

3.83 ACRES RETAIL ASSEMBLAGE SITE



HOMESTEAD

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Matthew Rotolante, SIOR, CCIM
President
M:305.490.6526
mrotolante@lee-associates.com

Andrew Whitby
Senior Vice President
M:305.608.1970
awhitby@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates is pleased to present a prime retail development opportunity consisting of 3.83 acres in the thriving commercial hub of Homestead, FL. Lot 1 is a 0.90-acre (39,204 SF) parcel with excellent frontage on US-1, providing high visibility across from CubeSmart Self Storage and neighboring major retailers such as Harbor Freight, The Waffle House, and Texas Roadhouse. Lot 2 spans 0.93 acres (40,669 SF) along SE 6th St, while Lot 3, a 2-acre (87,120 SF) parcel, is strategically located at the northwest corner of a signalized intersection on SW 8th St/Lucy St, offering superior exposure. This assemblage provides developers with flexibility, whether for standalone use or in combination with the other lots, making it an ideal site for high-visibility retail development.

Situated near Downtown Historic Homestead, this assemblage benefits from easy access to major highways, including US-1 and Florida's Turnpike Extension, serving as a gateway to the Florida Keys. The surrounding area features big-box retailers such as Publix, Target, and Home Depot, providing consistent consumer traffic and a strong market presence. Whether developed as individual parcels or a combined project, this site offers significant potential in one of Homestead's most vibrant retail corridors.



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

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM

President
305.490.6526
mrotolante@lee-associates.com

ANDREW WHITBY

Senior Vice President
305.608.1970
awhitby@lee-associates.com

ASKING PRICE \$10,000,000.00

- Gateway location to the Florida Keys, attracting both local and tourist traffic with high customer draw potential
- Parcels can be sold separately; please refer to pages 6 and 7 for details



Retail Development Site

Lot sizes: 0.9 to 2 Acres
Up to 3.83 Contiguous Acres



Lot 1: 0.90 acres (39,204 SF)
Lot 2: 0.93 acres (40,669 SF)
Lot 3: 2 acres (87,120 SF)



Exceptionally Well-Located:

Easy access to US-1 and Florida's Turnpike Extension
Close proximity to Publix, Target, and Home Depot
Prime location near Downtown Historic Homestead

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS SE 6th Street & S US-1
CITY, STATE, ZIP Homestead, FL 33034
COUNTY Miami-Dade County
MARKET South Florida
SUB-MARKET Homestead
CROSS-STREETS US-1 S Dixie Hwy
NEAREST HIGHWAY US-1 & Florida's Turnpike
NEAREST AIRPORT Miami Int'l Airport

