

RETAIL SPACE IN LEISURE CITY

29345 SW 152ND AVE
HOMESTEAD, FL 33033



FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an excellent leasing opportunity in a bustling 17,061 SF retail strip center, the only one of its kind in Leisure City. With a focus on attracting a medical tenant, this property offers flexibility in lease terms, including tenant improvements or rent abatement for qualified occupants. The center boasts ample parking, including 25 standard spaces and overnight truck parking, ensuring convenience for both customers and employees. Enhanced security measures are in place with a dedicated security team monitoring the premises for 12 hours daily. Tenants include a diverse mix of businesses, such as Metro PCS, a barber shop, La Michoacana, and a local market, creating a vibrant shopping hub for the community.



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

MARKET ADVISORS

MICHAEL AVENDANO

Senior Vice President

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PROPERTY HIGHLIGHTS



Retail Strip Center:

- The only one in Leisure City
- Ideal for a medical tenant, with TI or rent abatement available
- Ample parking, including 25 spaces and overnight truck parking
- Strong tenant mix, featuring Metro PCS, La Michoacana, and more



Exceptional Freeway Access:

Conveniently located between US-1 and Florida Turnpike
Only 3.6 miles from Downtown Homestead, central to key demographics

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Retail Space in Leisure City
STREET ADDRESS	29345 SW 152nd Ave
CITY, STATE, ZIP	Homestead, FL 33033
COUNTY	Miami-Dade
MARKET	South Florida
SUB-MARKET	Leisure City

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Strip Center
ZONING	BU-1A
LOT SIZE	0.53 Acres
APN #	30-7904-005-3330

BUILDING INFORMATION

BUILDING SIZE	17,061 SF
TENANCY	Multiple
NUMBER OF FLOORS	1
YEAR BUILT	1954
NUMBER OF BUILDINGS	1

PARKING & TRANSPORTATION

NUMBER OF PARKING SPACES	25
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LEASE SPACES



