

END-CAP RETAIL SPACE FOR LEASE IN BUSY LEISURE CITY RETAIL CENTER

29345 SW 152ND AVE,
HOMESTEAD, FL 33033



AVAILABLE FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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2ND GENERATION RESTAURANT SPACE AVAILABLE

GREAT LOCATION TO SERVE A HIGH-DEMAND CUSTOMER BASE.

Lee & Associates presents a rare 2nd generation restaurant leasing opportunity in a one-of-a-kind retail center, making it a prime location to serve local residents and traffic along the main thoroughfare connecting major retailers at Campbell Dr/Turnpike and US-1 S Dixie Hwy. The center boasts ample parking, and a strong co-tenant mix. Co-tenants include a diverse mix of businesses, such as Metro by T-mobile, ABA daycare centers, a barber shop, La Michoacana, and a local market, creating a vibrant shopping hub for the community. Although the space is currently built out as a 2nd generation restaurant, this unit would work for a variety of retail uses including, medical centers, clinics, retailers, showrooms, service providers, pharmacies, offices, gyms, etc. Landlords are offering significant TI and or rental abatement for qualified tenants to assist with any tenant specific buildouts.

Strategically located between US-1 and Florida Turnpike, this retail strip center offers unparalleled convenience and accessibility. Positioned just 3.6 miles from Downtown Homestead, the property is at the heart of a thriving commercial and residential corridor. Surrounded by densely populated neighborhoods, the center benefits from high visibility and easy ingress and egress, ensuring steady traffic flow for tenants and customers alike. This is an ideal location for businesses looking to establish a presence in a dynamic and growing area.



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

MARKET ADVISORS

MICHAEL AVENDANO

Senior Vice President

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mavendano@lee-associates.com

PROPERTY HIGHLIGHTS



END-CAP RETAIL SPACE AVAILABLE:

- 2,772 SF End-Cap Unit
- Adjacent to an Exxon Gas Station
- Built-Out as 2nd Gen Restaurant
- Ample Customer Parking
- Signage Options & Great Exposure
- Fronting Busy Thoroughfare



STRONG RETAIL CENTER:

The only retail center of its kind in the heart of Leisure City!

- Diverse Co-Tenancy Including a Metro by T-mobile, ABA daycare, La Michoacana, a Local Market, and other services!
- Landlords offering significant TI and or rental abatement for qualified tenants
- Recently reinvigorated by new ownership, enhancing tenant and customer experience!

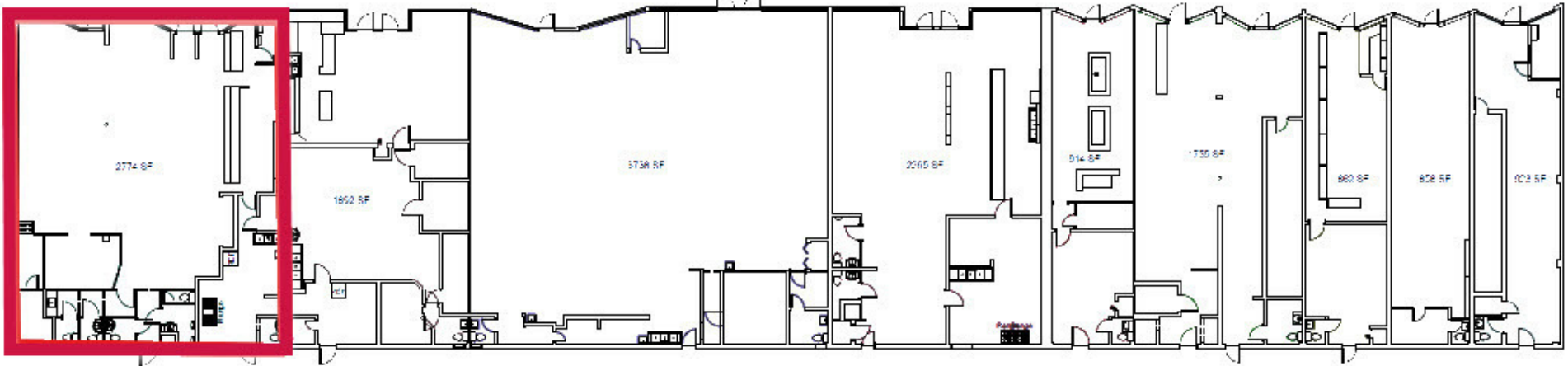
The only retail center of its kind in the heart of Leisure City!



