



1.82 ACRES

RETAIL DEVELOPMENT SITE

FRONTING US-1 & KROME AVE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
1.82 AC

N Krome Ave

N Krome Ave



US-1 S Dixie Hwy

FLORIDA CITY

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents this 1.82-acre (79,453 SF) parcel that offers a prime retail development opportunity in a high-traffic area with frontage on SR 997 N Krome Ave and US-1 S Dixie Hwy. Nestled behind a bustling parking lot adjacent to Harbor Freight, and surrounded by popular retail out parcels like Waffle House, Texas Roadhouse, and Aldi, the site enjoys excellent visibility and accessibility. Situated across from major retailers such as The Home Depot, Bravo Supermarket, Krispy Kreme, and Walmart Supercenter, this parcel is perfectly positioned to attract a steady flow of customers in a thriving retail corridor.

Located near Downtown Historic Homestead, the out parcel is strategically positioned near major highways, including US-1 and Florida's Turnpike Extension, serving as a vital gateway to the Florida Keys. The high visibility and accessibility of these parcels, coupled with their location amongst established big-box retailers like Publix, Target, and Home Depot, ensure sustained traffic flow and customer attraction.



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

MARKET ADVISORS

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HIGHLIGHTS

- Gateway location to the Florida Keys, attracting both local and tourist traffic with high customer draw potential



Retail Development Site

1.82-acre (79,453 SF) parcel



Exceptionally Well-Located:

- Located near downtown Historic Homestead, and Homestead's bustling commercial district.
- Positioned along high-traffic corridors with significant daily vehicle counts.
- High traffic retail areas amongst big-box and national retailers like Walmart, Home Depot, Lowes and Target.

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	1.82 Acres Retail Development Site
STREET ADDRESS	NE 14th Street & N Krome Ave
CITY, STATE, ZIP	Florida City, FL 33034
COUNTY	Miami-Dade County
MARKET	South Florida
SUB-MARKET	South Dade
CROSS-STREETS	US-1 S Dixie Hwy
NEAREST HIGHWAY	US-1 & Florida's Turnpike
NEAREST AIRPORT	Miami Int'l Airport