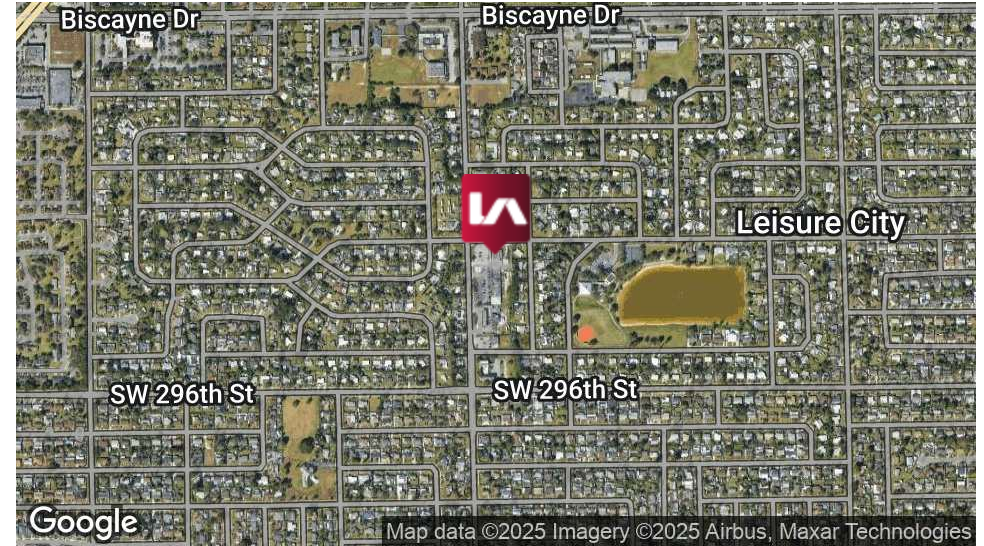
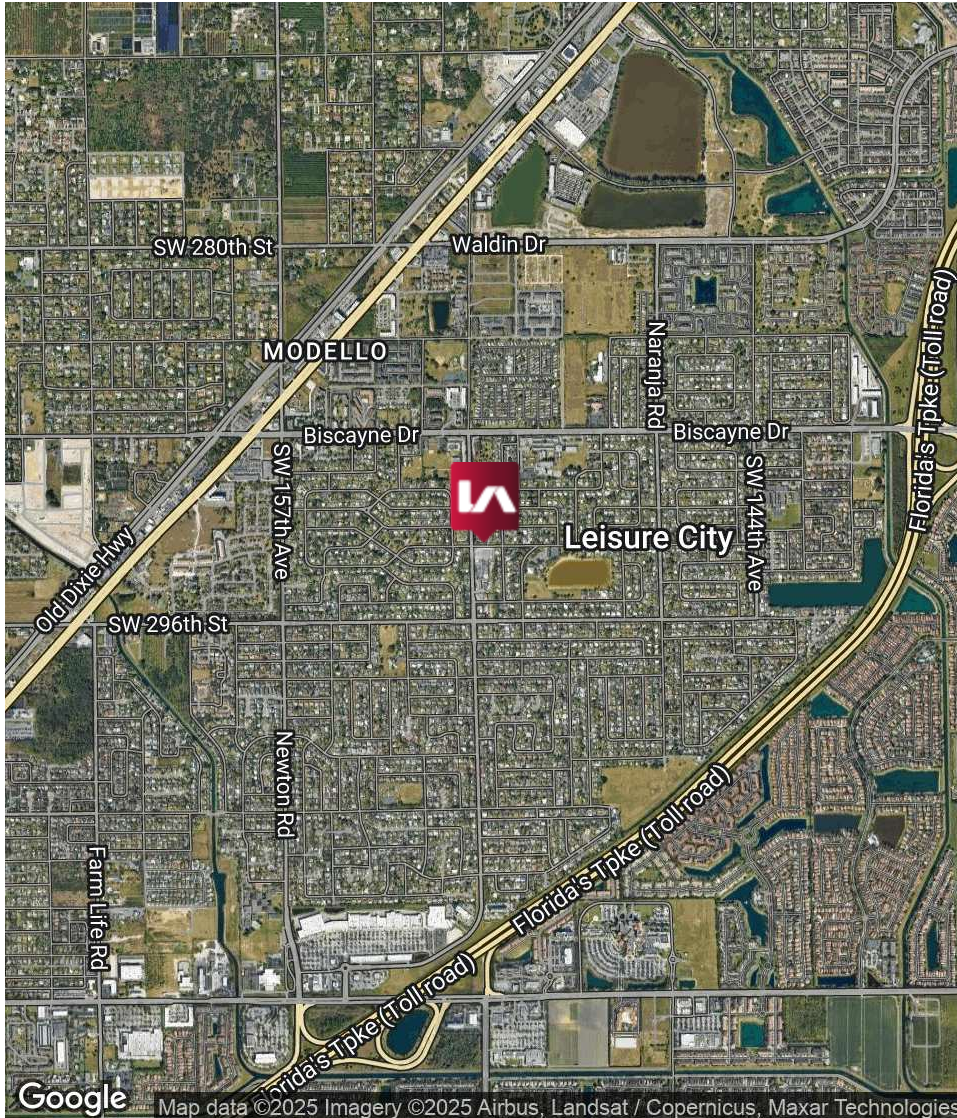
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE
Suite 29341-29345	Available	3,000 SF	Modified Gross

SUITE



REGIONAL MAP



LOCATION OVERVIEW

Conveniently situated between US-1 and Florida Turnpike, this Leisure City retail center enjoys seamless accessibility and high visibility. Just 3.6 miles from Downtown Homestead, the property is perfectly positioned within a thriving commercial and residential hub.

