

Owner
Financing
Available



PRICE REDUCED

Flagler Ave Retail or Redevelopment Opportunity

FOR SALE | OWNER FINANCING AVAILABLE

1106 - 1122 N Flagler Avenue | Homestead, FL 33030

Land Size: 0.87 Acres
Building Size: 10,308 SF
Asking Sale Price: \$2,950,000.00

For More Information

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For more listings visit: naimia-ftl.com/properties

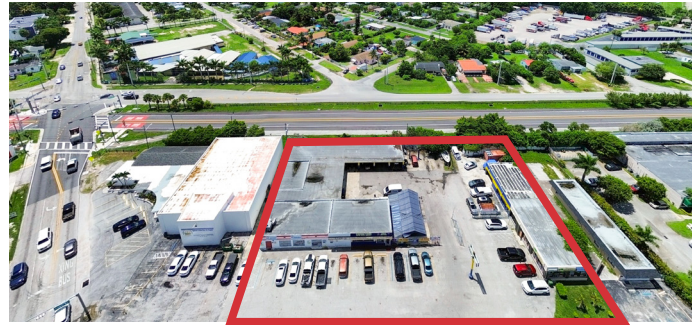
NAI Miami
Fort Lauderdale

Flagler Ave Retail or Redevelopment Opportunity

1106 - 1122 N Flagler Avenue | Homestead, FL 33030

Property Features

- Owner financing available with attractive terms
- Great redevelopment potential
- Ample parking
- Excellent access and visibility
- Zoning: B-2 City of Homestead



Location Features

- **Historic Downtown District:** Located in Homestead's Historic Downtown District, this area offers a unique blend of charm and cultural richness.
- **Access to Public Transit:** The location provides convenient access to public transportation, making commuting easy.
- **Shopping and Dining:** Nearby shops and restaurants offer diverse dining and shopping options.
- **Thriving Business Environment:** The area supports a thriving business community, catering to various commercial needs and providing ample opportunities for growth.



Financials

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Actual Income

Unit	Tenant	Size (SF)	Rent PSF	Current Rent
INCOME				
1	Auto Parts (Lease Expires 9/25) ¹	6,650	\$10.96	\$6,073.00
2	Insurance (Month-to-Month)	1,600	\$21.00	\$2,800.00
3	Tire Shop (Month-to-Month)	2,058	\$29.15	\$5,000.00
MONTHLY TOTAL:				\$13,873.28
YEARLY TOTAL:				\$166,479.36
EXPENSES				YEARLY TOTAL
Taxes				\$18,371.00
Insurance				\$18,500.00
OPERATING EXPENSES:				\$36,871.00
NET OPERATING INCOME:				\$129,608.14

¹ Five (5) year option at market rent

Pro Forma Income

Unit	Tenant	Size (SF)	Rent PSF	Rent
INCOME				
1	Auto Parts (Lease Expires 9/25) ¹	6,650	\$22.56	\$12,500.00
2	Insurance (Month-to-Month)	1,600	\$21.00	\$2,800.00
3	Tire Shop (Month-to-Month)	2,058	\$29.15	\$5,000.00
MONTHLY TOTAL:				\$20,300.00
YEARLY TOTAL:				\$243,600.00
EXPENSES				YEARLY TOTAL
Taxes				\$18,371.00
Insurance				\$18,500.00
OPERATING EXPENSES:				\$36,871.00
NET OPERATING INCOME:				\$206,728.78