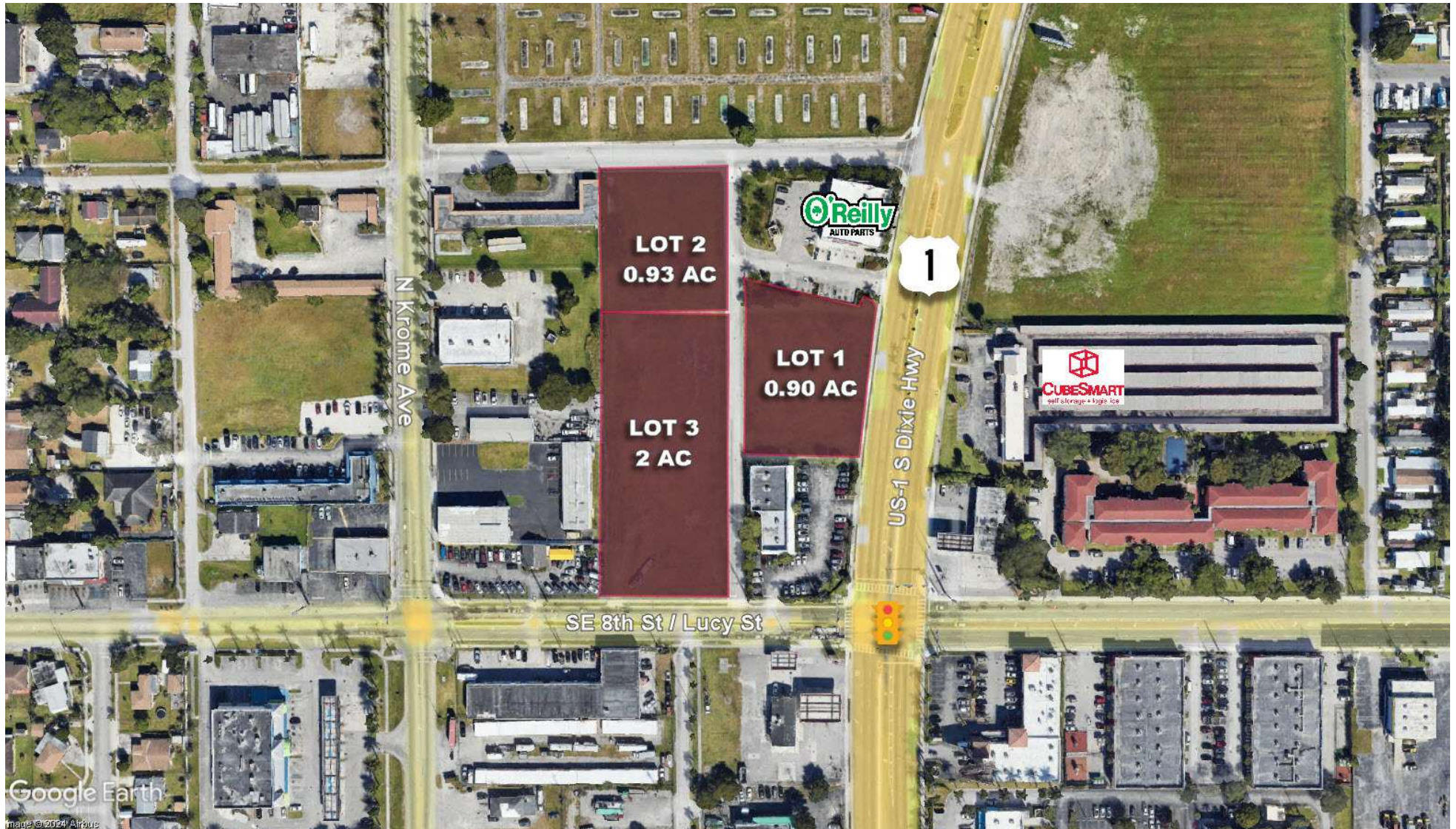
PROPERTY INFORMATION

PROPERTY TYPE Land
ZONING SWPUN-COM
APN # 10-7918-000-0150
10-7918-000-0152

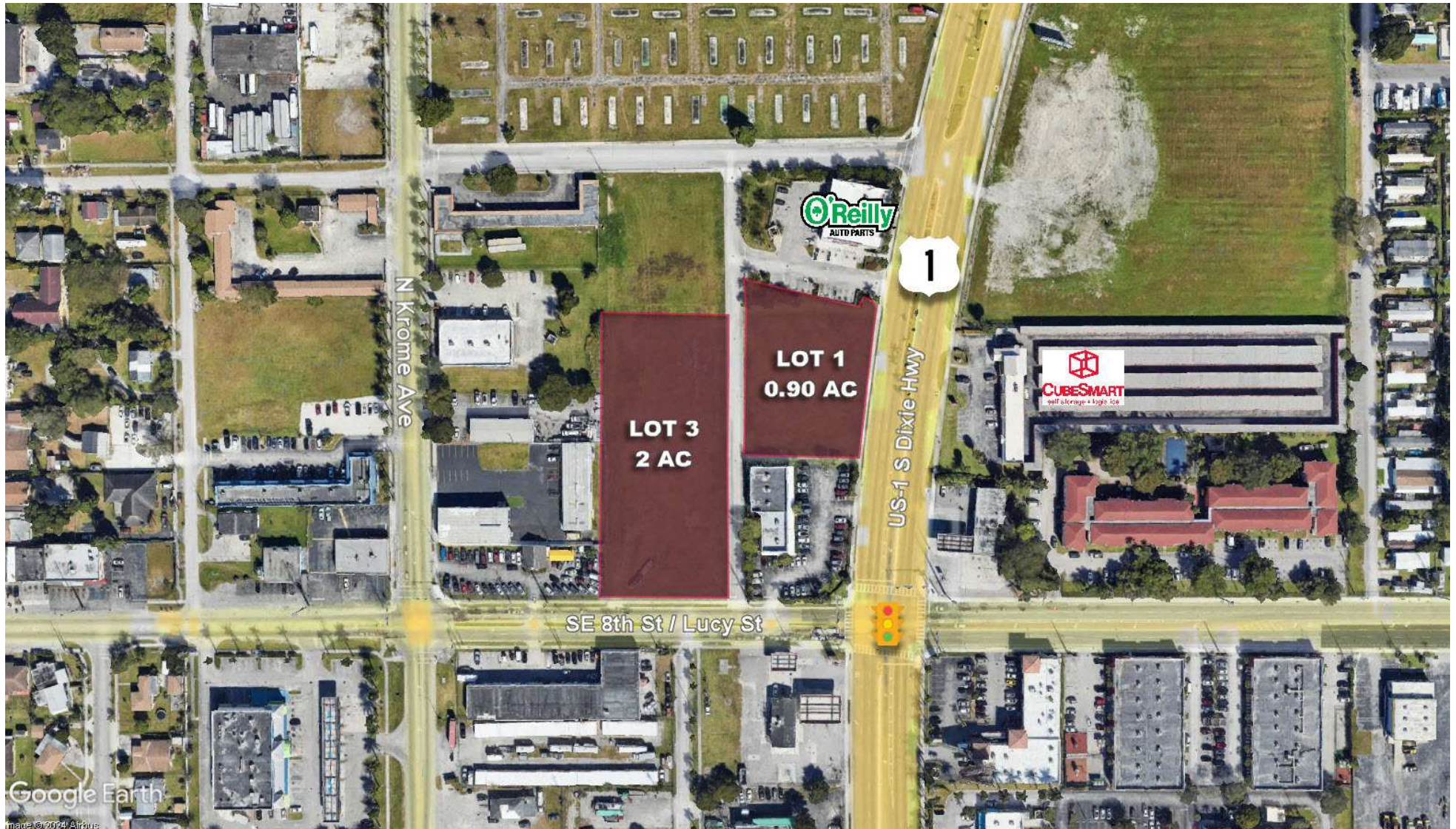