CITY INFORMATION

CITY:	Homestead
MARKET:	South Florida
SUBMARKET:	Leisure City

AREA OVERVIEW



DEMOGRAPHIC PROFILE

KEY FACTS



118,340
Total Population



\$86,396
Average Household Income

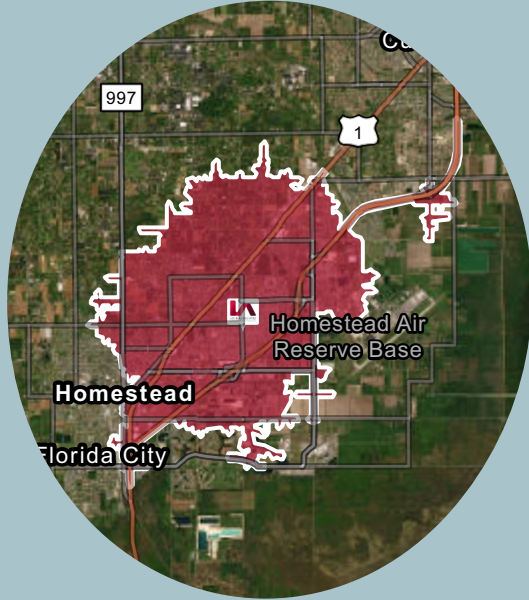


35.2
Median Age



3.2
Average Household Size

Drive time of 10 minutes



Annual Average Consumer Spending



\$24,436
Average Retail Spending Total



\$3,089
Dining Out

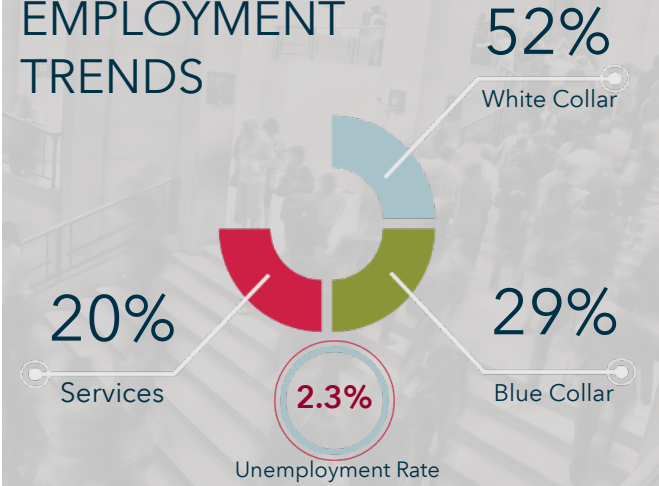


\$5,781
Groceries



\$5,464
Health Care

EMPLOYMENT TRENDS



BUSINESS



2,867
Total Businesses



22,828
Total Employees

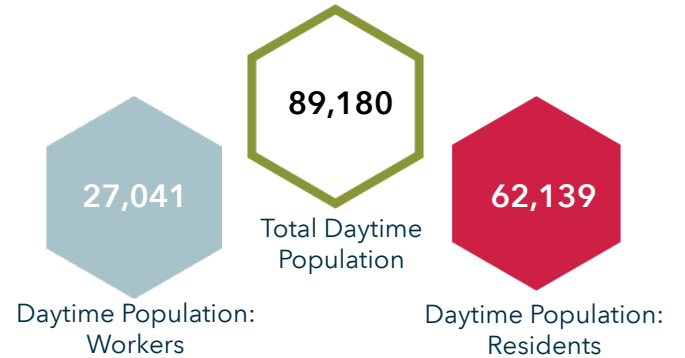


\$3,670,809,653
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



253,258
Total Population



\$86,148
Average Household Income

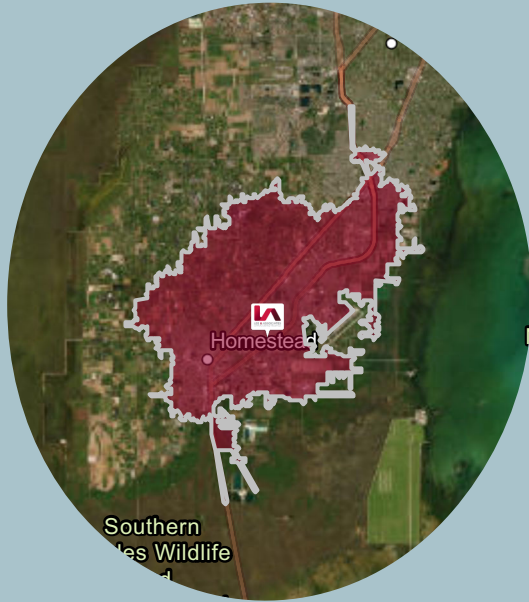


35.4
Median Age



3.2
Average Household Size

Drive time of 15 minutes



