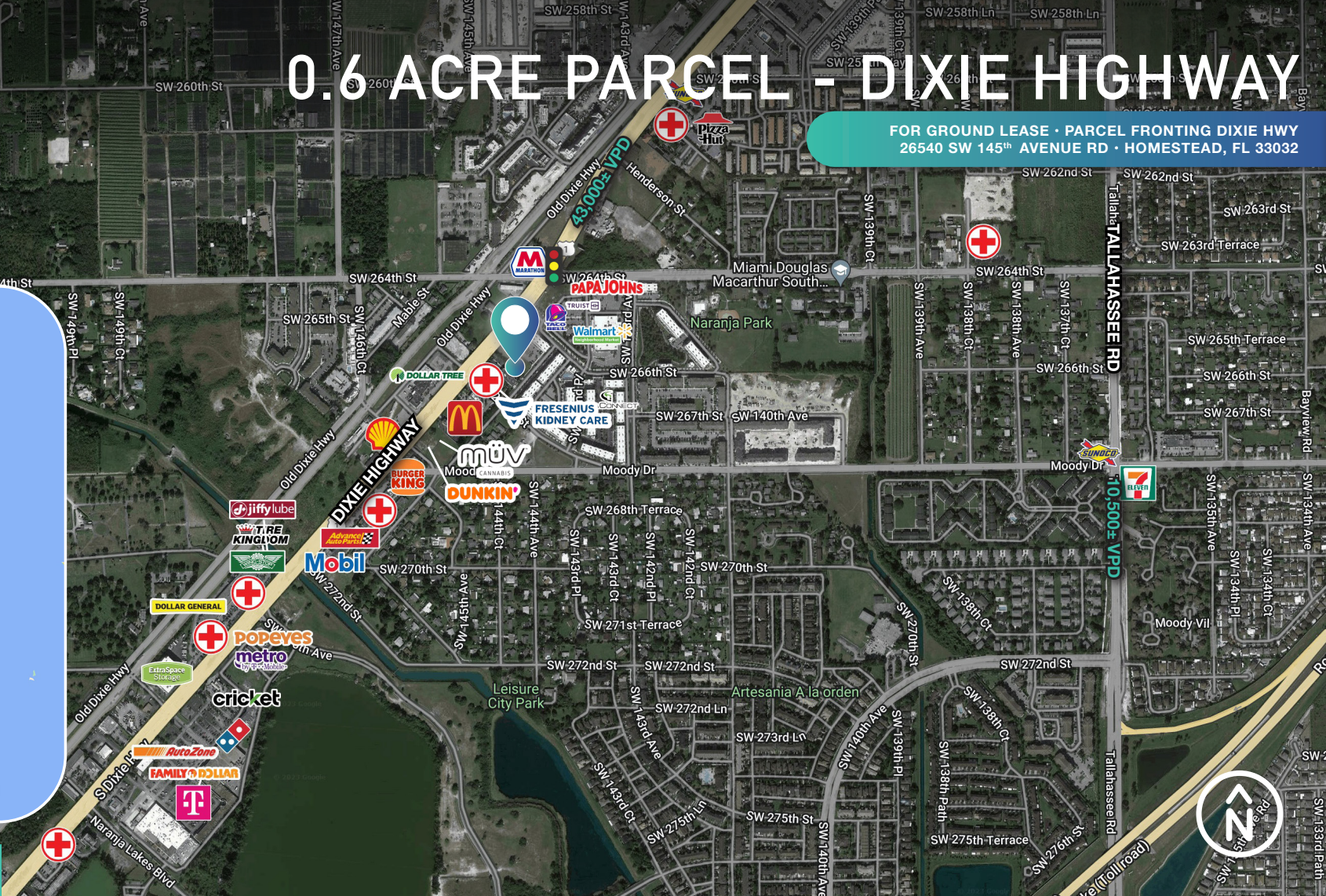


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HOMESTEAD, FL



## 2023 DEMOGRAPHICS

0.6 ACRE PARCEL - DIXIE HIGHWAY

	1 MILE	3 MILE	5 MILE	10 MIN DRIVE TIME
AVERAGE H.H INCOME	\$60,667	\$82,285	\$83,155	\$82,041
POPULATION	18,959	90,921	200,549	149,174
EMPLOYMENT DENSITY	2,746	19,993	52,208	40,892