Convenient Location:

- Centered between US-1 & Turnpike major Retail Centers for consistent vehicle traffic flow
- 3.6 miles from Historic Downtown Homestead and Key Demographics

AVAILABLE SPACE FOR LEASE



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,772 SF	LEASE RATE:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 29353	2,772 SF	NNN	\$30.00 SF/yr	2nd Generation Restaurant Space

END-CAP UNIT WITH STRONG CO-TENANCY



FRONTING THOROUGHFARE BETWEEN US-1 & TURNPIKE



DEMOGRAPHIC PROFILE

KEY FACTS



118,340
Total Population



\$86,396
Average Household Income

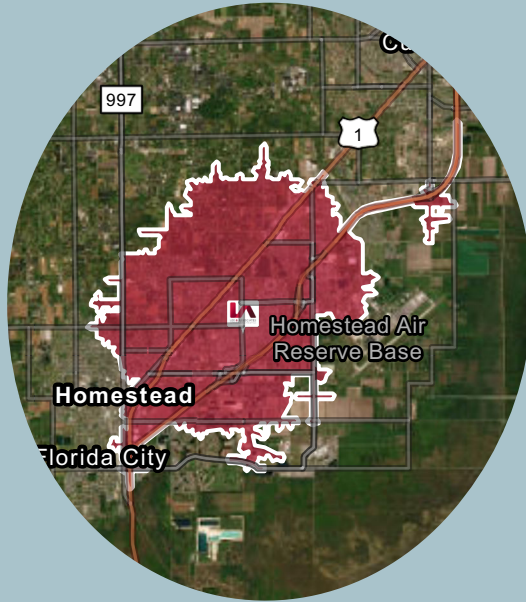


35.2
Median Age



3.2
Average Household Size

Drive time of 10 minutes



Annual Average Consumer Spending



\$24,436
Average Retail Spending Total



\$3,089
Dining Out

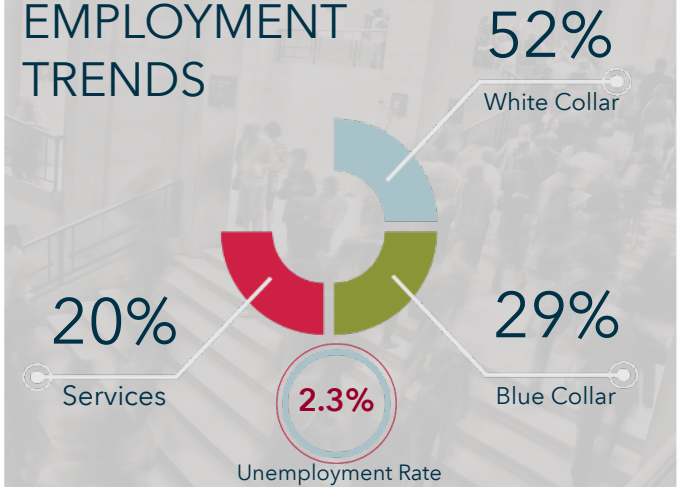


\$5,781
Groceries



\$5,464
Health Care

EMPLOYMENT TRENDS



BUSINESS



2,867
Total Businesses



22,828
Total Employees



\$3,670,809,653
Total Sales

HOUSING UNITS



DAYTIME POPULATION

