

# RETAIL OUTPARCELS IN HOMESTEAD



HOMESTEAD

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents prime retail out parcels for lease in the high-traffic commercial hub of Homestead, FL. Lot 1, a 0.90-acre (39,204 SF) parcel, boasts prime frontage on US-1, ensuring high visibility across from CubeSmart Self Storage and surrounded by major retailers like Harbor Freight, The Waffle House, and Texas Roadhouse. Lot 2, spanning 0.93 acres (40,669 SF) along SE 6th St, and Lot 3 spanning 2 acres (87,120 SF), this parcel boasts exceptional frontage on SW 8th St/Lucy St at the northwest corner of a major signalized intersection, offering unparalleled visibility and exposure.

Situated near Downtown Historic Homestead, this assemblage benefits from easy access to major highways, including US-1 and Florida's Turnpike Extension, serving as a gateway to the Florida Keys. The surrounding area features big-box retailers such as Publix, Target, and Home Depot, providing consistent consumer traffic and a strong market presence. Whether developed as individual parcels or a combined project, this site offers significant potential in one of Homestead's most vibrant retail corridors.



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

## MARKET ADVISORS

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## HIGHLIGHTS

- Retail Outparcels Available for Ground Lease
- High visibility across major retailers
- Easy access to US-1 and Florida's Turnpike Extension
- Close proximity to Publix, Target, and Home Depot
- Prime location near Downtown Historic Homestead



### Retail Development Sites:

Lot sizes: 0.90 to 2.9 Acres



**Lot 1:** 0.90-acre (39,204 SF)  
**Lot 2:** 0.93 Acres (40,669 SF)  
**Lot 3:** 2 Acres (87,120 SF)



### Exceptionally Well-Located:

- Located in the heart of Homestead's bustling commercial district.
- Positioned along high-traffic corridors with significant daily vehicle counts.
- Excellent visibility and exposure from US-1

# PROPERTY DETAILS

## LOCATION INFORMATION

<b>BUILDING NAME</b>	Retail Outparcels in Homestead
<b>STREET ADDRESS</b>	SE 6th Street & S US-1
<b>CITY, STATE, ZIP</b>	Homestead, FL 33034
<b>COUNTY</b>	Miami-Dade County
<b>MARKET</b>	South Florida
<b>SUB-MARKET</b>	Homestead
<b>CROSS-STREETS</b>	US-1 S Dixie Hwy
<b>NEAREST HIGHWAY</b>	US-1 & Florida's Turnpike
<b>NEAREST AIRPORT</b>	Miami Int'l Airport

## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Land
<b>ZONING</b>	SWPUN-COM
<b>LOT SIZE</b>	3.83 Acres
<b>APN #</b>	10-7918-000-0150 10-7918-000-0152

