

2 OUTPARCELS NEAR HOMESTEAD BIG BOX RETAILERS

SE 8TH STREET & SW 328TH STREET
HOMESTEAD, FL 33030



OUTPARCEL
A

OUTPARCEL
B



Approved Zoning Change to B-2
Site Plan Approved for 135,250 SF Self Storage Facility



FOR SALE / GROUND LEASE



COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida proudly presents a prime development opportunity featuring two strategically positioned retail outparcels amidst Homestead's prominent big box retail landscape, boasting neighbors such as BJ's Wholesale, Walmart Supercenter, Home Depot, Dollar Tree, Chevrolet, and Cadillac. Situated along bustling SW 328th St, these outparcel spaces offer convenient ingress and egress, just a stone's throw away from the rear entrance of Walmart, seamlessly connected to the BJ's Center parking lot. With a generous frontage of over 448.38 feet along Florida's Turnpike, the site witnesses significant daily traffic exceeding 47,800 vehicles (AADT). Additionally, an adjacent 2.35-acre vacant lot, recently rezoned and approved for a 135,250 sq ft self-storage facility, adds to the allure of this offering.

Strategically located a few blocks east of the major retail intersection of US-1/S Homestead Blvd and SW 328th St, this property sits at the heart of a bustling commercial hub. Surrounded by a myriad of national retail and hospitality establishments, including Dunkin Donuts, Krispy Kreme, Texas Roadhouse, O'Reilly Auto Parts, Napa Auto Parts, Exxon, Mobil, Econo Lodge Inn & Suites, Aldi, Badcock Furniture, Walmart, Country Lodge, Panda Express, and more, these outparcels present an unparalleled opportunity for retail expansion or development. With its prime location, high visibility, and proximity to major retailers, this offering holds immense potential for investors or businesses seeking to capitalize on Homestead's thriving commercial landscape.

SPACES	LEASE RATE	SPACE SIZE
OUTPARCEL A	\$15,000 per month	1 Acres
OUTPARCEL B	\$15,000 per month	1 Acres

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

MARKET ADVISORS

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SALE PRICE: \$6,000,000

- Two (2) 1-Acre Retail Outparcels Available For Sale & Ground Lease
- Adjoining 2.35 acres of vacant land (bordering the Turnpike) has recently been rezoned to B-2 and site plan approved for the development of a 135,250 square foot Self-Storage facility.
- Planned on/off Ramp Connecting SW 328th St to the Turnpike for Excellent Future Exposure and access!



Retail Outparcels For Sale/Lease:

Two (2) 1-Acre Retail Outparcels
\$6M Total for 2 Acres (\$3M for 1 Acre)
Easy Ingress & Egress
Adjacent Parcel Rezoned to B-2 with
Plans Approved for Self Storage Facility



Prime Location:

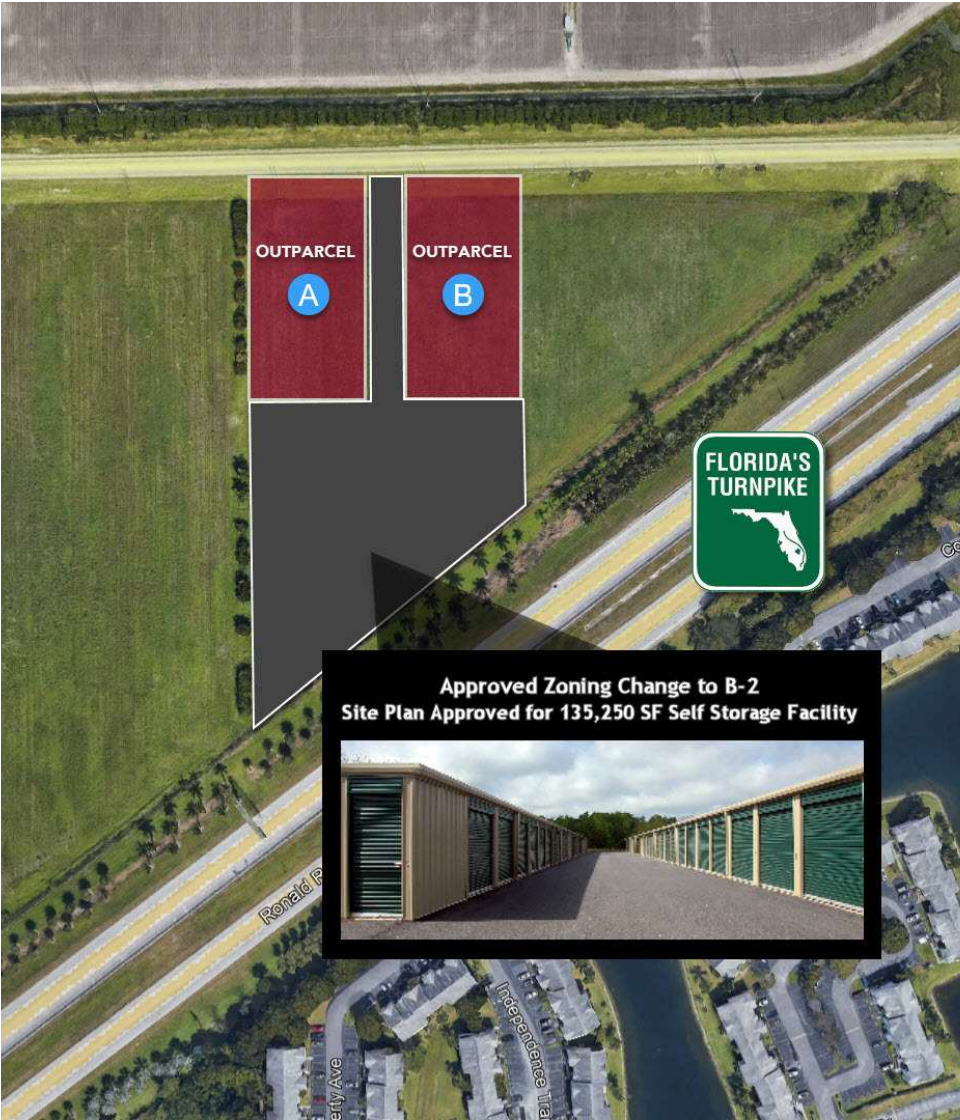
Well Positioned Amongst Major Big
Box Retailers BJ's, Walmart
Supercenter, and Home Depot.
Just Blocks from Major Retail
Intersection US-1 & SW 328th St.



