

TWO PRIME OUT-PARCEL SITES TOTALING 3.22 ACRES IN HOMESTEAD

SW 312TH STREET & NW 9TH CT
HOMESTEAD, FL 33034

LOT 2
2.28 AC

LOT 1
0.94 AC

**DOLLAR
GENERAL**

NE 8th St / SW 312th St / Campbell Dr

FOR LEASE

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional retail development opportunity consisting of two prime out-parcel sites totaling 3.22 acres in Homestead, FL. Lot 1 spans 0.94 acres (40,946 SF) and directly fronts the bustling SW 312th St/Campbell Drive, a key commercial corridor linking Florida's Turnpike to US-1. Adjacent Lot 2 comprises 2.28 acres (99,317 SF), offering flexibility for standalone retail, office, or multifamily development or as part of a larger project. Both parcels are strategically located amidst national retailers like Marshalls, Lowes, and Starbucks, and present a unique opportunity to combine Lot 1 and 2 for a total of 3.22 acres, ideal for high-traffic retail ventures.

Situated near Downtown Historic Homestead, these parcels are perfectly positioned for maximum visibility and access to major highways, including US-1 and Florida's Turnpike Extension, and gateways to the Florida Keys. Surrounded by anchor tenants like Publix, Target, and Home Depot, these sites benefit from consistent consumer activity and heavy traffic flow. Whether developed individually or combined, these out-parcel lots offer unparalleled potential for retail developers aiming to tap into the thriving Homestead market.



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

MARKET ADVISORS

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PROPERTY HIGHLIGHTS

- 3.22 acres available for lease
- Lot 1: 0.94 acres (40,946 SF) with prime frontage on SW 312th St
- Lot 2: 2.28 acres (99,317 SF) just one block north of SW 312th St
- Located in a high-traffic retail corridor
- Proximity to Florida's Turnpike and US-1
- Surrounded by major national retailers like Marshalls, Lowe's, and Starbuck



Two Prime Out-parcel Sites

Lot sizes: 0.94 to 2.28 Acres
Up to 3.22 Contiguous Acres



Lot 1: 0.94 Acres (40,946 SF)
Lot 2: 2.28 Acres (99,317 SF)

Perfect for retail projects looking to tap into a high-consumer activity area

LOT 1



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 1	Available	0.94 Acres	NNN	\$15,000.00 SF/yr	Directly fronting SW 312th St/Campbell Drive, this 0.94-acre (40,946 SF) parcel is in a prime location along a major retail corridor connecting Florida's Turnpike to US-1. Surrounded by big-box retailers such as Publix, Target, and HomeGoods, the site offers excellent visibility and access, making it ideal for retail development. This parcel can also be combined with the adjacent Lot 2 for a total of 3.22 acres, enhancing its potential for a larger-scale project in a high-demand market.