BUILDING INFORMATION

NUMBER OF LOTS 2
BEST USE Retail Development

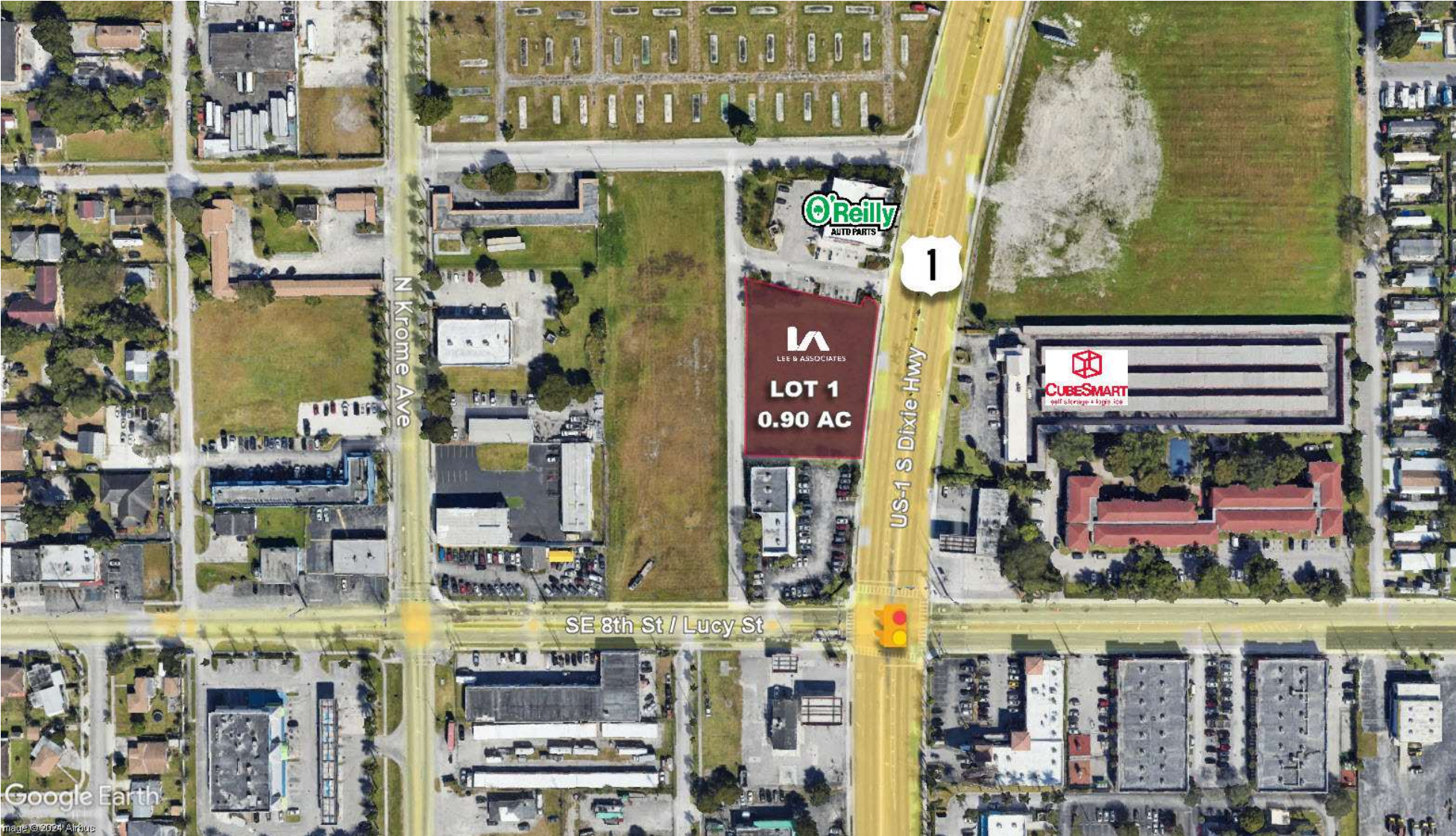
ASSEMBLAGE (3.83 ACRES) | ASKING PRICE: \$10,000,000.00