Exceptional Access & Exposure:

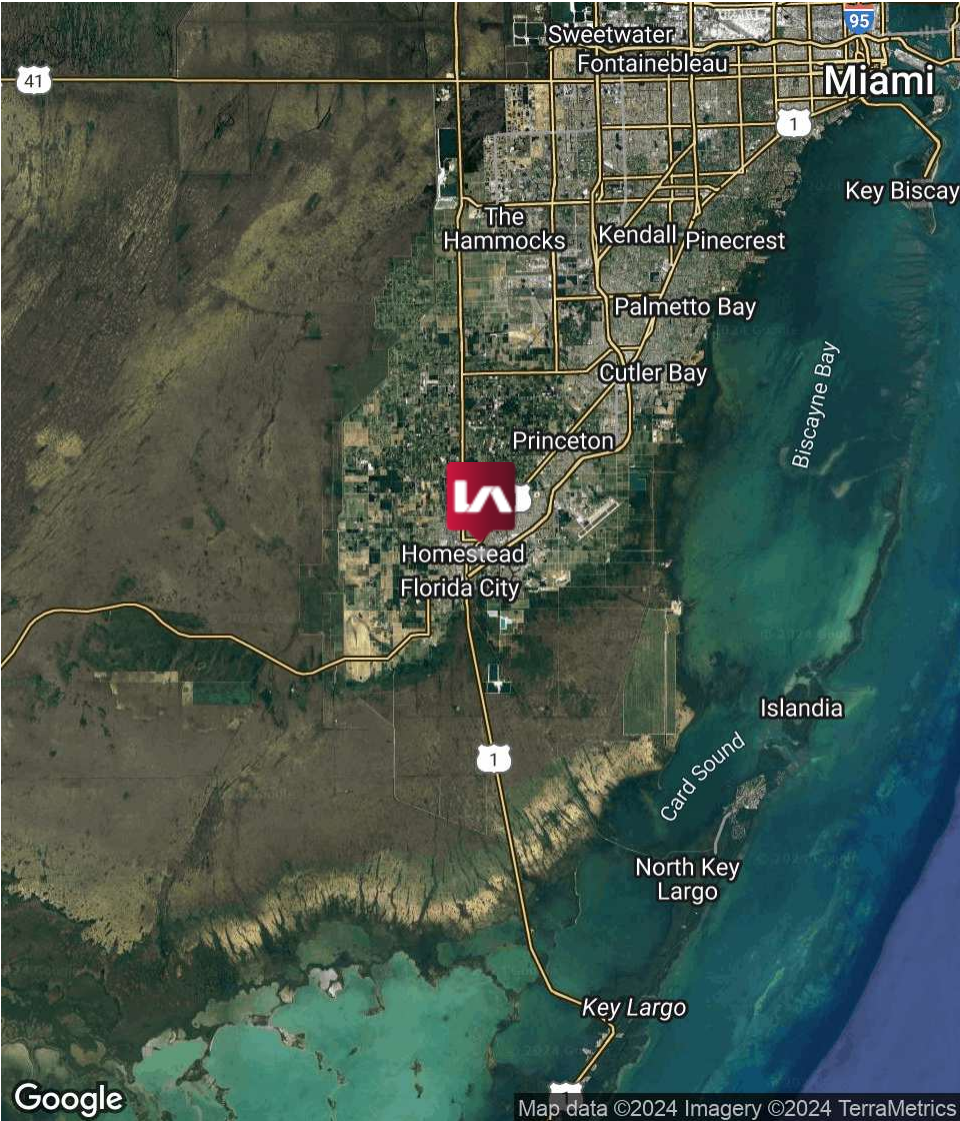
Planned on/off Ramp Connecting
SW 328th St to the Turnpike.
Generous Frontage along Florida's
Turnpike, seeing over 47,800 AADT.

