



305.264.9661

# TURNKEY GYM FOR LEASE

28600 SW 137<sup>th</sup> Avenue  
Homestead, FL 33033

## 6,000 SF PRIME RETAIL LOCATION

This fully built-out 6,300 SF gym space is available for lease and turnkey ready for any gym or workout facility concept. Move in and open — the buildout is already done! Located on a highly visible corner in one South Florida's fastest growing submarkets.



**JOSEPH WESTON**

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[www.madduxco.com](http://www.madduxco.com)**CONFIDENTIALITY DISCLAIMER**

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**28600 SW 137TH AVENUE | HOMESTEAD**

Turnkey Fitness Space For Lease — 6,300 SF (+/-)

\$28.50 / SF NNN

**Property Highlights**

Positioned at the signalized corner of SW 288th Street and SW 137th Avenue, this fully built-out 6,300 SF gym space is available for lease and turnkey ready for any gym or workout facility concept. Move in and open — the buildout is already done, saving significant time and capital compared to a cold shell.

**Traffic & Access**

- ❖ Less than ¼ mile from the Florida Turnpike entrance/exit — exceptional regional connectivity
- ❖ 41,000 vehicles per day on SW 288th Street
- ❖ 45,000 vehicles per day on SW 137th Avenue
- ❖ Ample on-site parking throughout the center

**Location & Market**

Situated within a high-visibility retail strip center on 3.2 acres, the property sits in one of South Florida's fastest-growing submarkets. Homestead's rapidly expanding residential population continues to drive strong, sustained demand for fitness, health, and wellness concepts in the immediate trade area.

**Space Highlights**

- ❖ Fully built-out gym infrastructure — no costly buildout, no downtime
- ❖ Flexible layout adaptable to a range of fitness or retail concepts
- ❖ Premier corner exposure at a high-traffic, high-visibility intersection
- ❖ Direct Turnpike access draws tenants' customers from surrounding submarkets
- ❖ Style and finish that will impress clients from day one

