

RETAIL DEVELOPMENT SITE IN HOMESTEAD

NE 14TH STREET & N KROME AVE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1.82 AC

N Krome Ave

N Krome Ave



US-1 S Dixie Hwy

FOR LEASE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a ground lease opportunity for this 1.82-acre (79,453 SF) parcel, offering a prime retail development site with frontage on SR 997 N Krome Ave and US-1 S Dixie Hwy. The entire parcel is available for lease at \$30,000 per month, with the option to lease separately: \$12,500 per month for the north parcel and \$17,500 per month for the south parcel. Popular retailers including Waffle House, Texas Roadhouse, and Aldi surround this high-traffic site positioned behind a busy parking lot adjacent to Harbor Freight. With excellent visibility and accessibility, the property benefits from its location across major retail destinations like The Home Depot, Bravo Supermarket, Krispy Kreme, and Walmart Supercenter, making it an ideal spot for a retail development that aims to capture consistent customer traffic in this thriving commercial corridor.

Located near Downtown Historic Homestead, this out parcel enjoys convenient access to major highways, including US-1 and Florida's Turnpike Extension, both serving as key routes to the Florida Keys. The surrounding area is anchored by big-box retailers such as Publix, Target, and Home Depot, ensuring sustained traffic and consumer interest. This parcel presents a premier opportunity for retail developers to capitalize on the area's robust retail activity and growing customer base.



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

MARKET ADVISORS

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PROPERTY HIGHLIGHTS

- Surrounded by major retailers: Waffle House, Texas Roadhouse, Aldi, Harbor Freight
- Across from The Home Depot, Bravo Supermarket, Krispy Kreme, Walmart Supercenter
- High-traffic location with excellent visibility



Prime Developable Land:

1.82-acre (79,453 SF)
Ground lease available for the entire parcel
Option to lease separately: North section & South section



Prime Location:

Frontage on SR 997 N Krome Ave, 1 block from US-1 S Dixie Hwy

LEASE OPTIONS



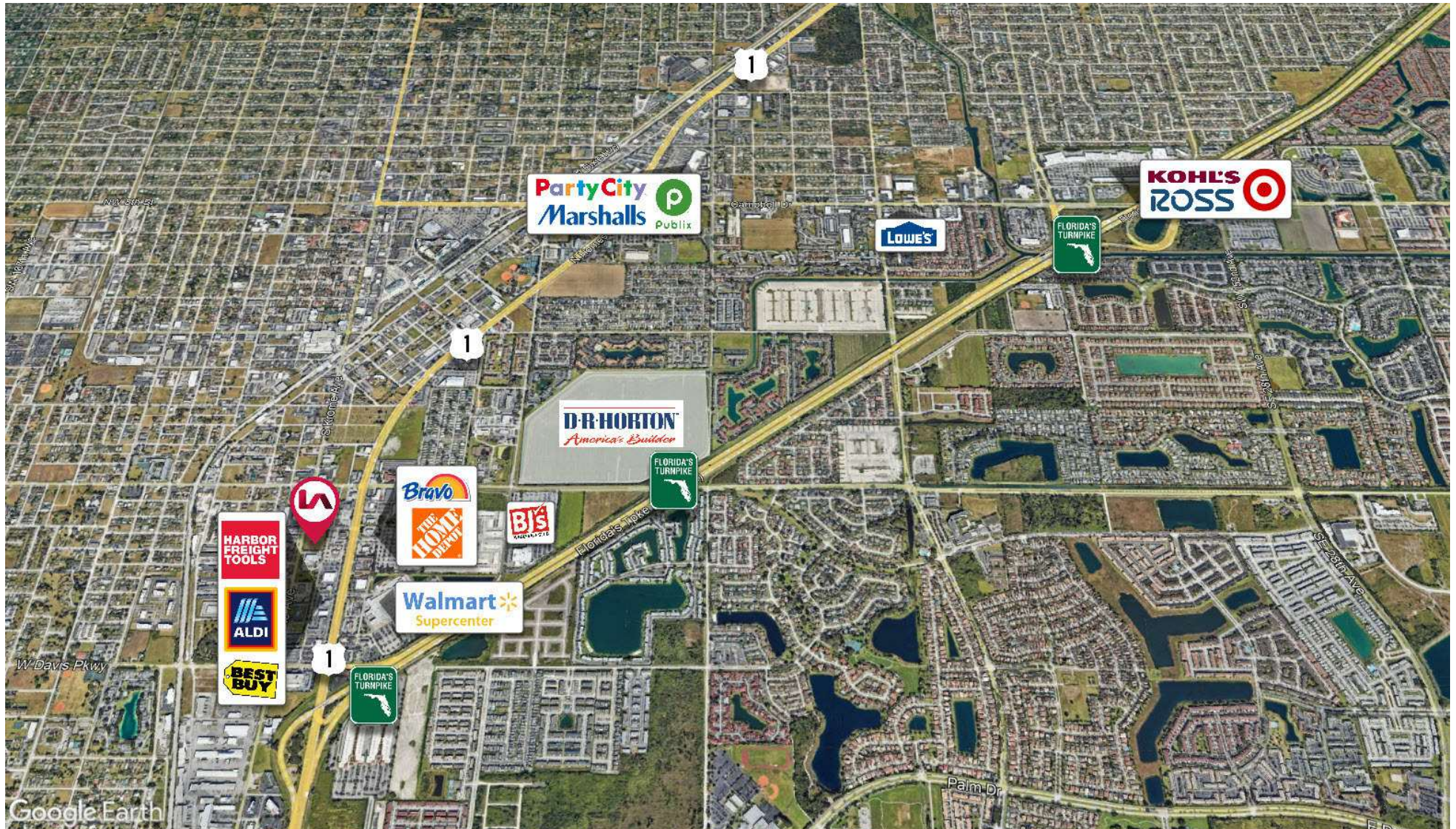
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	0.82 - 1.82 Acres	LEASE RATE:	\$12,500.00 - \$30,000.00 per month