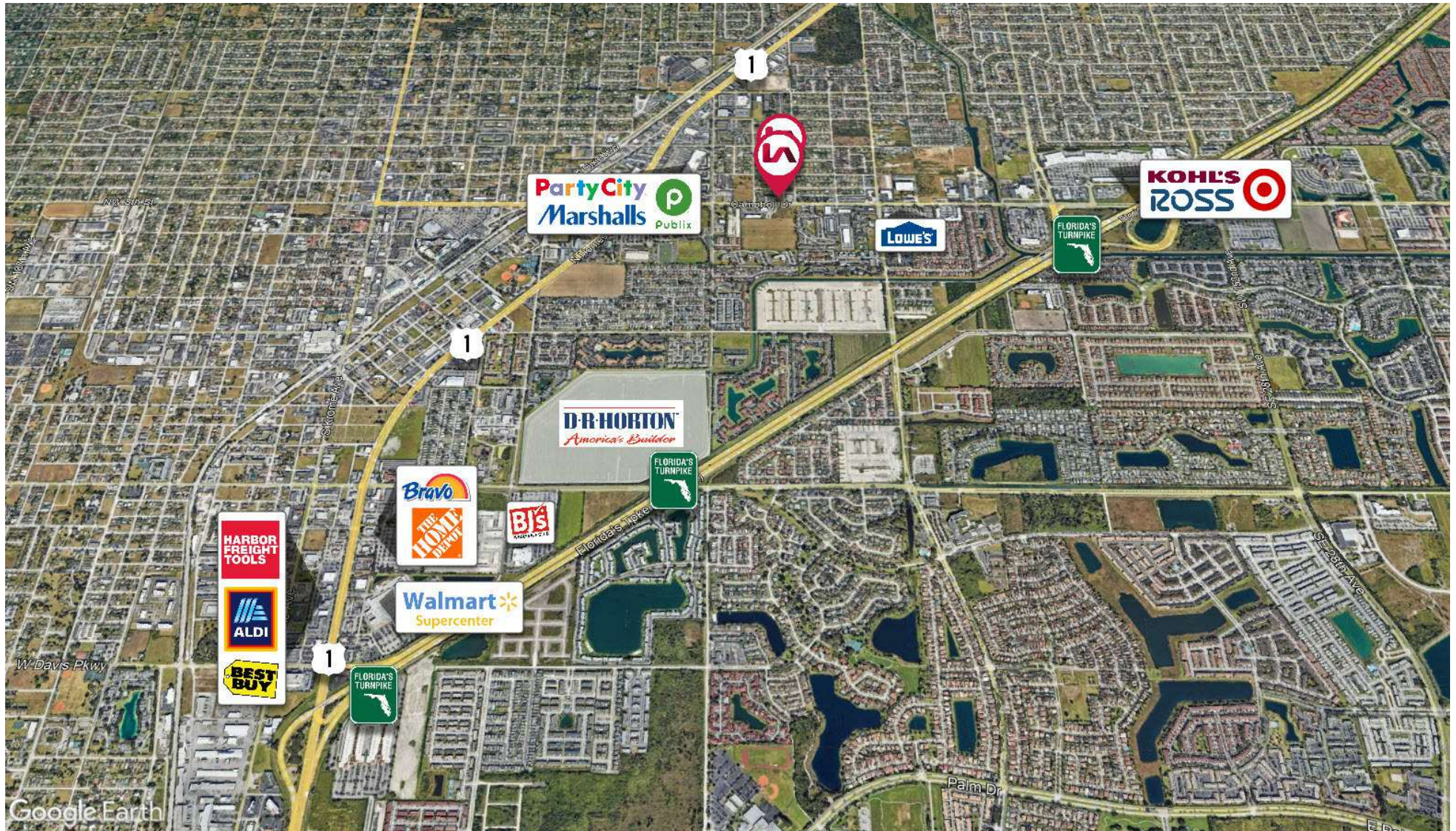
LOT 2



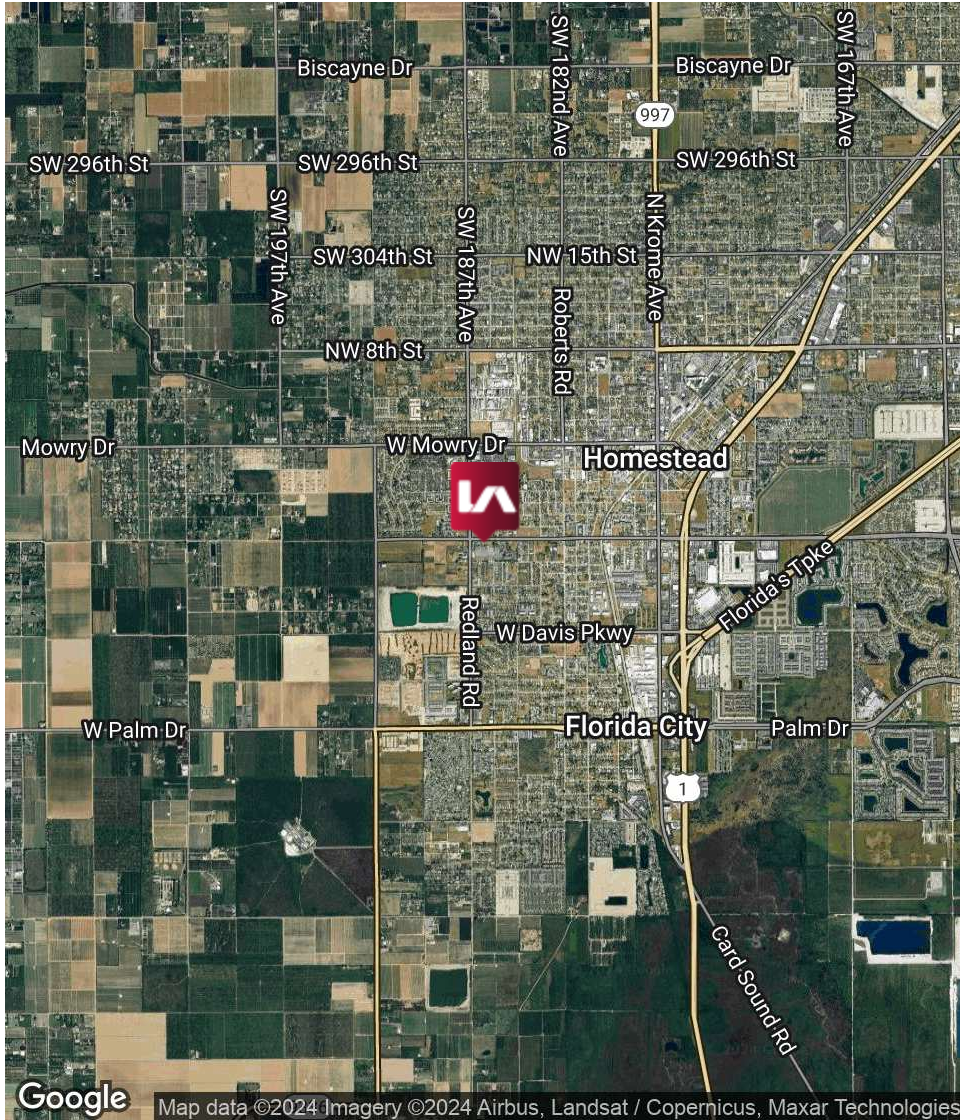
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 2	Available	2.28 Acres	NNN	\$15,000.00 SF/yr	This 2.28-acre (99,317 SF) parcel is located just one block north of SW 312th St/Campbell Drive, adjacent to Lot 4, and offers a significant development opportunity. The site provides easy access to both Florida's Turnpike and US-1, positioned amongst a variety of popular retailers, including Marshalls, Lowes, and Starbucks. With the option to combine with Lot 1 for a 3.22-acre development, this parcel is perfectly suited for retail projects seeking to capitalize on the area's high traffic and consumer activity.