## BUILDING INFORMATION

<b>NUMBER OF LOTS</b>	3
<b>BEST USE</b>	Retail Development

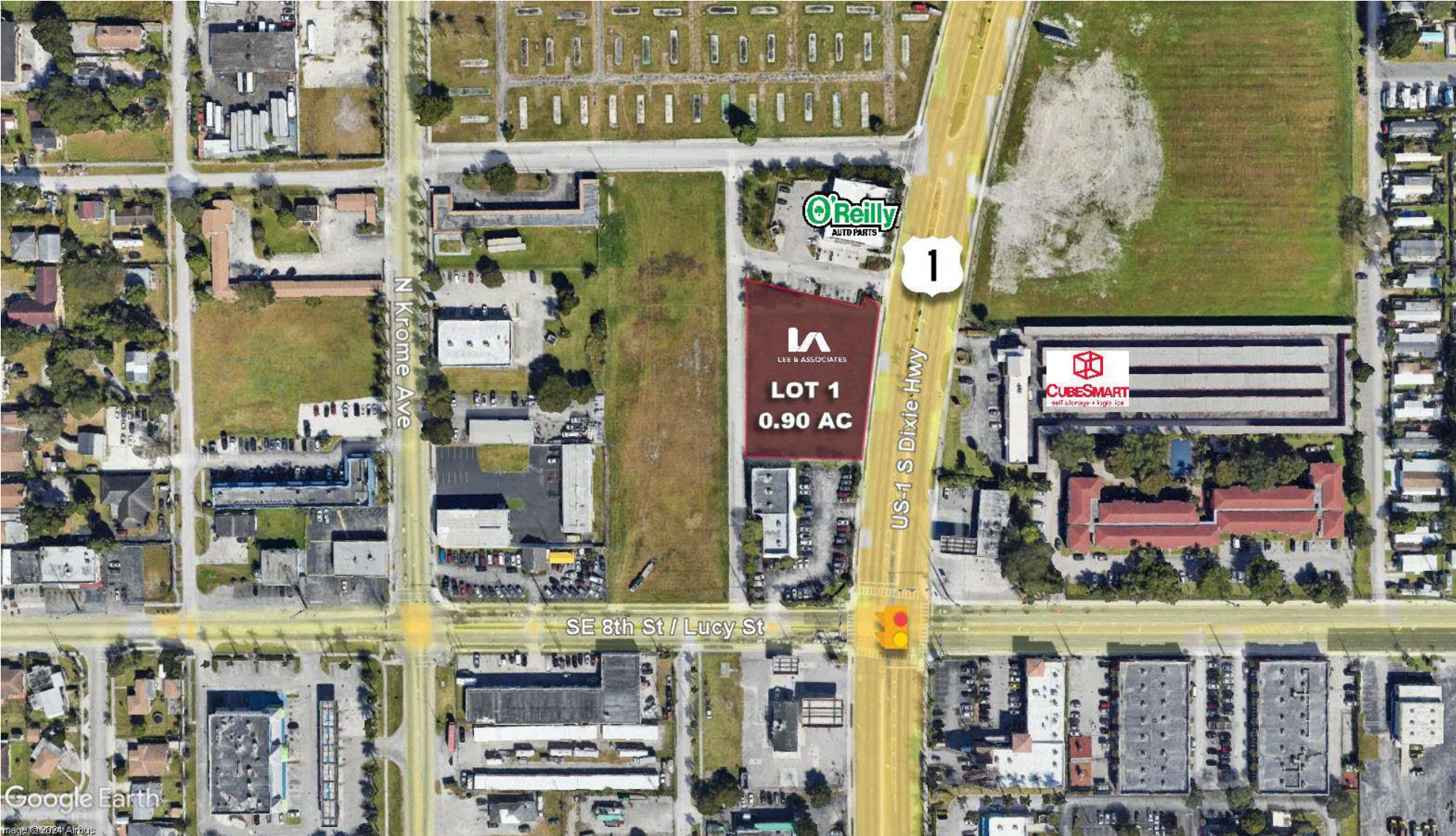
# LEASE SPACES



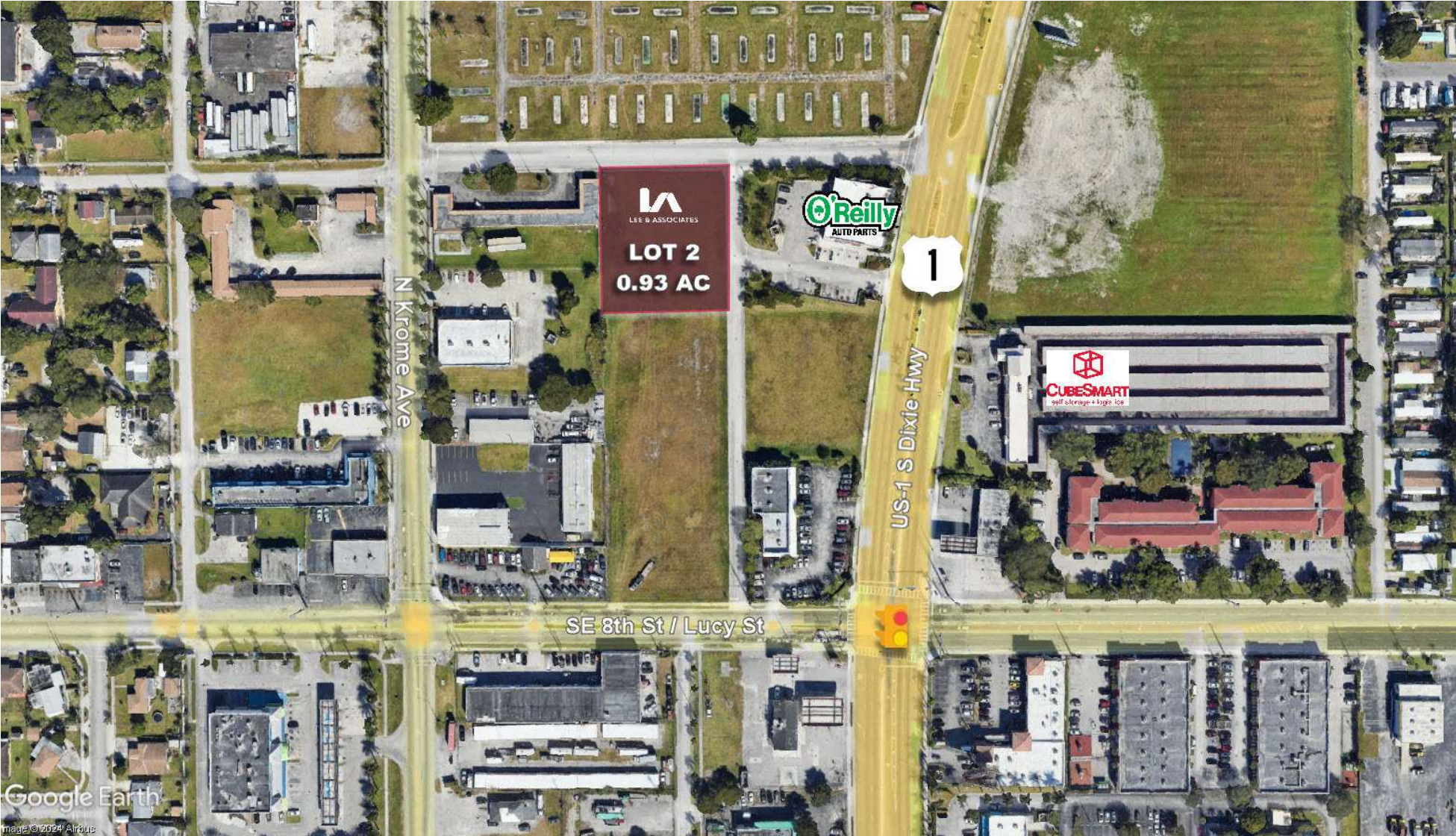
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 1 & 3	Available	2.93 Acres	NNN	\$35,000.00 SF/yr	Lot 1: 0.90 acres (39,204 SF) with US-1 frontage, and Lot 3: 2 acres (87,120 SF) on SW 8th St/Lucy St
Lot 1	Available	0.9 Acres	NNN	\$15,000 per month	Spanning 0.90 acres (39,204 SF), this parcel boasts exceptional frontage, offering unparalleled visibility and exposure. Located across from a CubeSmart Self Storage and near prominent retailers like Harbor Freight, The Waffle House, and Texas Roadhouse.
Lot 2	Available	0.93 Acres	NNN	\$15,000.00 SF/yr	Lot 2, spanning 0.93 acres (40,669 SF) along SE 6th St
Lot 3	Available	2 Acres	NNN	\$20,000 per month	Spanning 2 acres (87,120 SF), this parcel boasts exceptional frontage on SW 8th St/Lucy St at the northwest corner of a major signaled intersection, offering unparalleled visibility and exposure.