## PROPERTY FEATURES

<b>PRICE</b>	Inquire for pricing
<b>AVAILABLE</b>	0.6± AC
<b>ZONING</b>	NCUC - 6072 (Miami-Dade County)
<b>LOCATION</b>	The subject site is located at the NEQ of Dixie Highway and SW 264th Street.



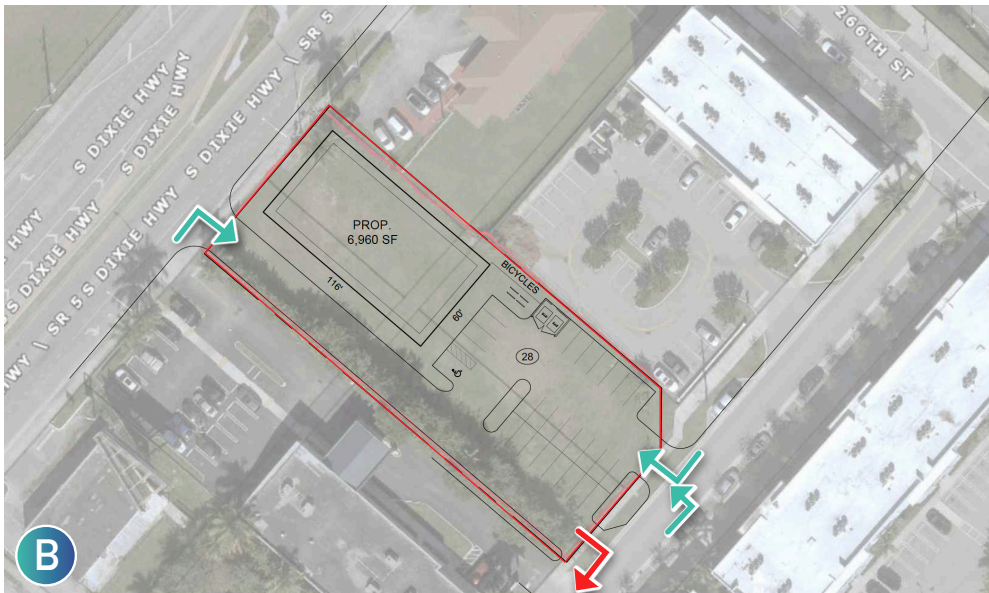
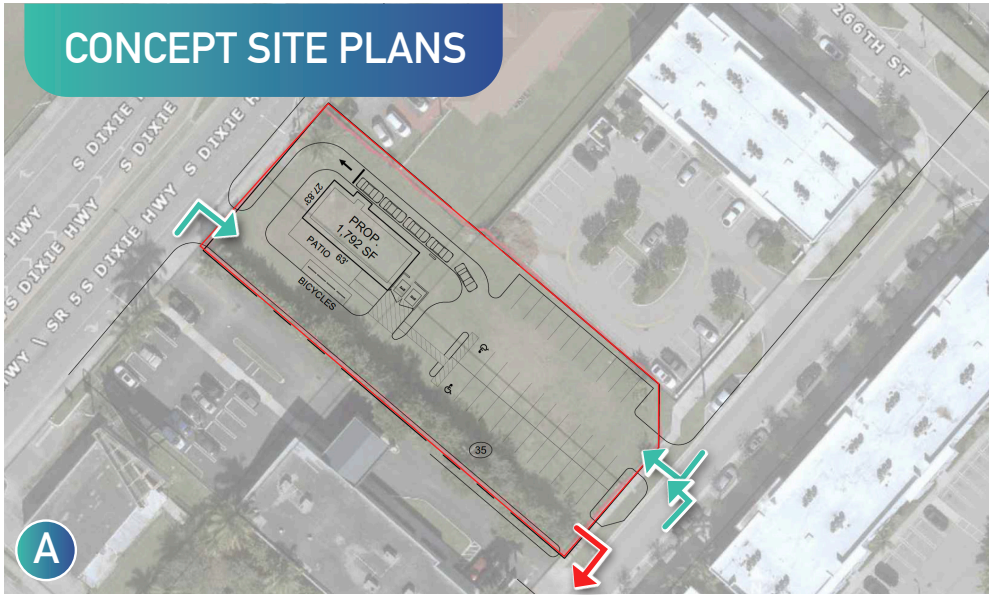
trinitycre.com  
1951 NW 19th St, Ste 103 Boca Raton, FL 33431  
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This information is considered accurate, but not guaranteed.