PROPERTY INFORMATION

PROPERTY TYPE	Land
ZONING	C-2
LOT SIZE	1.82 Acres
APN #	16-7919-006-0111

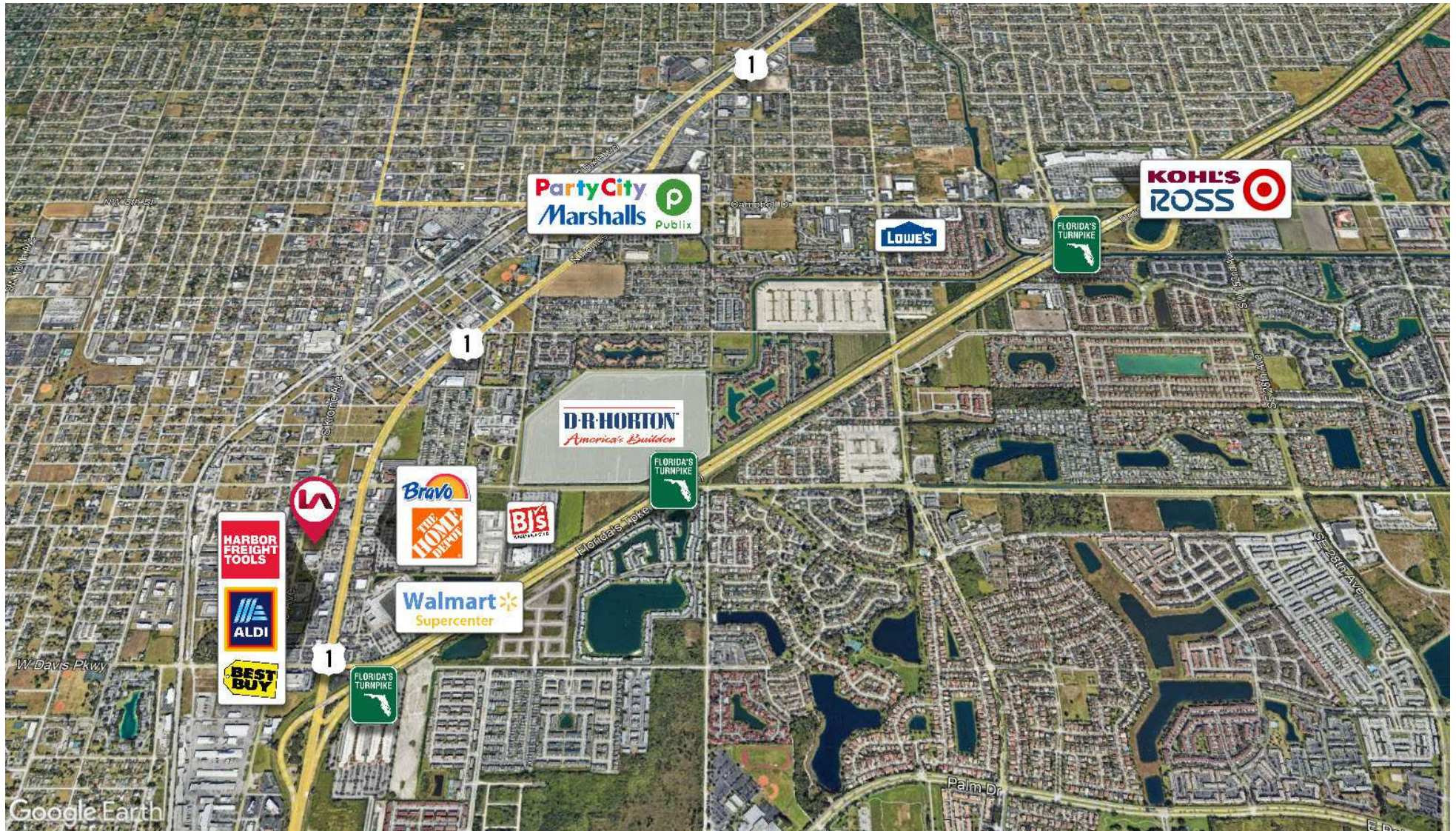
BUILDING INFORMATION