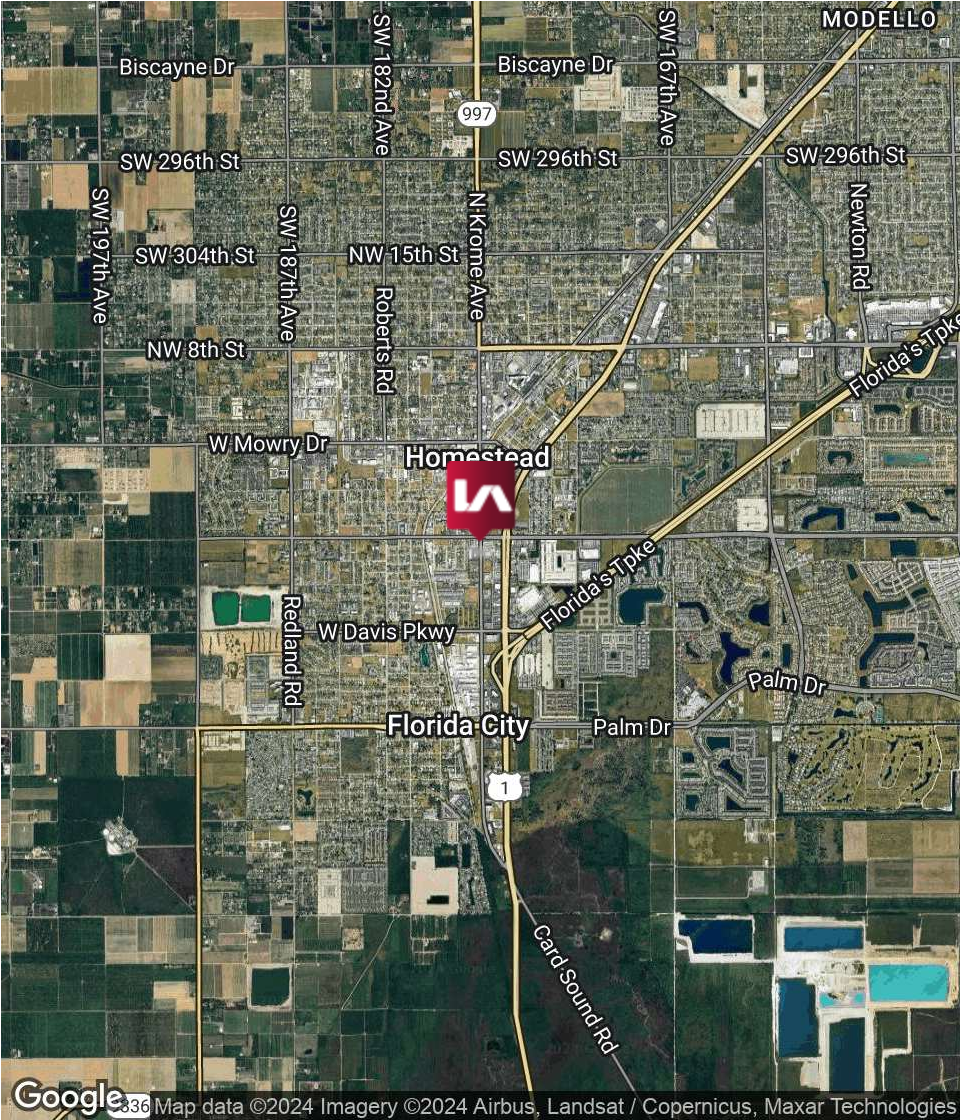
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Entire Lot	Available	1.82 Acres	NNN	\$30,000 per month
South Section	Available	1 Acres	NNN	\$17,500 per month
North Section	Available	0.82 Acres	NNN	\$12,500 per month