PROPERTY DETAILS



LOCATION INFORMATION	
BUILDING NAME	2 Outparcels Near Homestead Big Box Retailers
STREET ADDRESS	SE 8th Ave & SW 328th Street
CITY, STATE, ZIP	Homestead, FL 33030
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Homestead
CROSS-STREETS	SE 8th Ave & SW 328th Street
NEAREST HIGHWAY	Florida Turnpike
NEAREST AIRPORT	Miami Executive Airport (KTMB)
LAND INFORMATION	
BEST USE	Retail Development
PROPERTY TYPE	Land
PROPERTY SUBTYPE	Retail Pad/Outparcel
NUMBER OF LOTS	2
LOT SIZE	1 Acre Each (2 Acres Total)

LOCATION MAPS



LOCATION OVERVIEW

The property is located in Homestead, 5 minutes away from the Florida Turnpike Exit, and surrounded by high-density single-family, townhome, and multifamily developments. Located next to BJ's, Walmart, Home Depot, and several other premier retailers in the area.

CITY INFORMATION

CITY:	Homestead
MARKET:	South Florida
NEAREST HIGHWAY:	Florida Turnpike
NEAREST AIRPORT:	Miami Executive Airport (KTMB)

AERIAL MAP



RETAILER MAP



DEMOGRAPHIC PROFILE

KEY FACTS



205,248
Total Population



\$77,408
Average Household Income

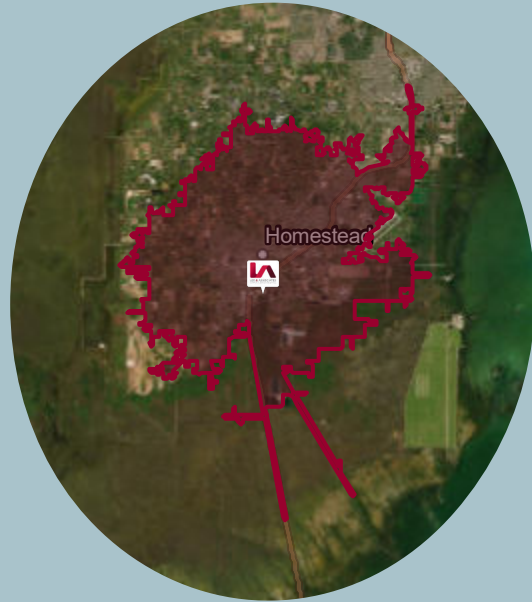


32.1
Median Age



3.3
Average Household Size

Drive time of 15 minutes



Average Consumer Spending



\$1,680
Apparel



\$2,773
Dining Out

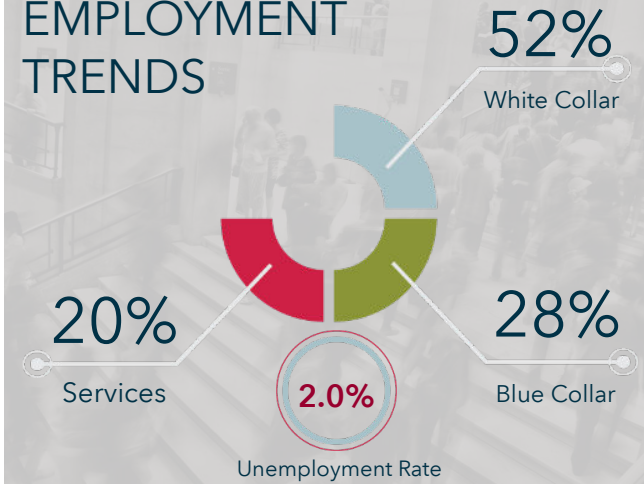


\$5,082
Groceries



\$5,059
Health Care

EMPLOYMENT TRENDS



BUSINESS



4,510
Total Businesses



37,007
Total Employees



6,152,197,323
Total Sales

HOUSING UNITS



DAYTIME POPULATION