AEREA OVERVIEW



REGIONAL MAP



LOCATION OVERVIEW

Located near Downtown Historic Homestead, these retail out-parcel sites offer easy access to US-1 and Florida's Turnpike, major routes to the Florida Keys. The area is surrounded by high-profile retailers, ensuring consistent traffic and visibility.

CITY INFORMATION

CITY: Homestead
MARKET: South Florida
SUBMARKET: Homestead
CROSS STREETS: US-1 S Dixie Hwy, Campbell Dr
NEAREST HIGHWAY: US-1 & Florida's Turnpike

RETAIL MAP



DEMOGRAPHIC PROFILE

KEY FACTS



28,959
Total Population



\$53,307
Average Household Income

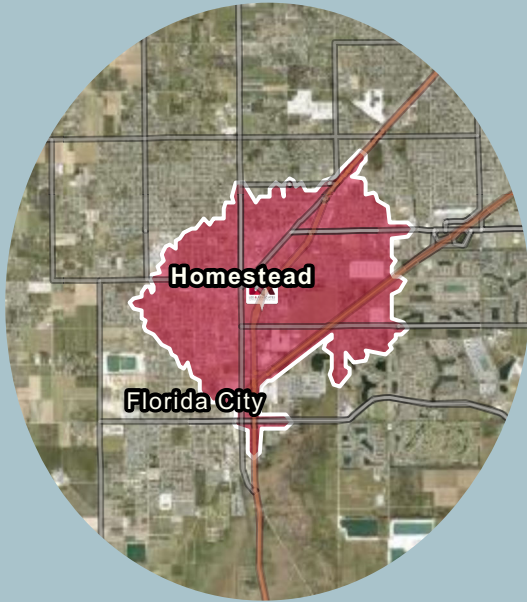


33.3
Median Age



3.1
Average Household Size

Drive time of 5 minutes



Average Consumer Spending



\$1,328
Apparel



\$1,999
Dining Out

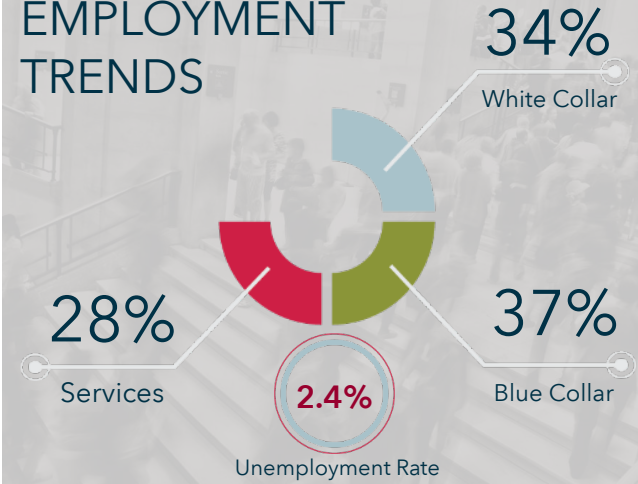


\$3,881
Groceries



\$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

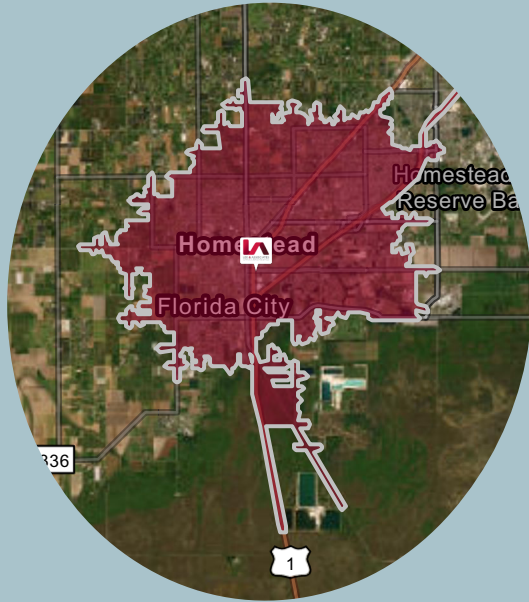


34.7
Median Age



3.2
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$1,846
Apparel



\$2,898
Dining Out

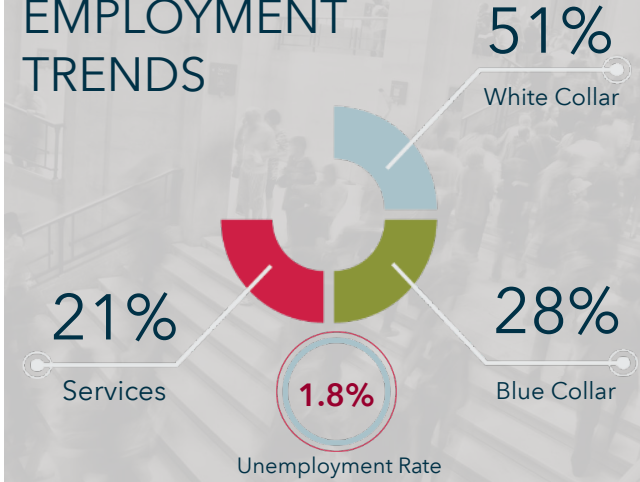


\$5,477
Groceries



\$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

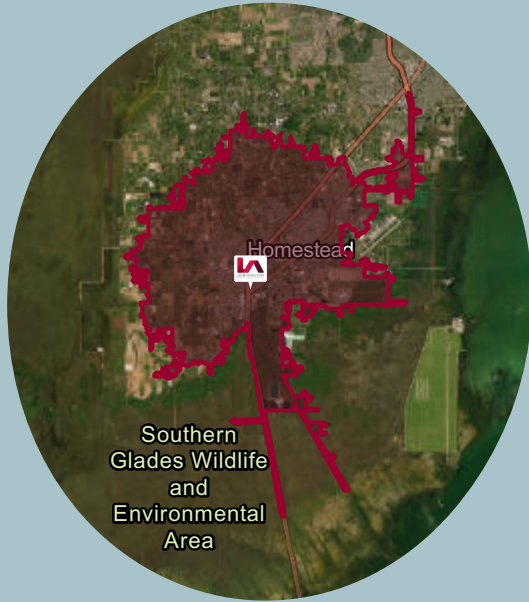


34.9
Median Age



3.2
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,926
Apparel



\$3,045
Dining Out

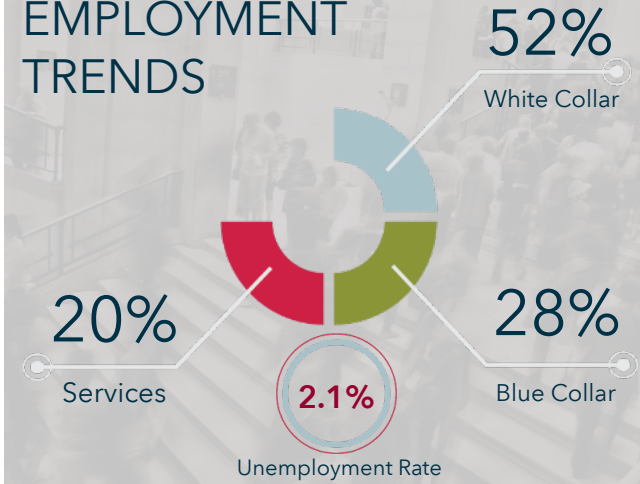


\$5,705
Groceries



\$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