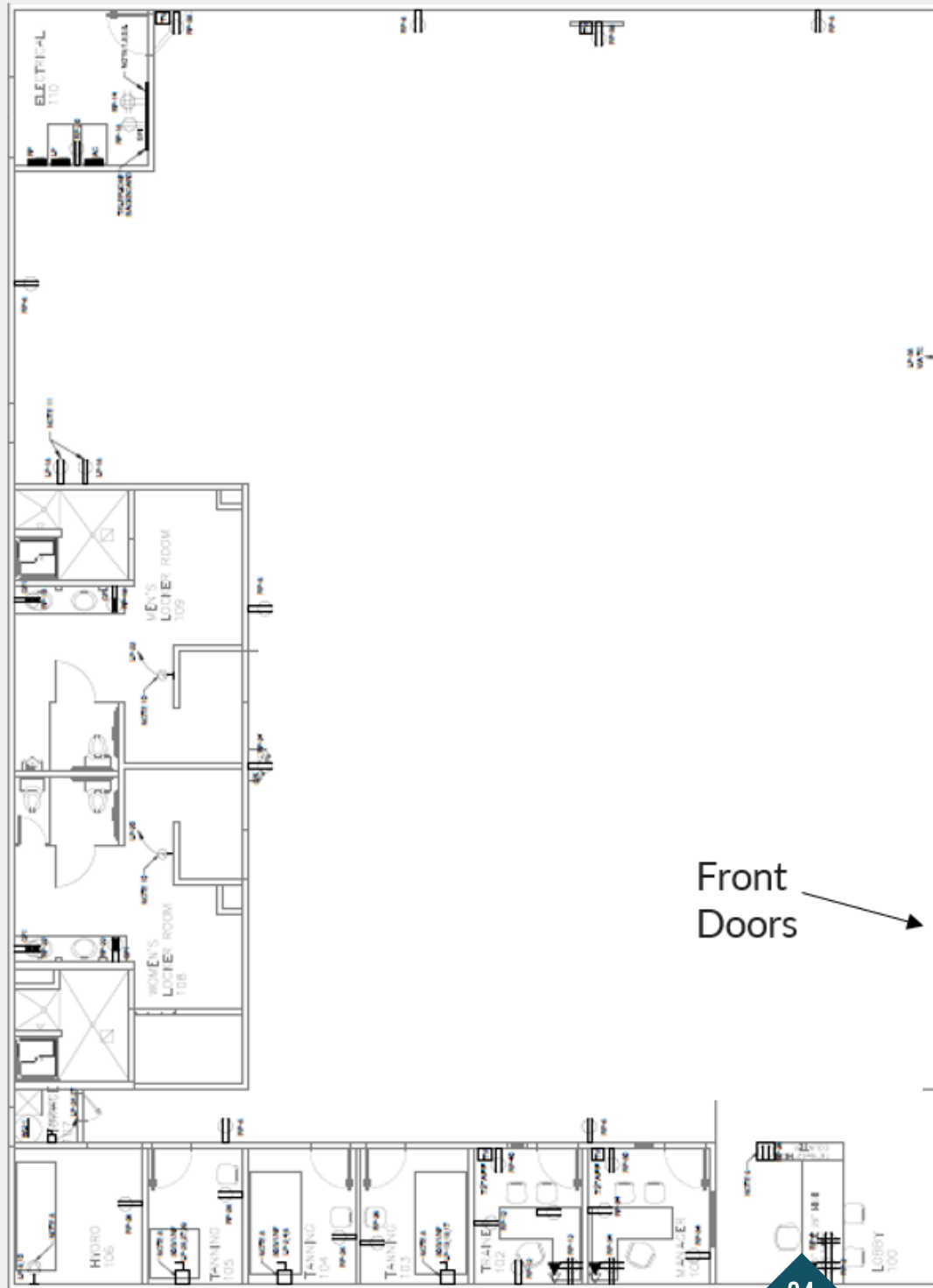


## 28600 SW 137TH AVENUE | HOMESTEAD

Turnkey Fitness Space For Lease — 6,300 SF (+/-)

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## TURNKEY BUILD-OUT

The space is fully built-out and turnkey ready for any gym or workout facility, eliminating the cost and downtime of a cold-shell buildout. With less than ¼ mile to the Florida Turnpike entrance/exit and ample on-site parking, an operator can move in and open with minimal delay.

- ❖ Located at corner of SW 288<sup>th</sup> Street and SW 137<sup>th</sup> Ave.
- ❖ Fully built-out gym space, turnkey ready for any Gym or workout facility, great parking throughout.
- ❖ Less than ¼ mile to the entrance/exit to the Florida Turnpike.
- ❖ 41,000 Cars daily on SW 288<sup>th</sup> Street.
- ❖ 45,000 Cars daily on SW 137<sup>th</sup> Avenue.
- ❖ Style and image that will impress any client in a retail space laid out for all types of businesses.
- ❖ Rapidly increasing population in Homestead Submarket.
- ❖ High Visibility Retail Strip Center (situated on 3.2 Acres)

PROPERTY HIGHLIGHTS



**HIGH TRAFFICE VISIBILITY**

SW 288th Street and SW 137th Avenue are major commercial thoroughfares in the Homestead submarket, carrying a combined 86,000+ vehicles daily—ideal for a fitness concept that depends on strong drive-by exposure and easy access.



**NEIGHBORHOOD PROXIMITY**

The surrounding area includes a rapidly expanding base of residential communities, providing a consistent and growing pool of prospective members for a gym or fitness operator.



**STRONG DEMOGRAPHICS**

Homestead is one of South Florida's fastest-growing submarkets, with a population mix that supports both high-volume fitness clubs and boutique studio concepts.



