

Dixie Center Retail Opportunity

30340 OLD DIXIE HWY, HOMESTEAD, FL 33033

FOR LEASE





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SPACE
21,360 SF

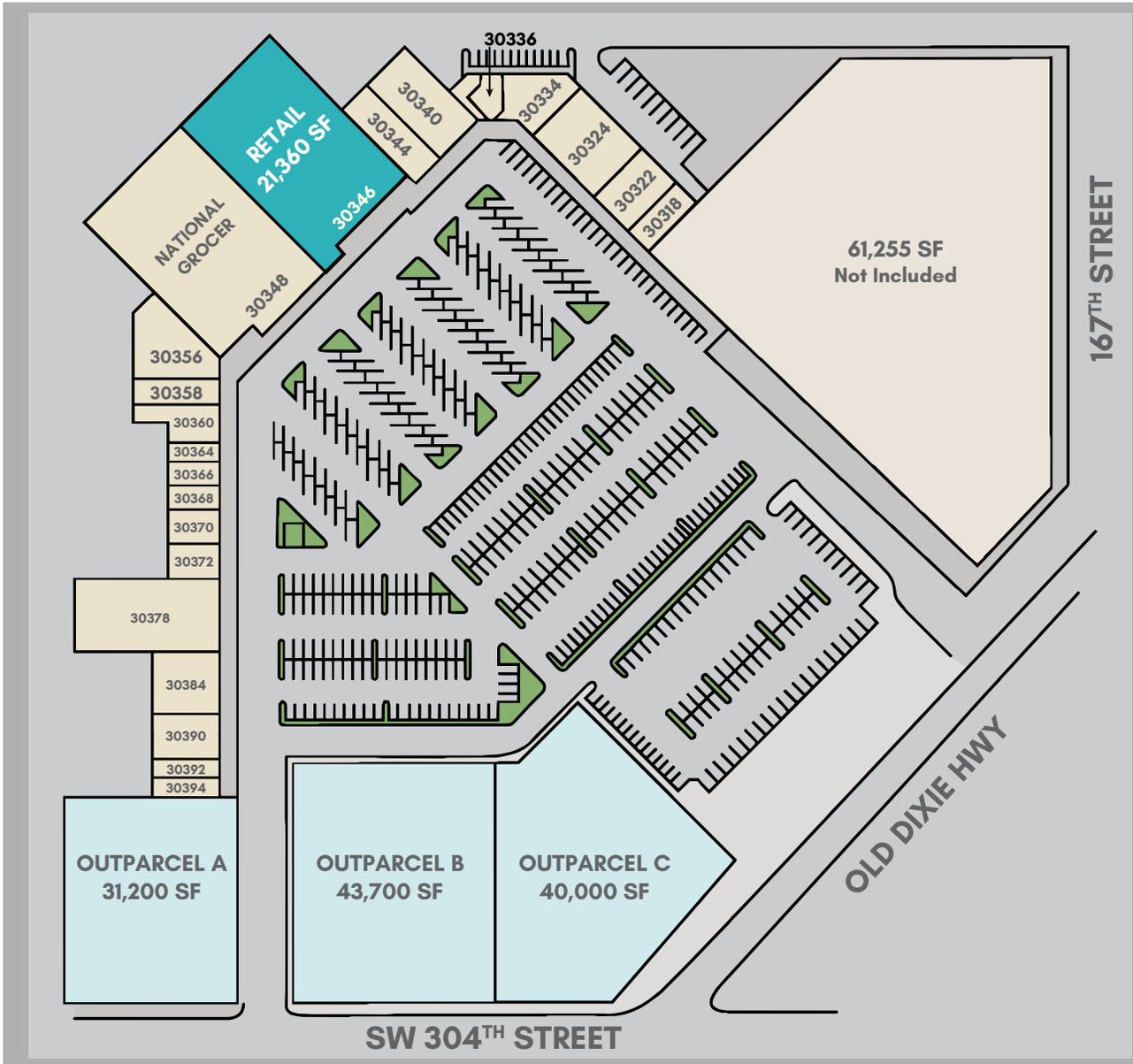
AVAILABILITY
Arranged

TRAFFIC COUNT
35,000 VPD

RENT
Upon request

PROPERTY HIGHLIGHTS

- Prime neighborhood retail center
- Attractive opportunity for national and regional tenants
- Positioned along a primary retail corridor in South Dade with easy access to US-1 and FL Turnpike
- High consumer demand for food, medical, fitness, and service uses
- Excellent visibility and daily traffic exposure with over 35,000 VPD
- Ample on-site parking over 500 spaces
- Pylon sign available along Old Dixie Hwy

