

Dixie Center Outparcel Opportunities

30340 OLD DIXIE HWY, HOMESTEAD, FL 33033

FOR LEASE





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Homestead, FL 33033

OUTPARCEL A
31,200 SF

OUTPARCEL B
43,700 SF

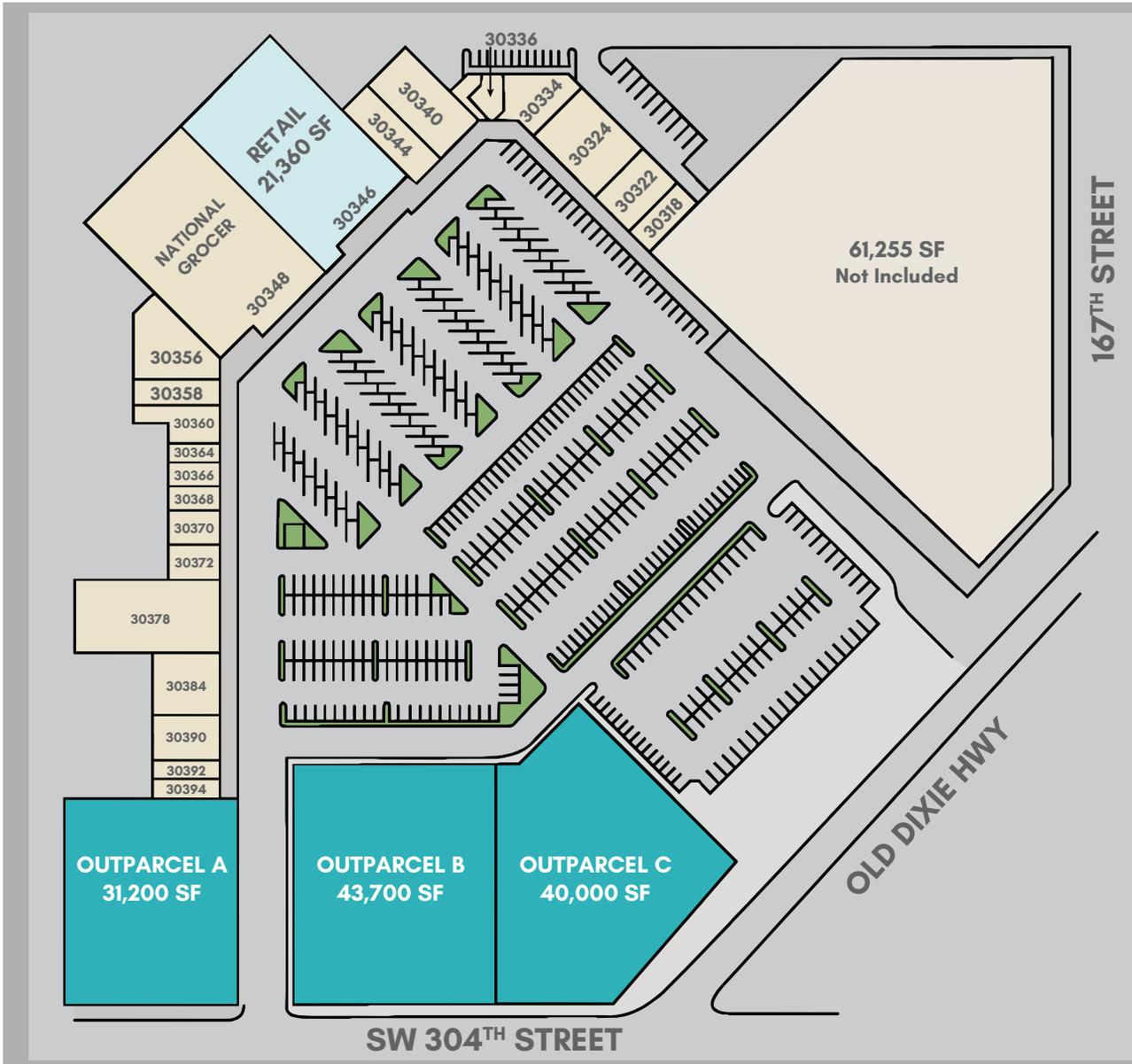
OUTPARCEL C
40,000 SF

AVAILABILITY
Arranged

RENT
Upon request

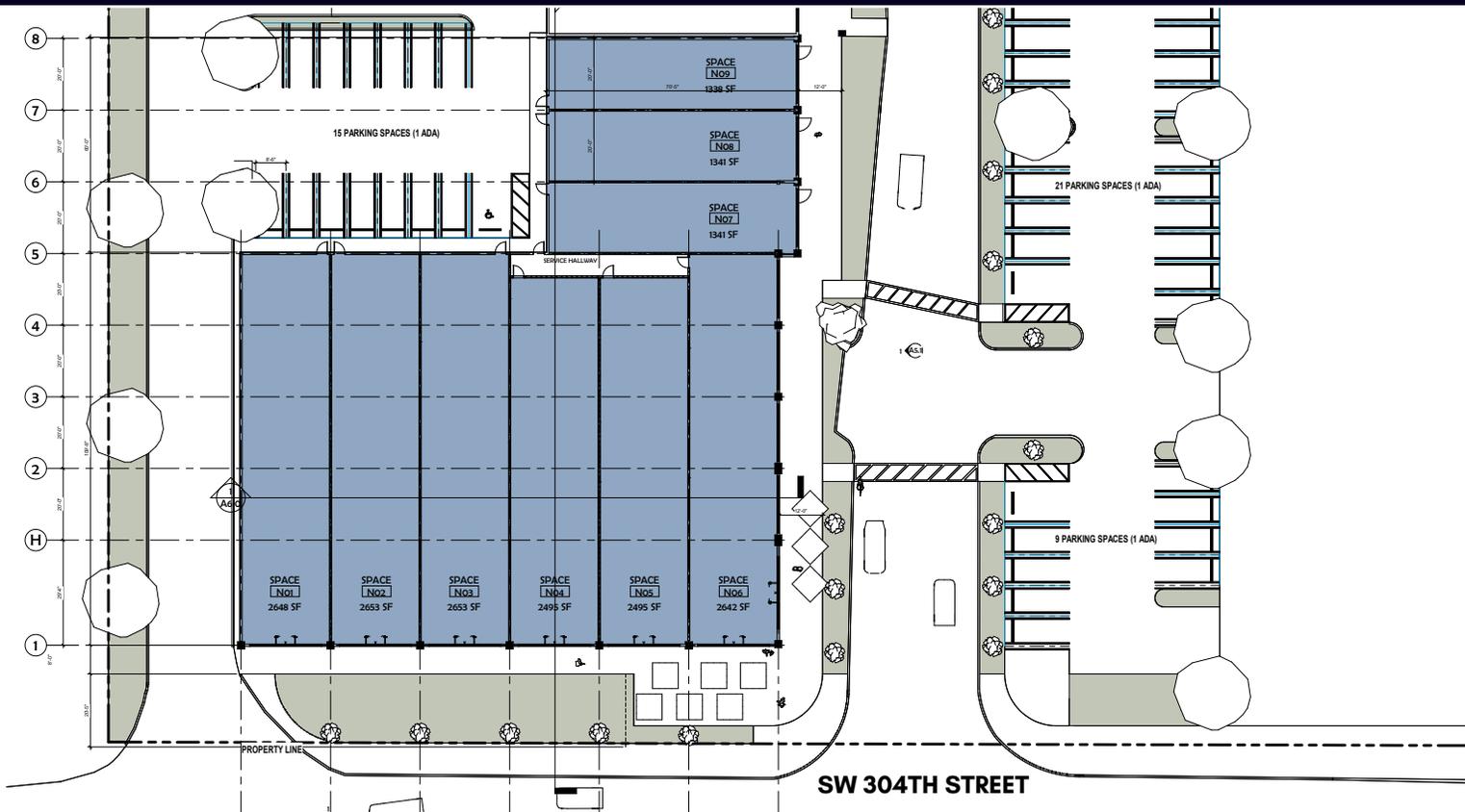
PROPERTY HIGHLIGHTS

- Build-to-suit drive-thru and outparcel opportunities available in this prime location
- Ideal for national and regional tenants
- Suitable for QSR, service station, bank, urgent care, car wash, pharmacy, among others
- Positioned along a primary retail corridor in South Dade with Easy access to US-1 and Florida's Turnpike
- High-growth trade area and strong consumer demand.
- Excellent visibility and daily traffic exposure with over 35,000 VPD