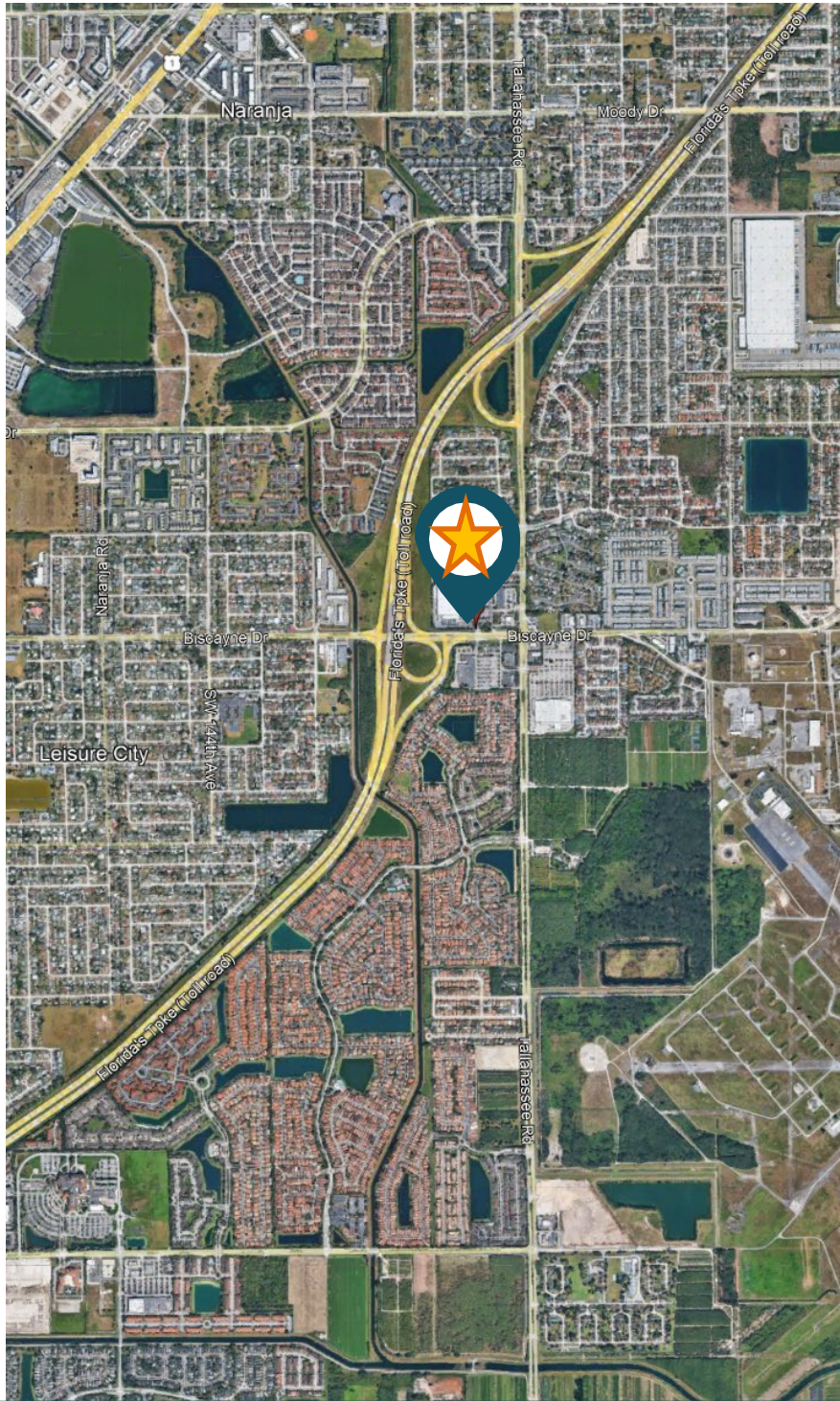
**ESTABLISHED COMMERCIAL PROPERTY**

The property sits within a high-visibility retail strip center on 3.2 acres, alongside a diverse mix of retail and service businesses that create a destination environment and steady daily traffic.



**TURNKEY BUILD-OUT**

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# HOMESTEAD FLORIDA

## **Homestead, Florida: A Market on the Move**

Homestead is one of Miami-Dade County's fastest-growing submarkets, combining small-town character with the infrastructure and access of a major metro. For investors, tenants, and operators alike, it offers a rare mix of affordability, room to grow, and proximity to some of South Florida's most significant economic and recreational assets.

## **Rapid Population Growth**

Homestead's population has grown steadily over the past decade, driven by new residential development, an influx of young families, and relative affordability compared to Miami-Dade's urban core. That growth translates directly into rising demand for retail, medical, fitness, dining, and everyday service businesses throughout the submarket.

## **Strategic Regional Access**

Homestead sits at the southern gateway to Miami-Dade County, with direct access to the Florida Turnpike connecting the area to downtown Miami, Miami International Airport, and the broader South Florida region. Major corridors including US-1, Krome Avenue, and SW 137th Avenue carry heavy daily traffic, supporting strong visibility for retail and commercial uses throughout the area.

## **A Diverse Economic Base**

The local economy draws on agriculture, aerospace and logistics (anchored by proximity to Homestead Air Reserve Base), tourism, and a growing base of residential rooftops. This diversification gives the submarket resilience and multiple demand drivers for commercial space.

## **World-Class Attractions**

Homestead is the closest urban center to two national parks — Everglades National Park and Biscayne National Park — along with the Homestead-Miami Speedway, historic Coral Castle, and the agricultural attractions of the Redland. This steady stream of visitor traffic supports hospitality, dining, and retail uses well beyond the local resident base.

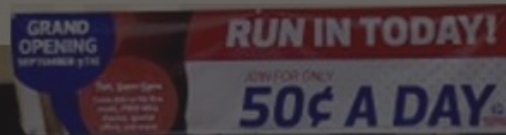


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YOUR SIGNAGE HERE



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