



Office

Royal Gate Center

FOR LEASE

15260 SW 280th Street | Homestead, FL 33032

Spaces Available: 7,680 - 8,330 SF
Lease Rate & Type: \$33.00 - \$35.00 PSF, NNN

For more listings visit: naimia-ftl.com/properties

For More Information

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Property Overview

- Available unit 101-105 is currently built out as a school
- Available unit 113-119 is currently fully built out as a medical office
- 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

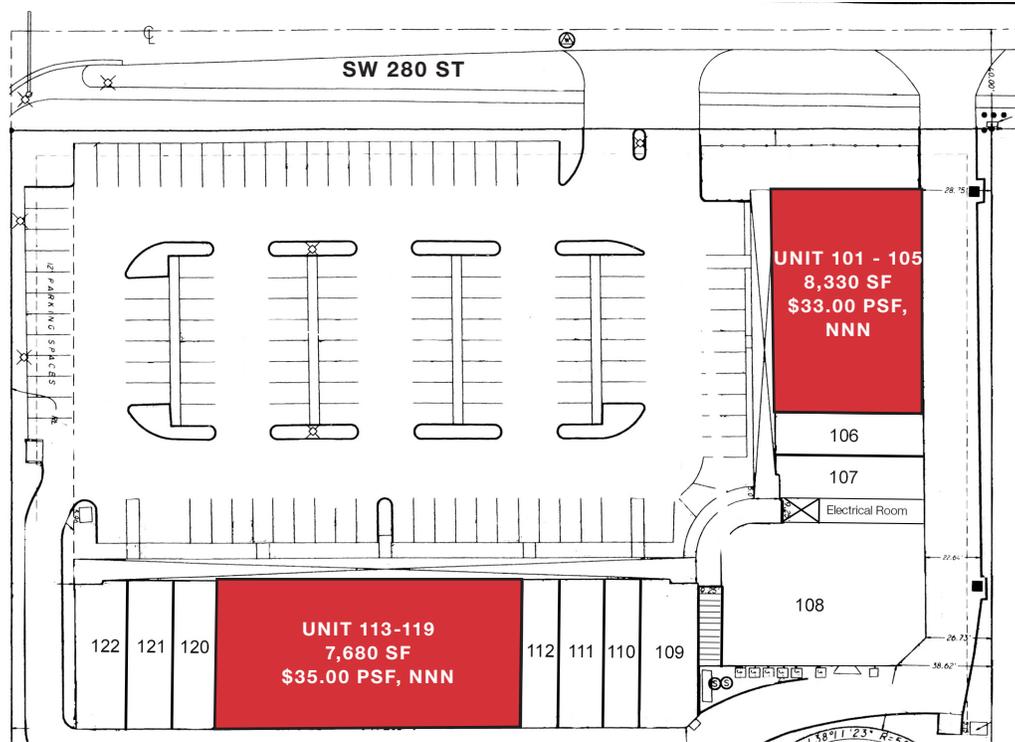
Demographics

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

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101-105	Available Jan. 1, 2027
106-107	Church
108	Mas Por Menos Supermarket
109	Health & Beauty MedSpa, LLC
110	Nail Salon
111	Subprime Grill
112	Barber Shop
113-119	Available Aug. 1, 2026
121-122	Salvadoran Cruise

Availability

Unit 101-105	8,330 SF	\$33.00 PSF, NNN	Available January 1st, 2027
Unit 113-119	7,680 SF	\$35.00 PSF, NNN	Available August 1, 2026

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