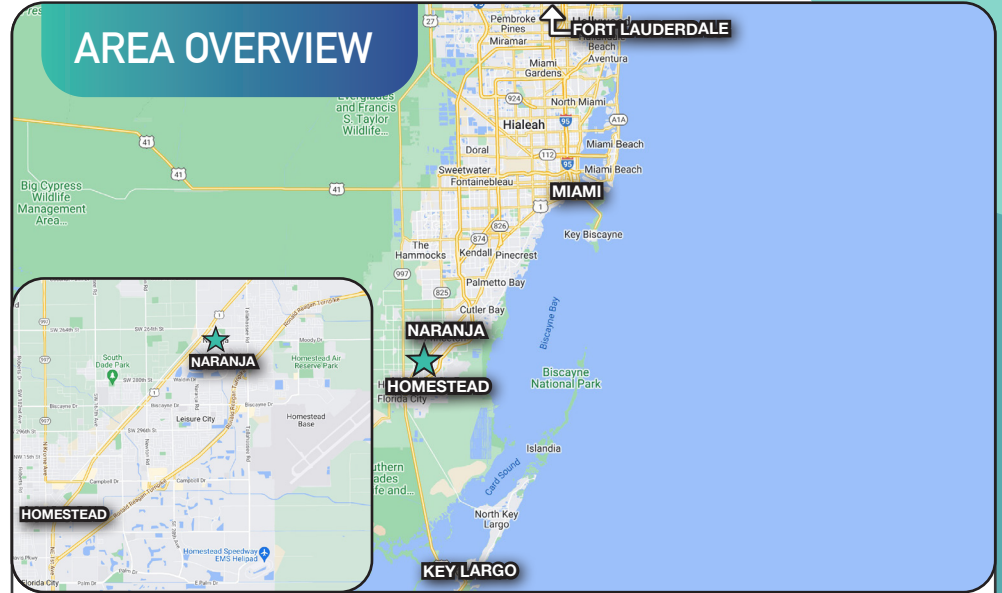
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## CONCEPT SITE PLANS



## AREA OVERVIEW



This 0.6± Acre parcel is located on the South Dixie Highway, which boasts an average traffic count of approximately 43,000 vehicles per day. This is a densely populated area with approximately 18,959 individuals residing within a one-mile radius and 90,921 individuals within a three-mile radius. Well-positioned in a highly dense retail corridor consisting of national and local tenants, apartment complexes all within proximity of this parcel with more than 5,000 new units from new projects in the pipeline which will be entering the market in the next 2 years. Other significant landmarks are The Homestead Miami Speedway, the Homestead Military Base and the Baptist Health Hospital, which are located just within a 5 miles radius.

The South Dixie Highway corridor, has recently upgraded with a Zoning Change which increases the density on all the Urban Centers along its way. The entire corridor is one of the most vibrant areas in the south Miami Dade County. As the housing and rental prices continue on the rise, the South Dixie corridor and all its Urban Centers along the way; Goulds, Princeton, Naranja, and Leisure City are experiencing a tremendous demographic growth due to its competitive comparative costs and the South Miami Busway which runs parallel all along the Dixie Highway and offsets many of the commuting costs.