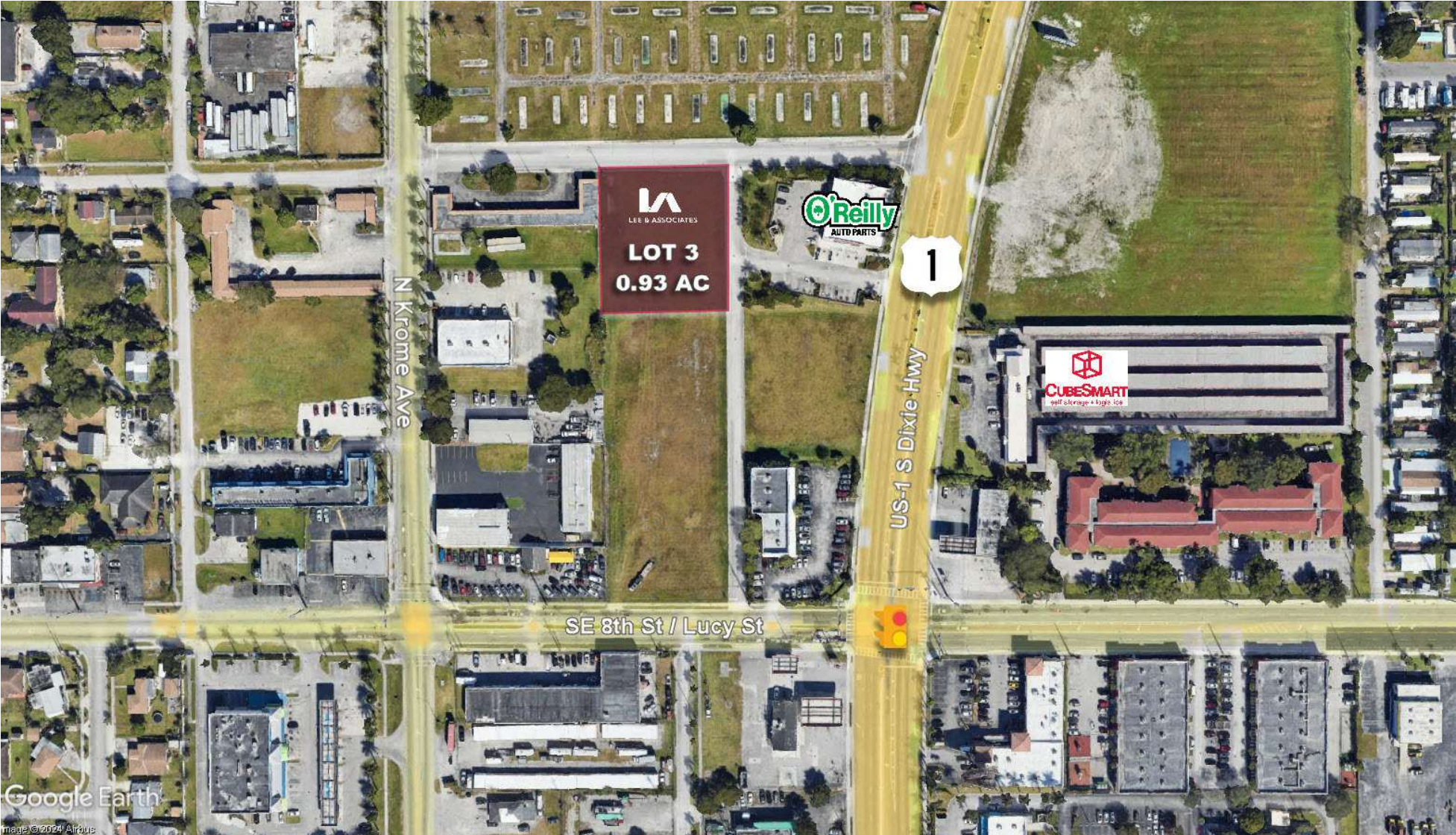
LOT 1 & 2 (2.9 ACRES) | ASKING SALE PRICE \$7,000,000.00



