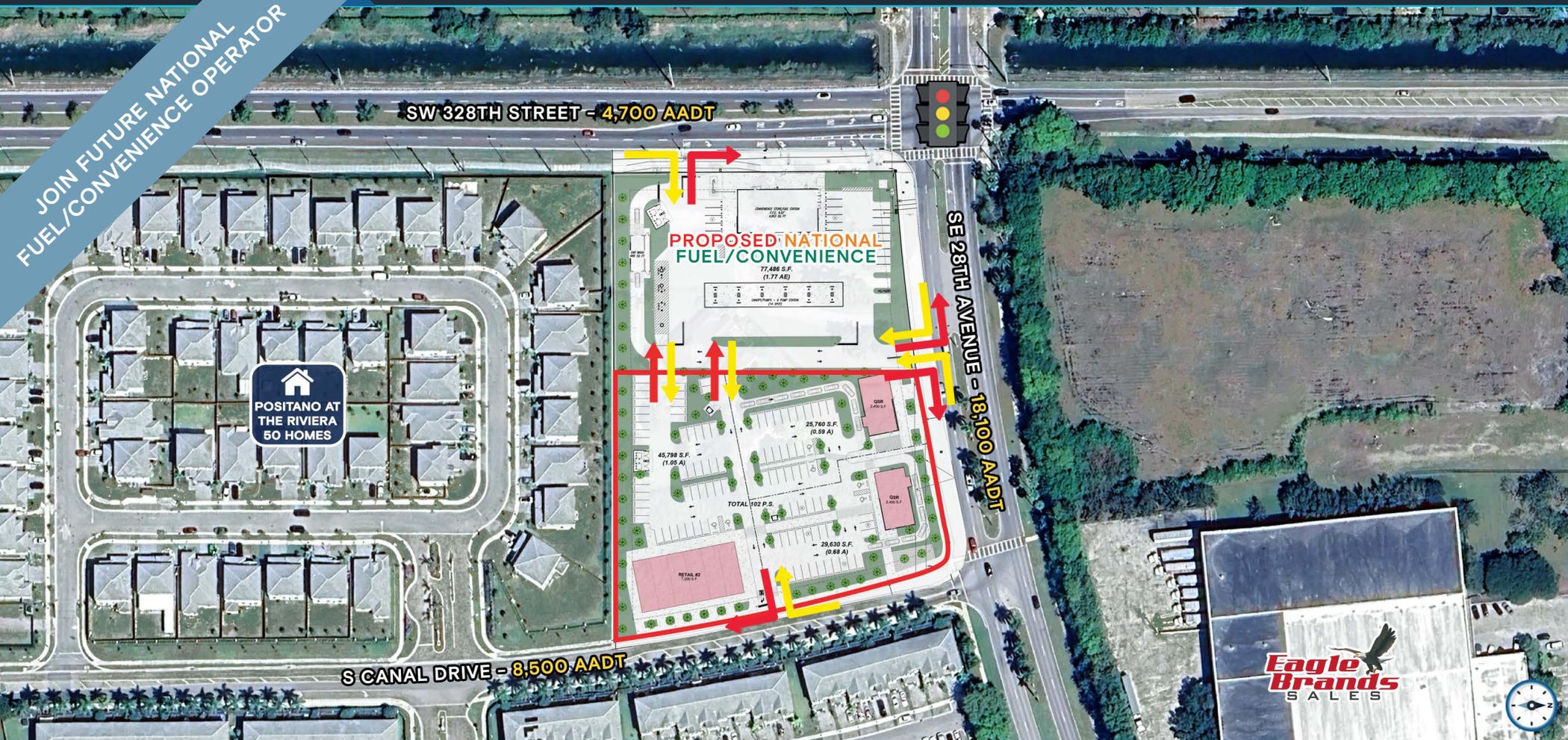


FOR LEASE | FOR GROUND LEASE

# ±2.32 ACRES AVAILABLE

SW 328th Street & SE 28th Avenue, Homestead, FL 33033

JOIN FUTURE NATIONAL FUEL/CONVENIENCE OPERATOR



LOCATED IN ONE OF THE FASTEST GROWING MARKETS IN SOUTH FLORIDA

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Daniel Solomon, CCIM  
PRINCIPAL  
danielsolomon@katzretail.com  
(954) 401-2181