AREA OVERVIEW



REGIONAL MAP



LOCATION OVERVIEW

Situated near Downtown Historic Homestead, this parcel offers direct access to US-1 and Florida’s Turnpike, key routes to the Florida Keys. Surrounded by major retailers, it benefits from consistent traffic and strong customer appeal.

CITY INFORMATION

CITY:	Florida City
MARKET:	South Florida
CROSS STREETS:	US-1 S Dixie Hwy
NEAREST HIGHWAY:	US-1 & Florida's Turnpike

RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHIC PROFILE

KEY FACTS



28,959
Total Population



\$53,307
Average Household Income

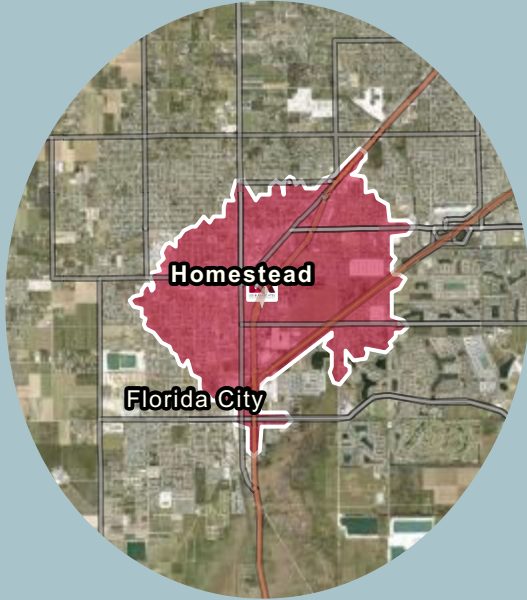


33.3
Median Age



3.1
Average Household Size

Drive time of 5 minutes



Average Consumer Spending