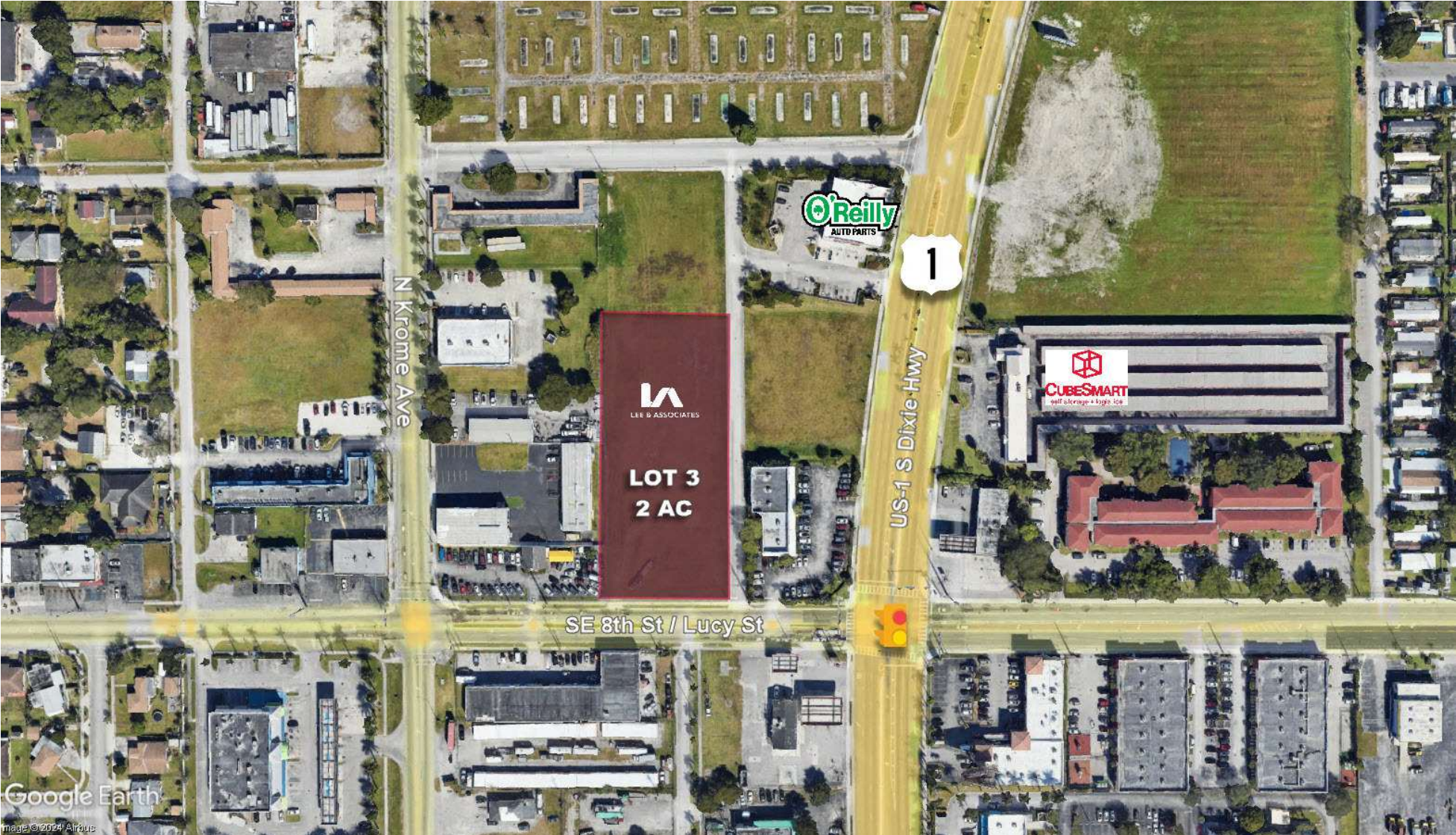
LOT 1 (0.90 ACRES) | ASKING PRICE: \$3,000,000.00