# Property Overview

## HIGHLIGHTS

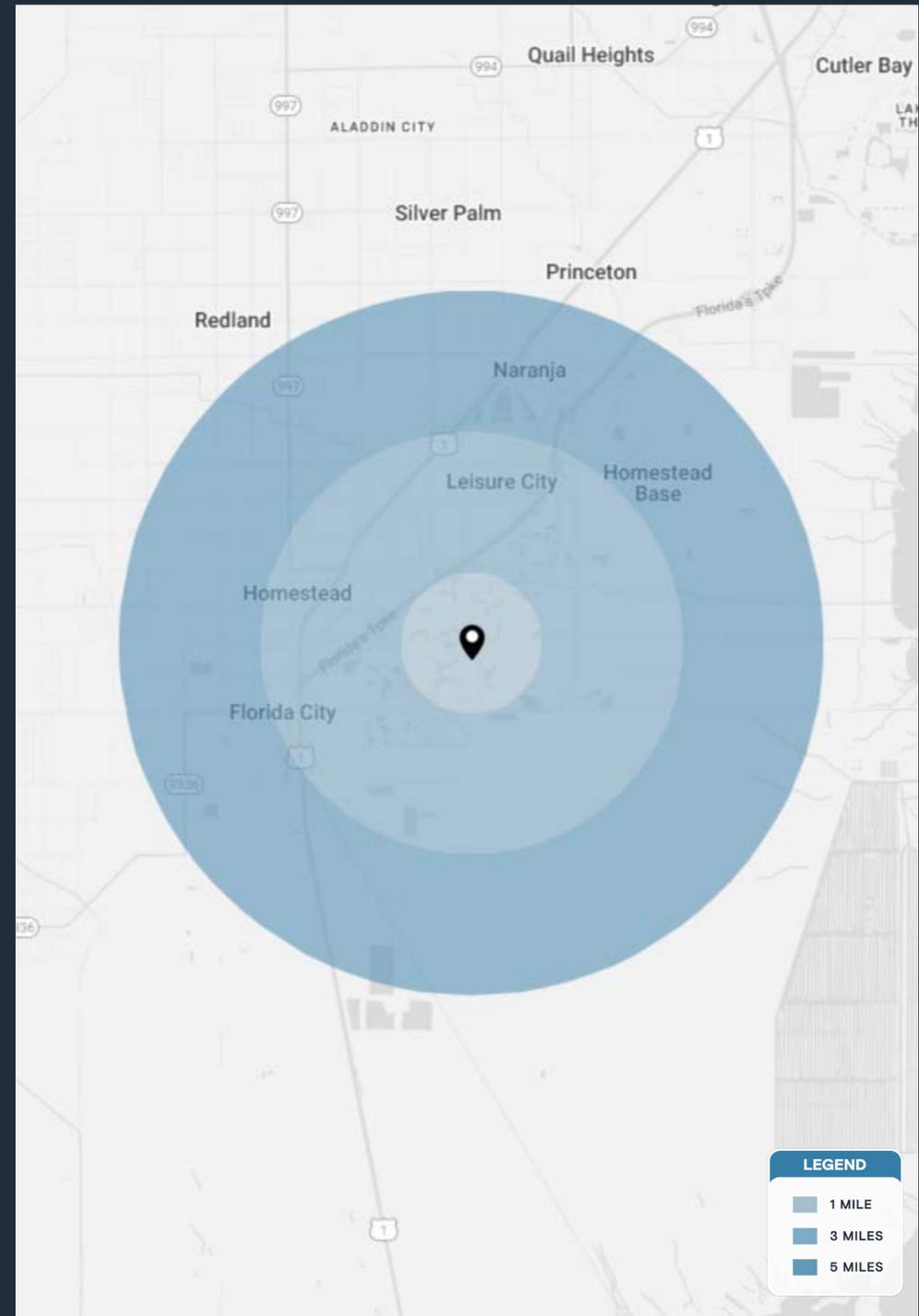
- 2.32 Acres for lease or ground lease
- Easy access to Florida's Turnpike from SE 28th Ave/SW 152nd Ave, only 1 mile away
- Approved turnpike extension expanding over 3 miles with construction starting Q2 2025
- Planned Lucy Street/SW 328th Street interchange on/off ramps, only 1.5 mi West of site
- Lennar housing project West and South of the property will create 1,300 homes