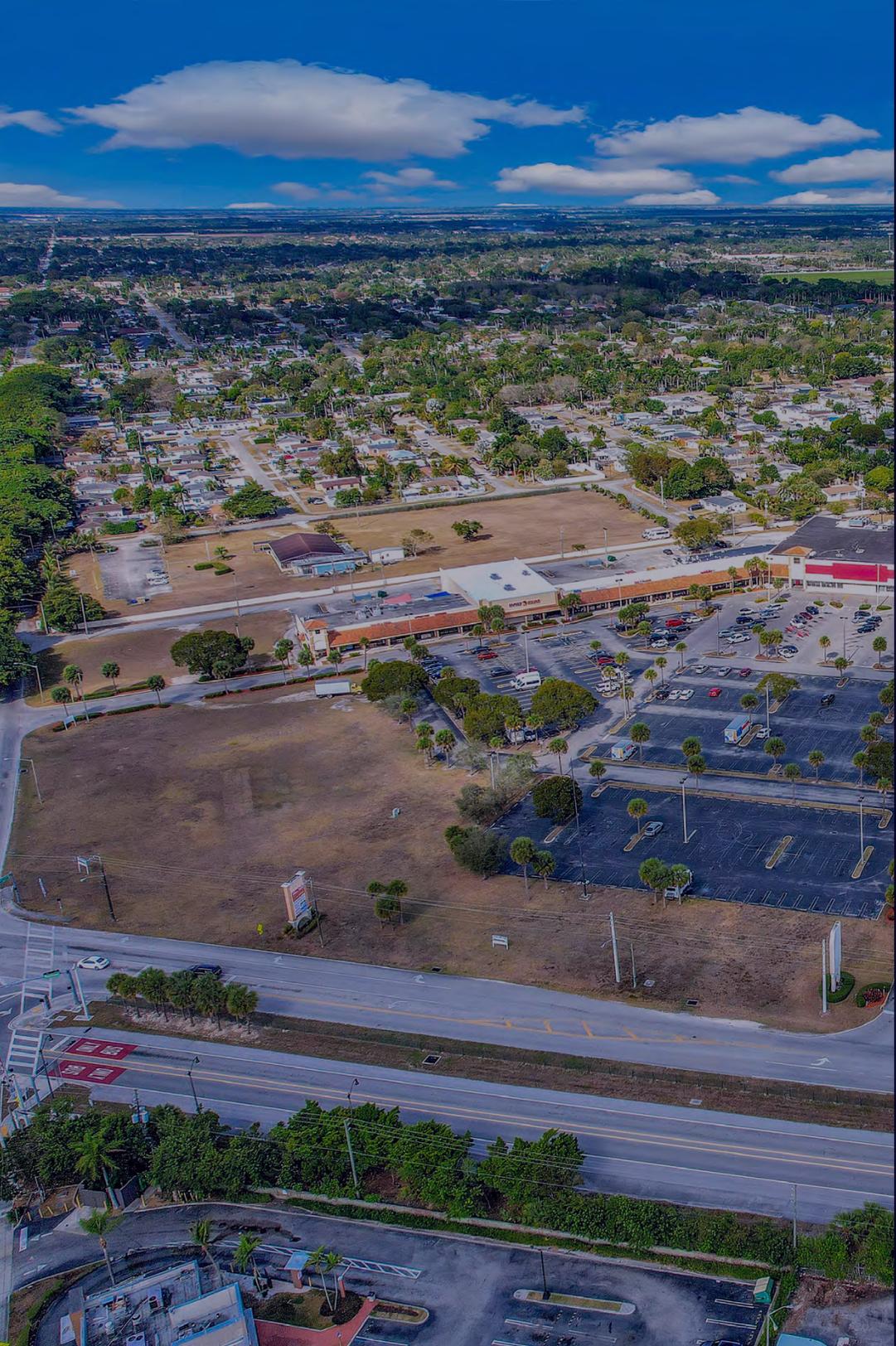


UNIT	TENANT NAME	SIZE (SF)
30318	Smoke Shop	2,100
30322	Coin Laundry	2,800
30324	Homestead Clinical Research	5,600
30334	Coral Reef Medical	3,132
30336	JN Nails	1,190
30340	Cora PT	4,855
30344	Pinch-A-Penny	3,000
30346	RETAIL - AVAILABLE	21,360
30348	National Grocer	23,000
30356	Family Pain	4,448
30358	Vacant	1,600
30360	Mariscos Nayarit	2,600
30364	Barbershop	750
30366	305 Furniture	1,250
30368	Honestretch	1,000
30370	Adult Daycare	1,500
30372	Univista Insurance	1,500
30378	Family Dollar	10,010
30384	Little Star Daycare	4,200
30390	Son of a Pizza	3,220
30392	Behavior Therapy	980
30394	Lolly's Restaurant	1,400
OUTPARCEL A - AVAILABLE		31,200
OUTPARCEL B - AVAILABLE		43,700
OUTPARCEL C - AVAILABLE		40,000









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FOR INQUIRIES, CONTACT:

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