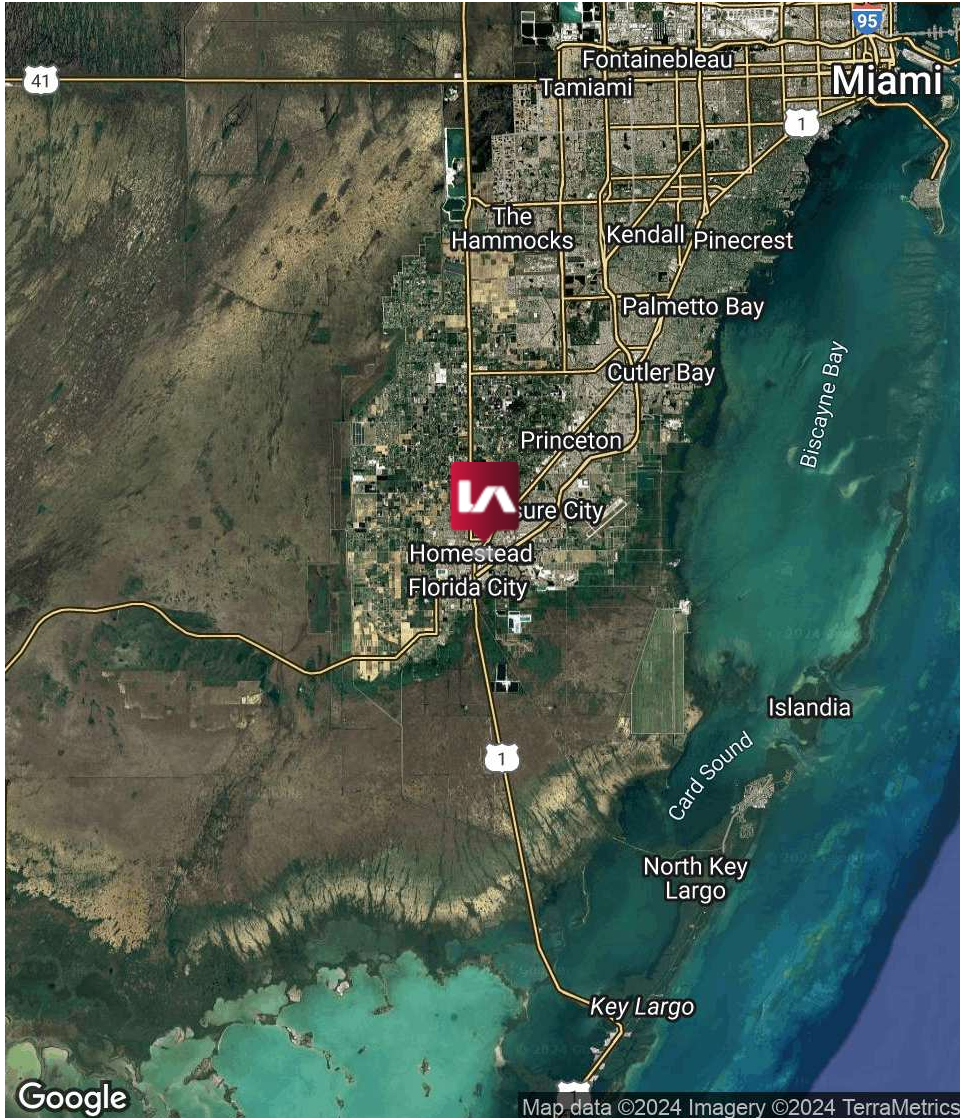
LOT 2 (0.93) | ASKING PRICE \$3,000,000.00