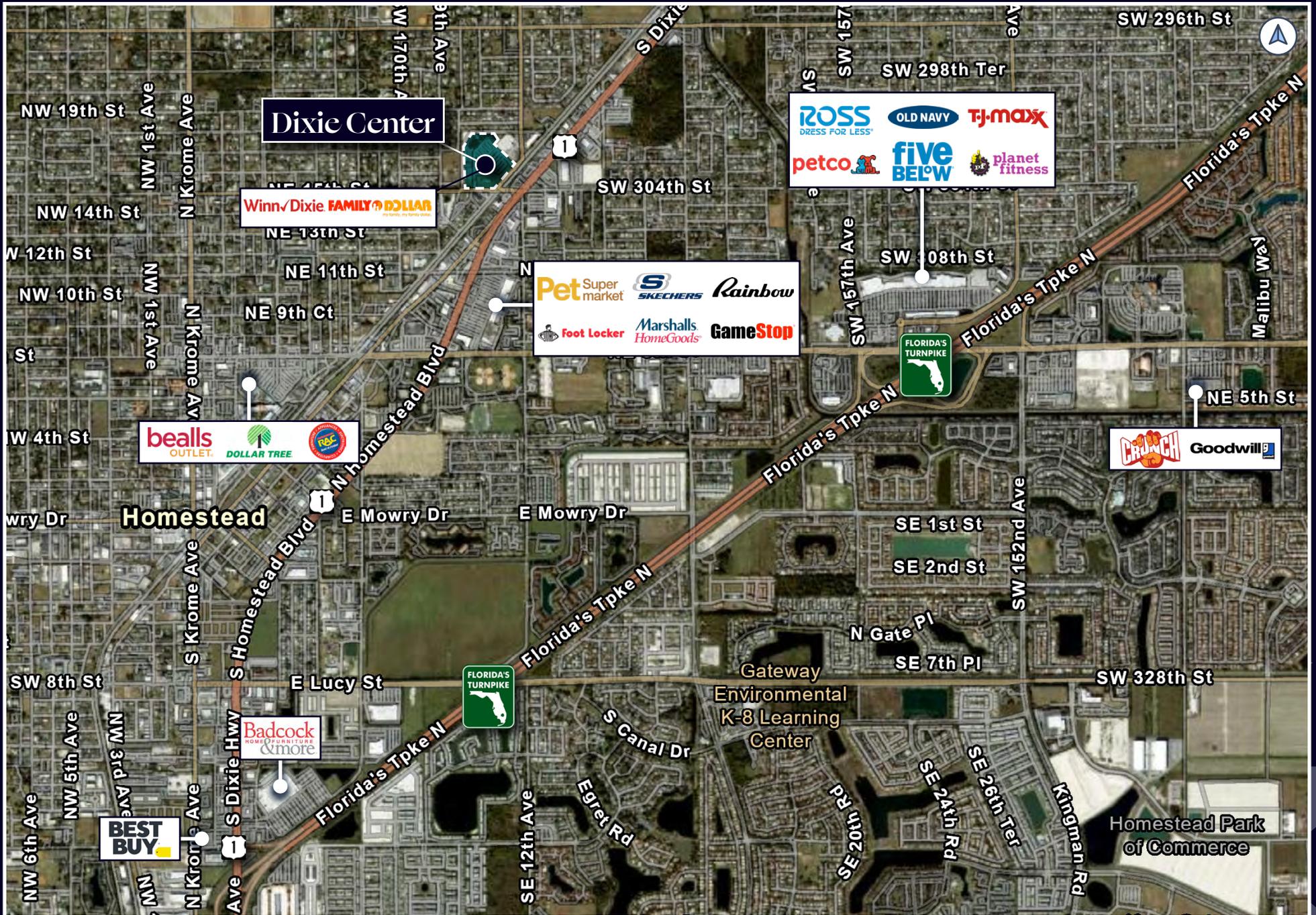


UNIT	TENANT NAME	SIZE (SF)
30318	Smoke Shop	2,100
30322	Coin Laundry	2,800
30324	Homestead Clinical Research	5,600
30334	Coral Reef Medical	3,132
30336	JN Nails	1,190
30340	Cora PT	4,855
30344	Pinch-A-Penny	3,000
30346	RETAIL - AVAILABLE	21,360
30348	National Grocer	23,000
30356	Family Pain	4,448
30358	Vacant	1,600
30360	Mariscos Nayarit	2,600
30364	Barbershop	750
30366	305 Furniture	1,250
30368	Honestretch	1,000
30370	Adult Daycare	1,500
30372	Univista Insurance	1,500
30378	Family Dollar	10,010
30384	Little Star Daycare	4,200
30390	Son of a Pizza	3,220
30392	Behavior Therapy	980
30394	Lolly's Restaurant	1,400
OUTPARCEL A - AVAILABLE		31,200
OUTPARCEL B - AVAILABLE		43,700
OUTPARCEL C - AVAILABLE		40,000









An aerial photograph of a large retail building with a prominent red and white facade. The building is surrounded by a large parking lot filled with cars. The surrounding area includes residential houses and palm trees.

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