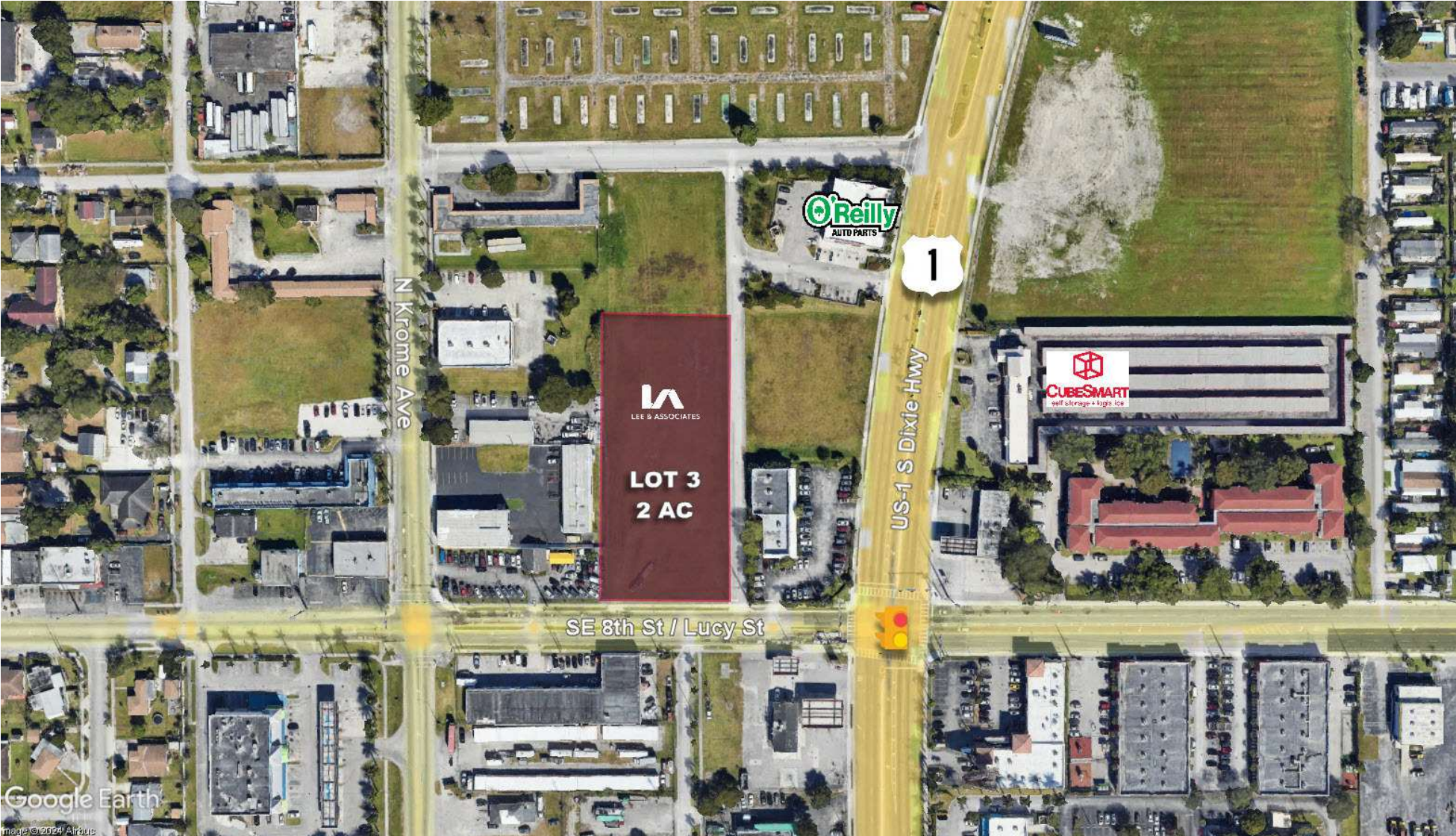
# LOT 1 OUTLINE



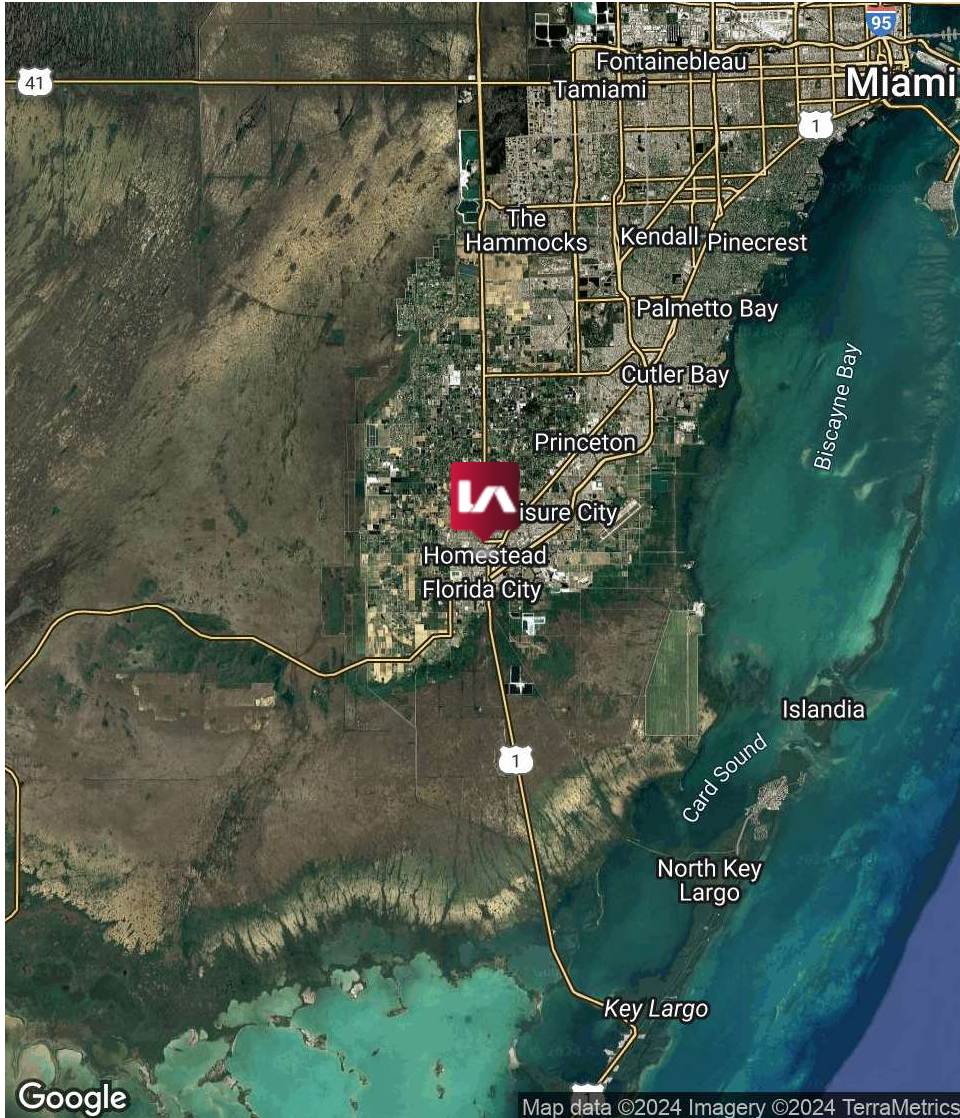
# LOT 2 OUTLINE



# LOT 3 OUTLINE



# REGIONAL MAP



## LOCATION OVERVIEW

Located near Downtown Historic Homestead, this assemblage offers easy access to US-1 and Florida's Turnpike, providing a vital connection to the Florida Keys. Surrounded by prominent national retailers, it ensures strong visibility and sustained traffic.

## CITY INFORMATION

<b>MARKET:</b>	South Florida
<b>SUBMARKET:</b>	Homestead
<b>CROSS STREETS:</b>	US-1 S Dixie Hwy
<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