LOT 3 (2 ACRES) | SALE PRICE: \$4,000,000.00



REGIONAL MAP



LOCATION OVERVIEW

Located near Downtown Historic Homestead, this assemblage offers easy access to US-1 and Florida's Turnpike, providing a vital connection to the Florida Keys. Surrounded by prominent national retailers, it ensures strong visibility and sustained traffic.

CITY INFORMATION

MARKET:	South Florida
SUBMARKET:	Homestead
CROSS STREETS:	US-1 S Dixie Hwy
NEAREST HIGHWAY:	US-1 & Florida's Turnpike
NEAREST AIRPORT:	Miami Int'l Airport

RETAILER MAP



DEMOGRAPHIC PROFILE

KEY FACTS



28,959
Total Population



\$53,307
Average Household Income

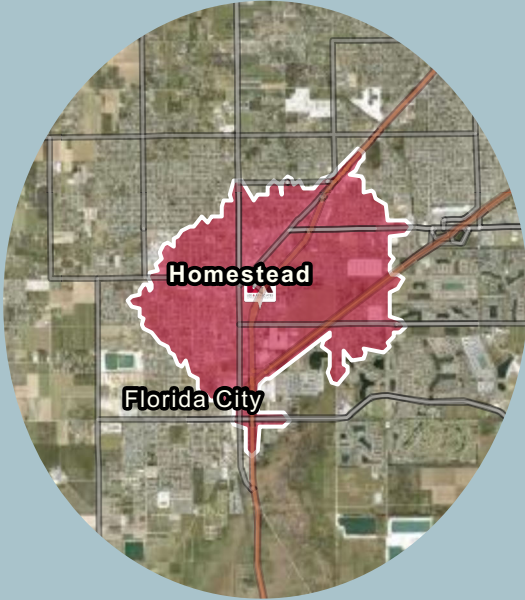


33.3
Median Age



3.1
Average Household Size

Drive time of 5 minutes



Average Consumer Spending



\$1,328
Apparel



\$1,999
Dining Out

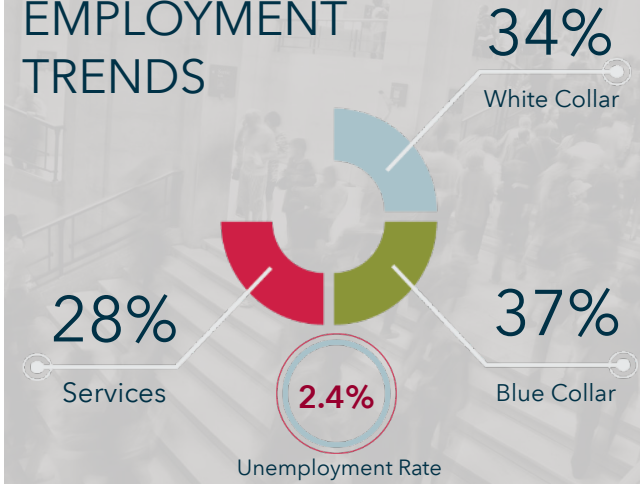