NUMBER OF LOTS	1
BEST USE	Retail Development

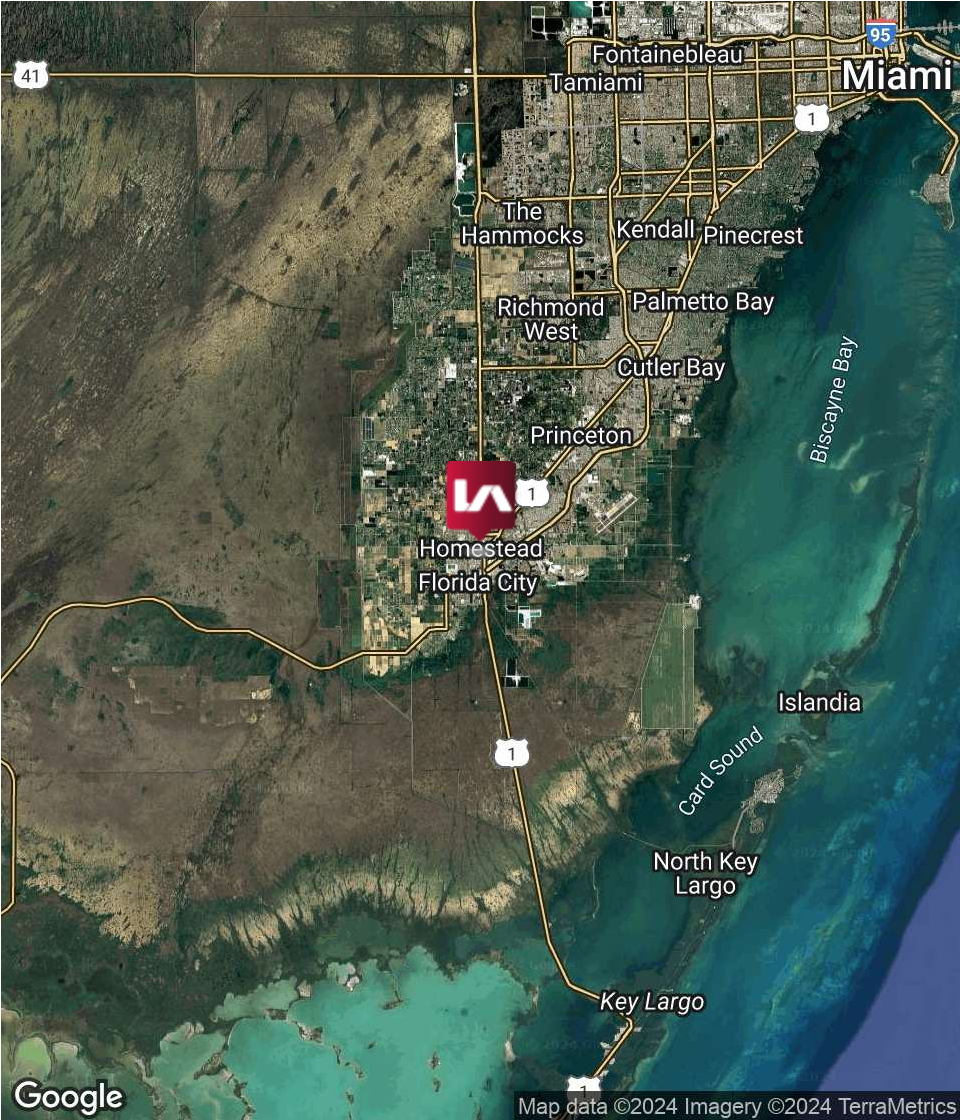
RETAIL DEVELOPMENT SITE | SALE PRICE \$5,000,000.00