\$1,328
Apparel



\$1,999
Dining Out

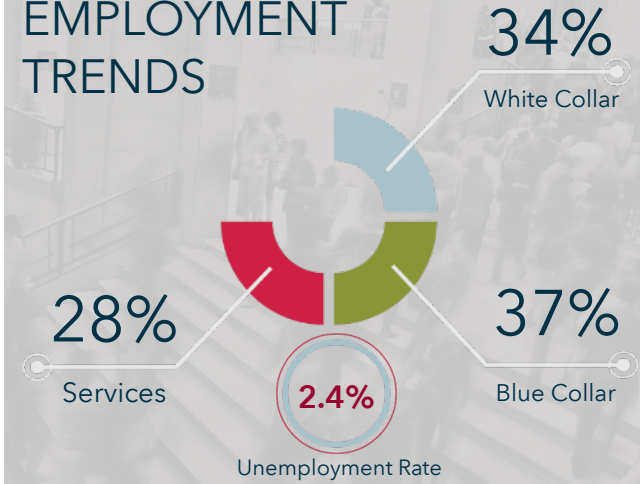


\$3,881
Groceries



\$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

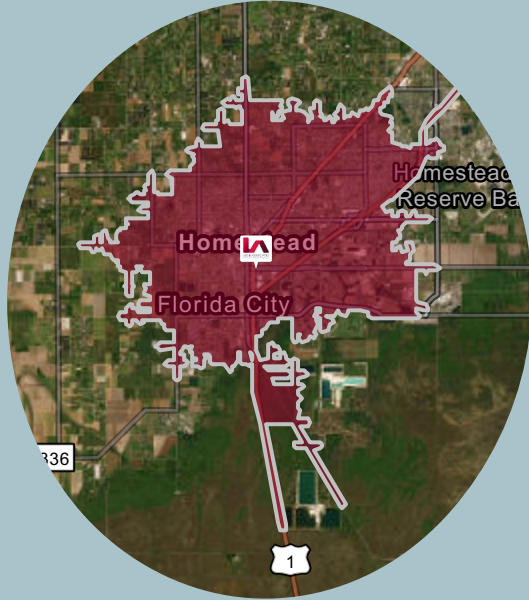


34.7
Median Age



3.2
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$1,846
Apparel



\$2,898
Dining Out

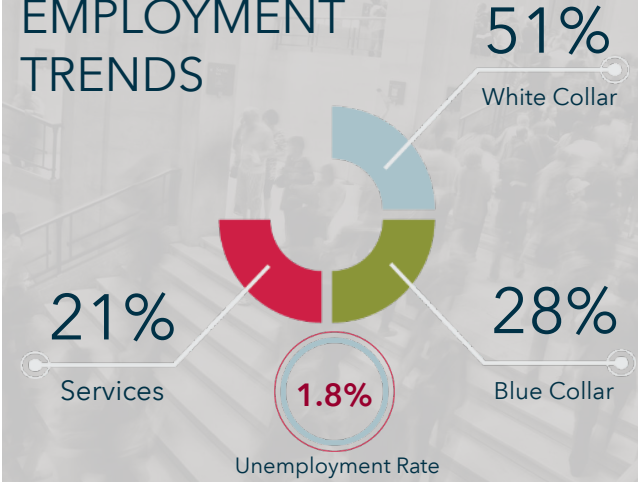


\$5,477
Groceries



\$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

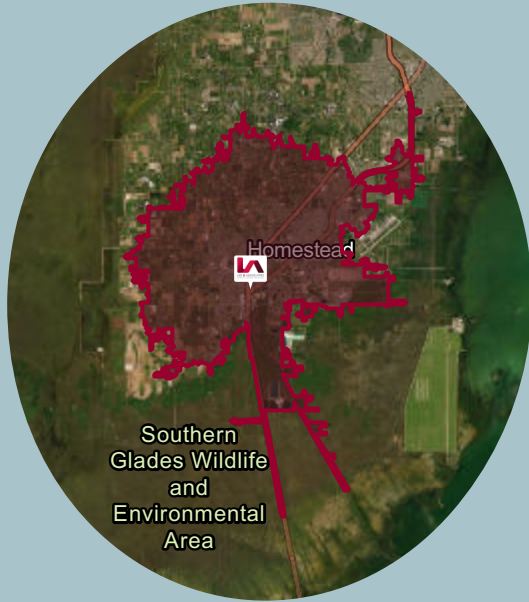


34.9
Median Age



3.2
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,926
Apparel



\$3,045
Dining Out

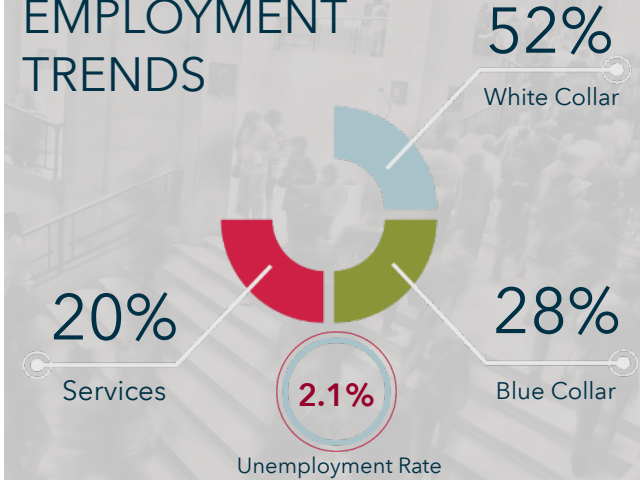


\$5,705
Groceries



\$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