Annual Average Consumer Spending



\$24,399
Average Retail Spending Total



\$3,075
Dining Out

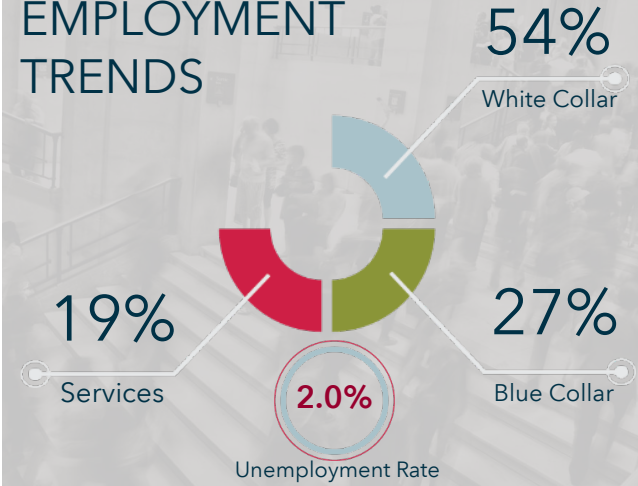


\$5,760
Groceries



\$5,467
Health Care

EMPLOYMENT TRENDS



BUSINESS



6,546
Total Businesses



48,623
Total Employees

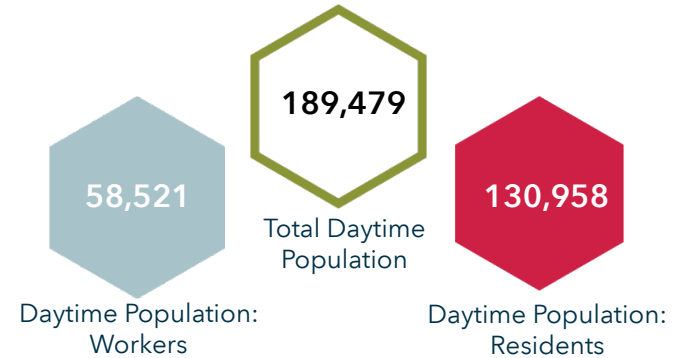


\$8,914,632,890
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



395,803
Total Population



\$91,047
Average Household Income

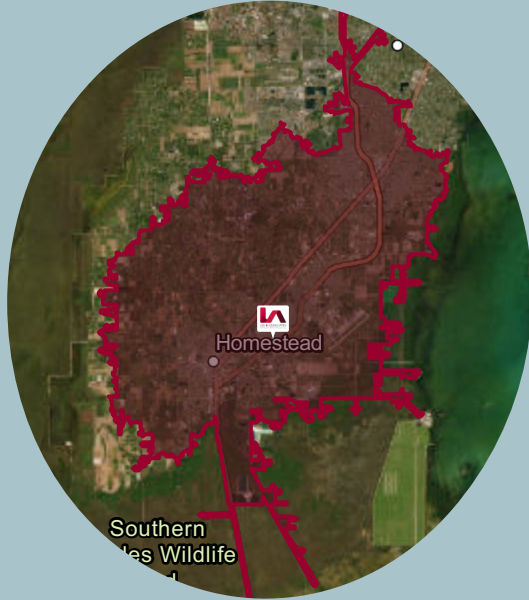


37.6
Median Age



3.2
Average Household Size

Drive time of 20 minutes



Annual Average Consumer Spending



\$25,691
Average Retail Spending Total



\$3,216
Dining Out

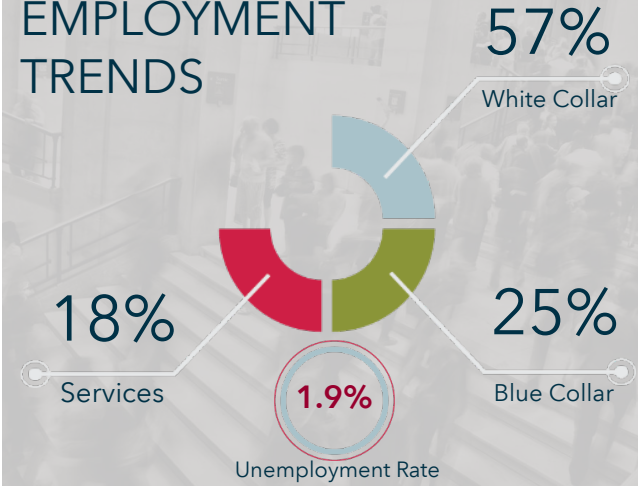


\$6,020
Groceries



\$5,756
Health Care

EMPLOYMENT TRENDS



BUSINESS



10,381
Total Businesses



76,473
Total Employees



\$14,078,489,528
Total Sales

HOUSING UNITS



DAYTIME POPULATION