AREA OVERVIEW



REGIONAL MAP



LOCATION OVERVIEW

Situated near Downtown Historic Homestead, this parcel offers direct access to US-1 and Florida's Turnpike, key routes to the Florida Keys. Surrounded by major retailers, it benefits from consistent traffic and strong customer appeal.

CITY INFORMATION

MARKET:	South Florida
SUBMARKET:	South Dade
CROSS STREETS:	US-1 S Dixie Hwy
NEAREST HIGHWAY:	US-1 & Florida's Turnpike
NEAREST AIRPORT:	Miami Int'l Airport

RETAILER MAP



DEMOGRAPHIC PROFILE

KEY FACTS



28,959
Total Population



\$53,307
Average Household Income

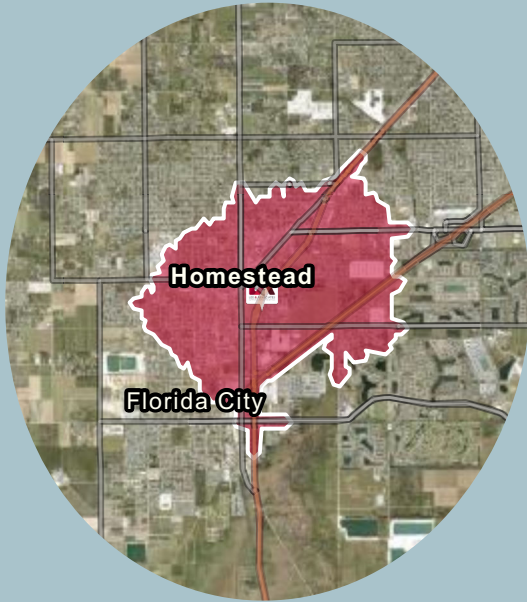


33.3
Median Age



3.1
Average Household Size

Drive time of 5 minutes



Average Consumer Spending



\$1,328
Apparel



\$1,999
Dining Out

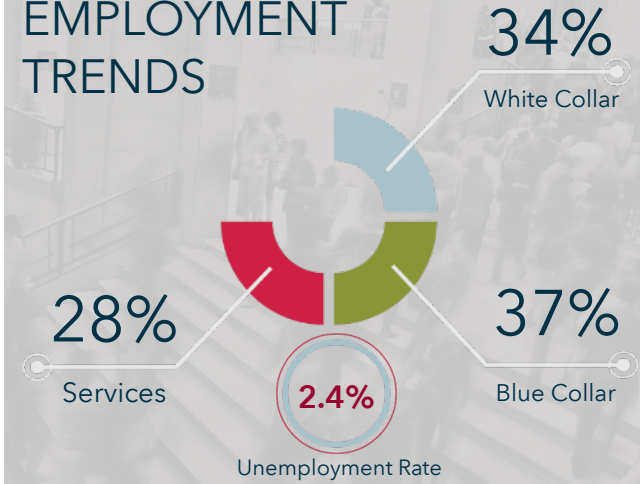


\$3,881
Groceries



\$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

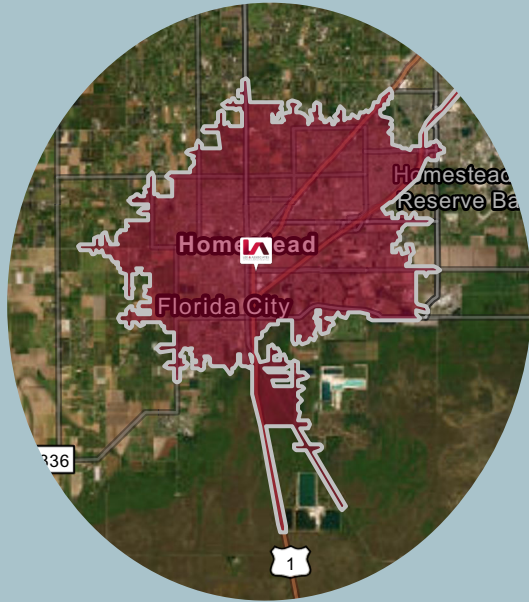


34.7
Median Age



3.2
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$1,846
Apparel



\$2,898
Dining Out

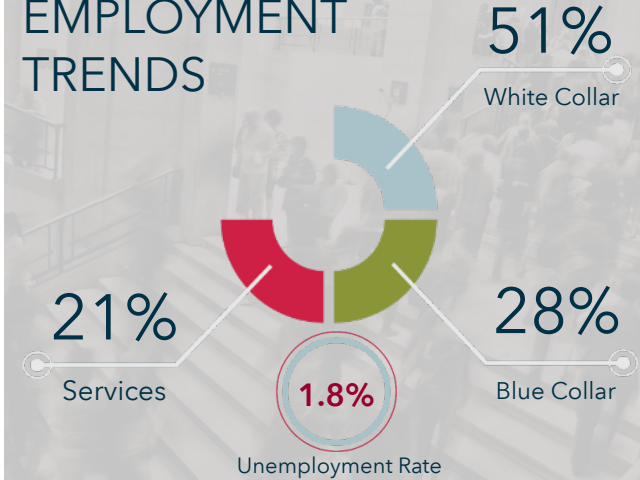


\$5,477
Groceries



\$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

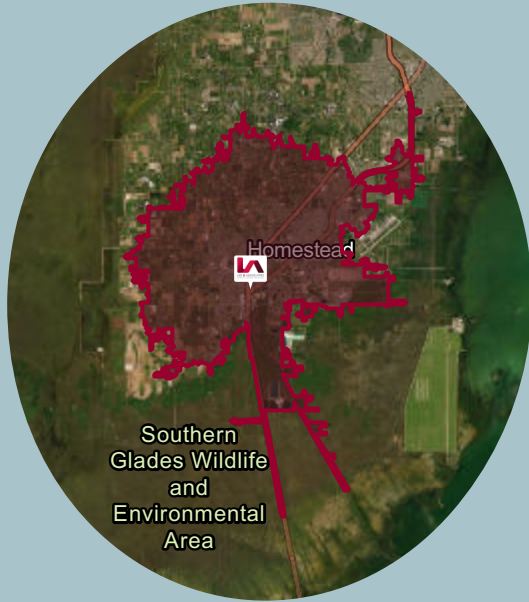


34.9
Median Age



3.2
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,926
Apparel



\$3,045
Dining Out

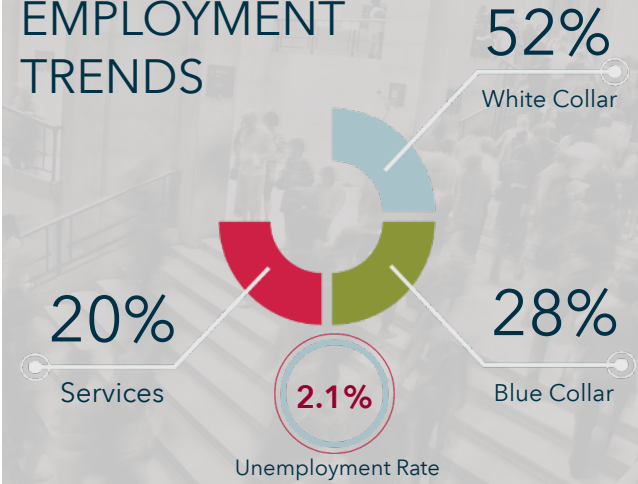


\$5,705
Groceries



\$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