\$3,881
Groceries



\$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

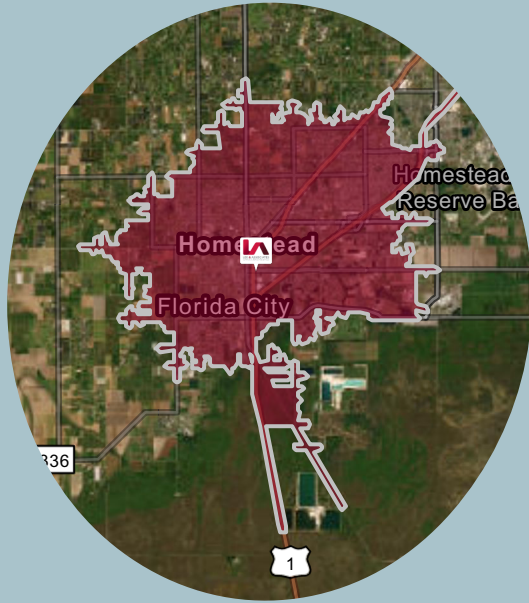


34.7
Median Age



3.2
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$1,846
Apparel



\$2,898
Dining Out

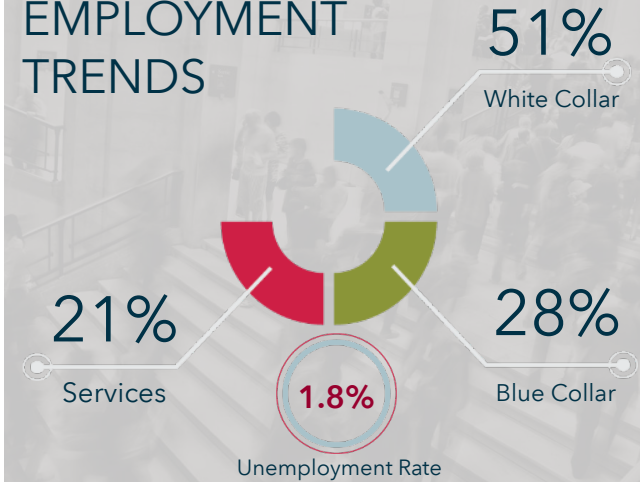


\$5,477
Groceries



\$5,099
Health Care

EMPLOYMENT TRENDS



BUSINESS



3,430
Total Businesses



30,433
Total Employees

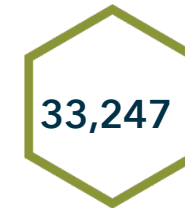


4,561,791,975
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



198,102
Total Population



\$84,587
Average Household Income

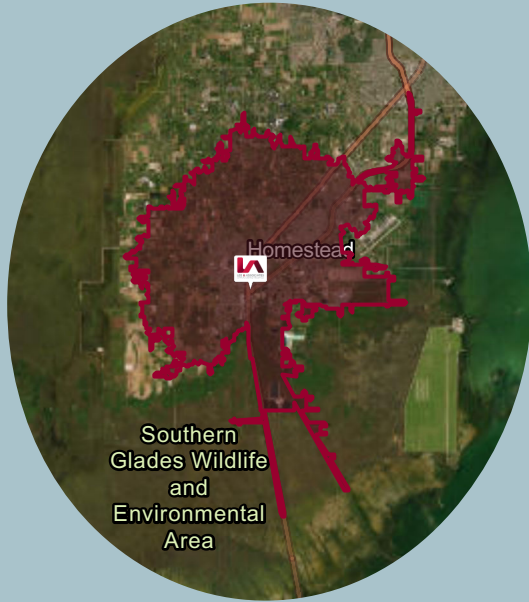


34.9
Median Age



3.2
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,926
Apparel



\$3,045
Dining Out

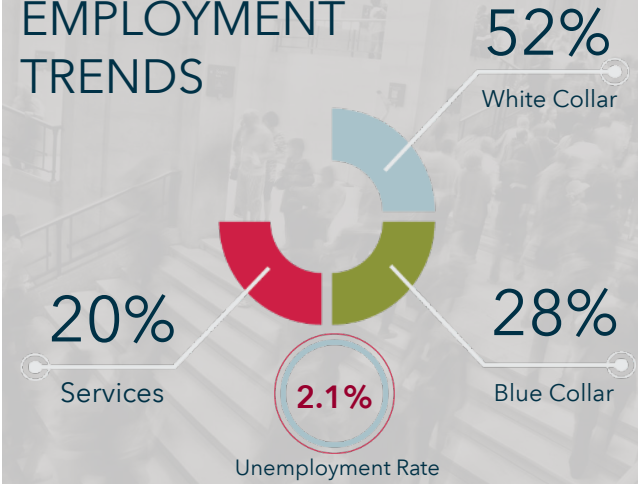


\$5,705
Groceries



\$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