¹ Five (5) year option at market rent

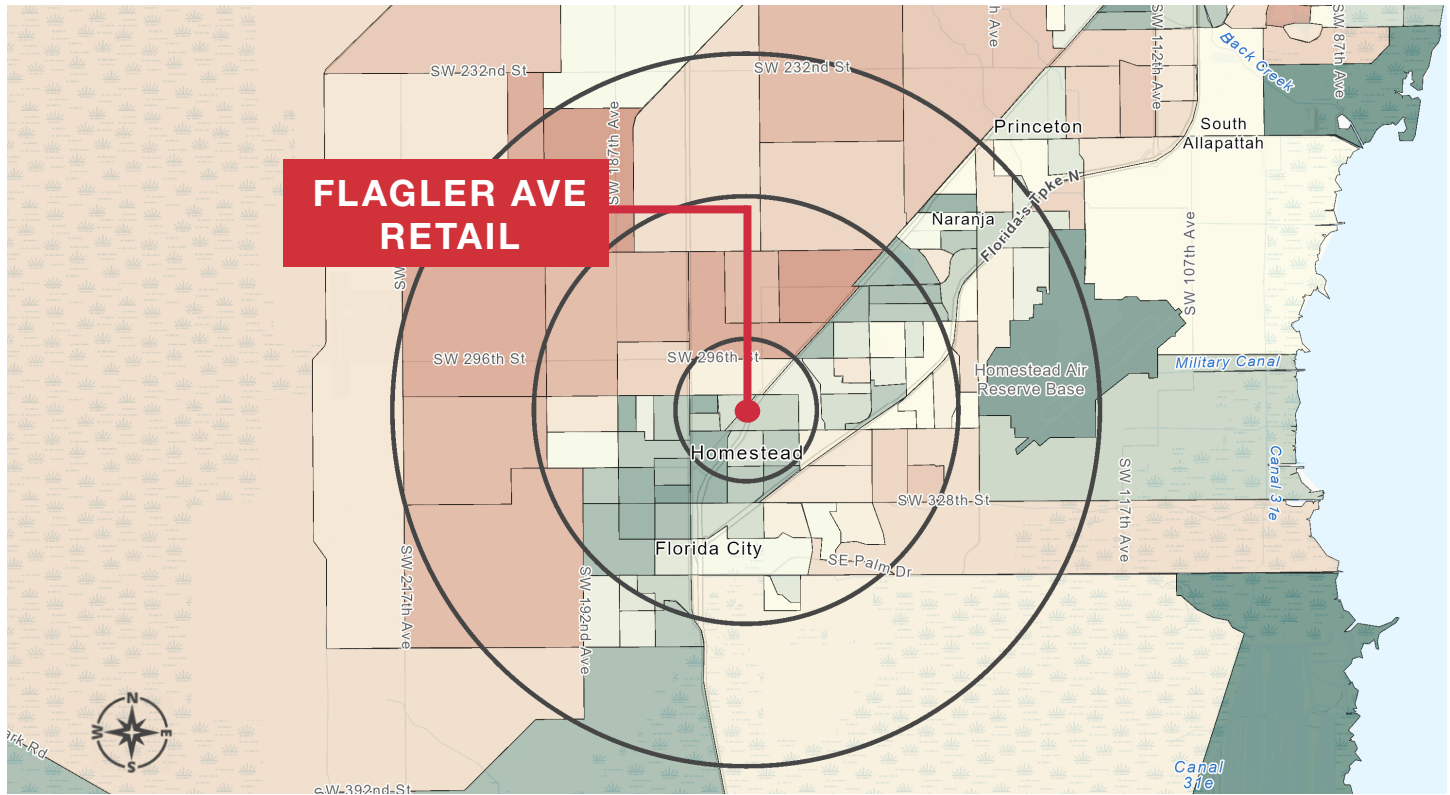
Retail Map

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Demographics

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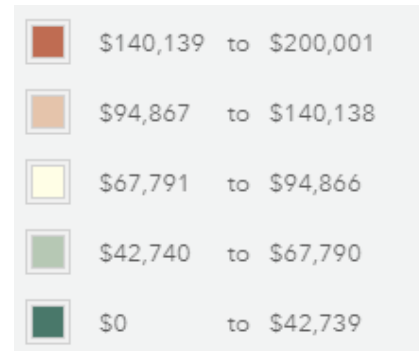
Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	17,875	129,080	188,785
Households	5,467	40,165	57,692
Families	3,961	30,544	44,506
Average Household Size	3.21	3.20	3.23
Median Age	35.2	34.8	34.9
Median Household Income	\$43,850	\$58,550	\$61,681
Average Household Income	\$64,598	\$82,348	\$84,293

Average Household Income



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