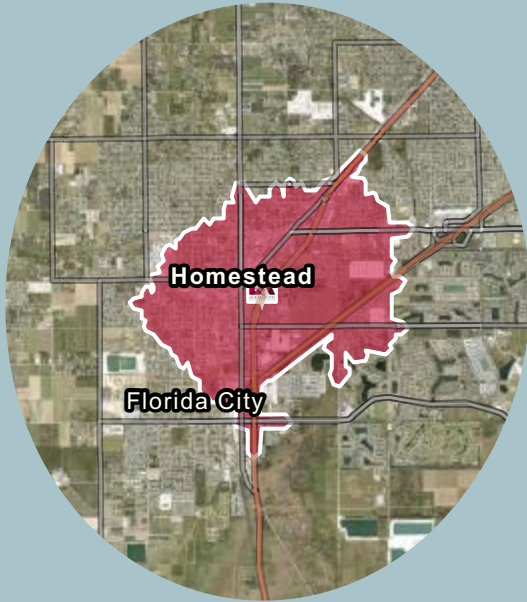


**33.3**  
Median Age



**3.1**  
Average Household Size

Drive time of 5 minutes



## Average Consumer Spending



**\$1,328**  
Apparel



**\$1,999**  
Dining Out

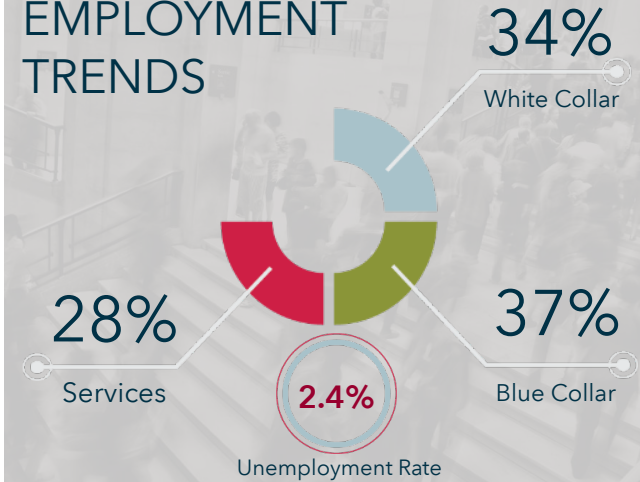


**\$3,881**  
Groceries



**\$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

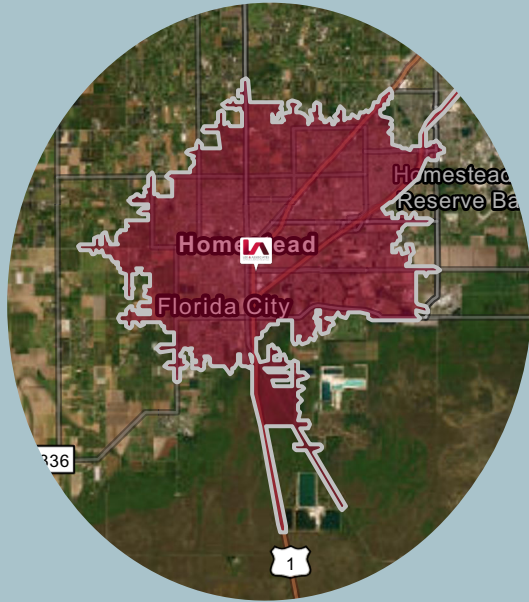


**34.7**  
Median Age



**3.2**  
Average Household Size

Drive time of 10 minutes



## Average Consumer Spending



**\$1,846**  
Apparel



**\$2,898**  
Dining Out

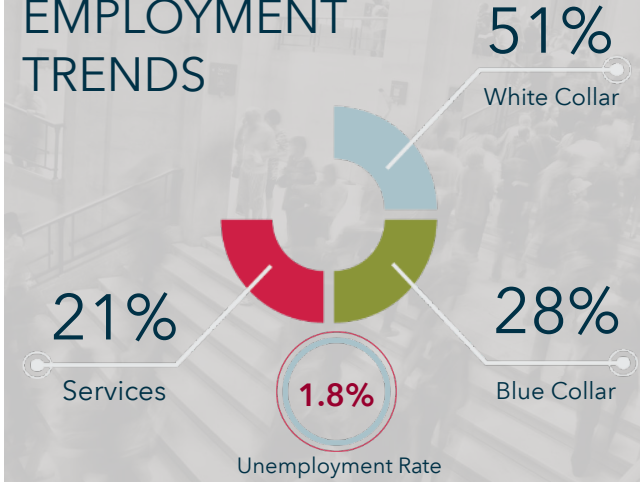


**\$5,477**  
Groceries



**\$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

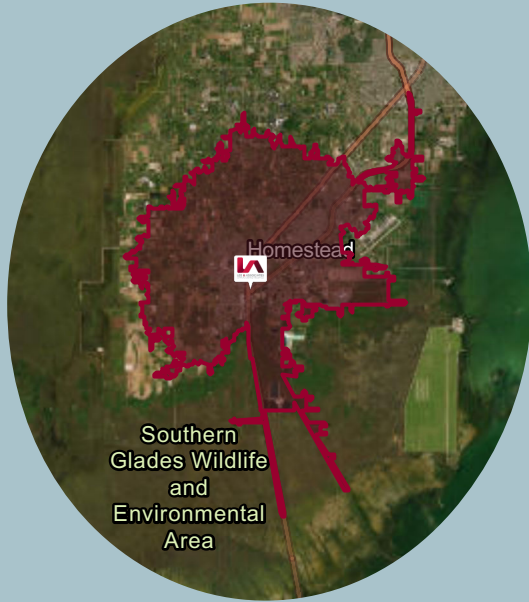


**34.9**  
Median Age



**3.2**  
Average Household Size

Drive time of 15 minutes



## Average Consumer Spending



**\$1,926**  
Apparel



**\$3,045**  
Dining Out

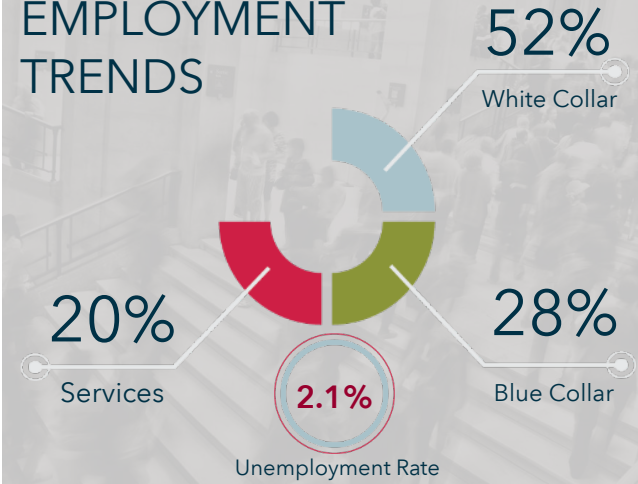


**\$5,705**  
Groceries



**\$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