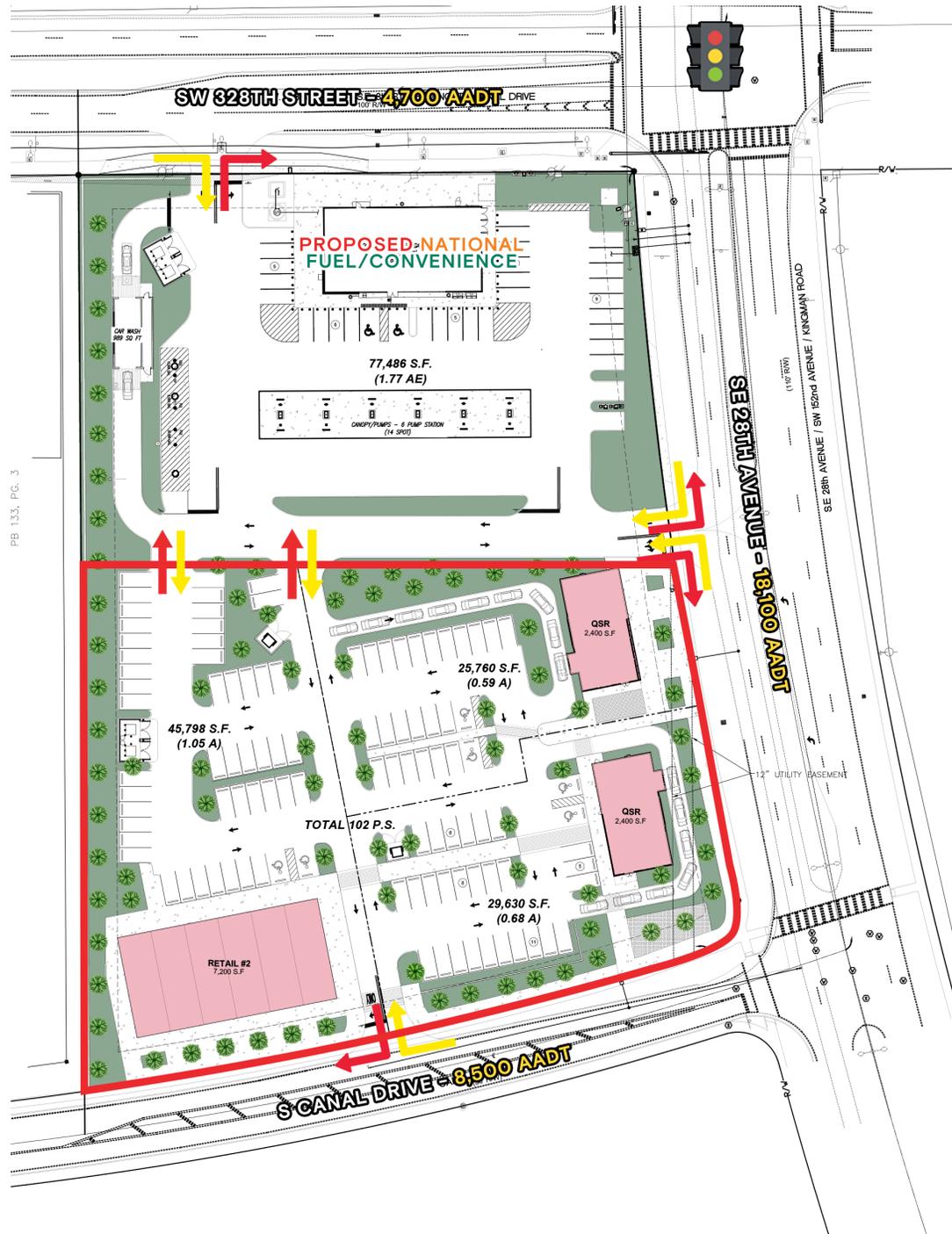
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	19,245	102,250	183,382
HOUSEHOLDS	6,020	31,705	55,480
EMPLOYEES	14,787	79,749	142,745
AVERAGE HH INCOME	\$105,373	\$79,973	\$80,155

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	57,134	175,974	234,707
HOUSEHOLDS	17,907	53,661	69,977
EMPLOYEES	44,491	136,700	183,351
AVERAGE HH INCOME	\$89,188	\$78,574	\$85,597





  
NORTH GATE  
VILLAGE  
539 HOMES

  
EAST LAKE  
VILLAGE  
138 HOMES

  
ANTILLEAN AT  
ISLES OF OASIS  
96 HOMES

SW 328TH STREET - 4,700 AADT

  
POSITANO AT  
THE RIVIERA  
50 HOMES

S CANAL DRIVE - 8,500 AADT

SE 28TH AVENUE - 18,100 AADT

  
SOMERSET PREPARATORY  
ACADEMY HOMESTEAD  
320 STUDENTS



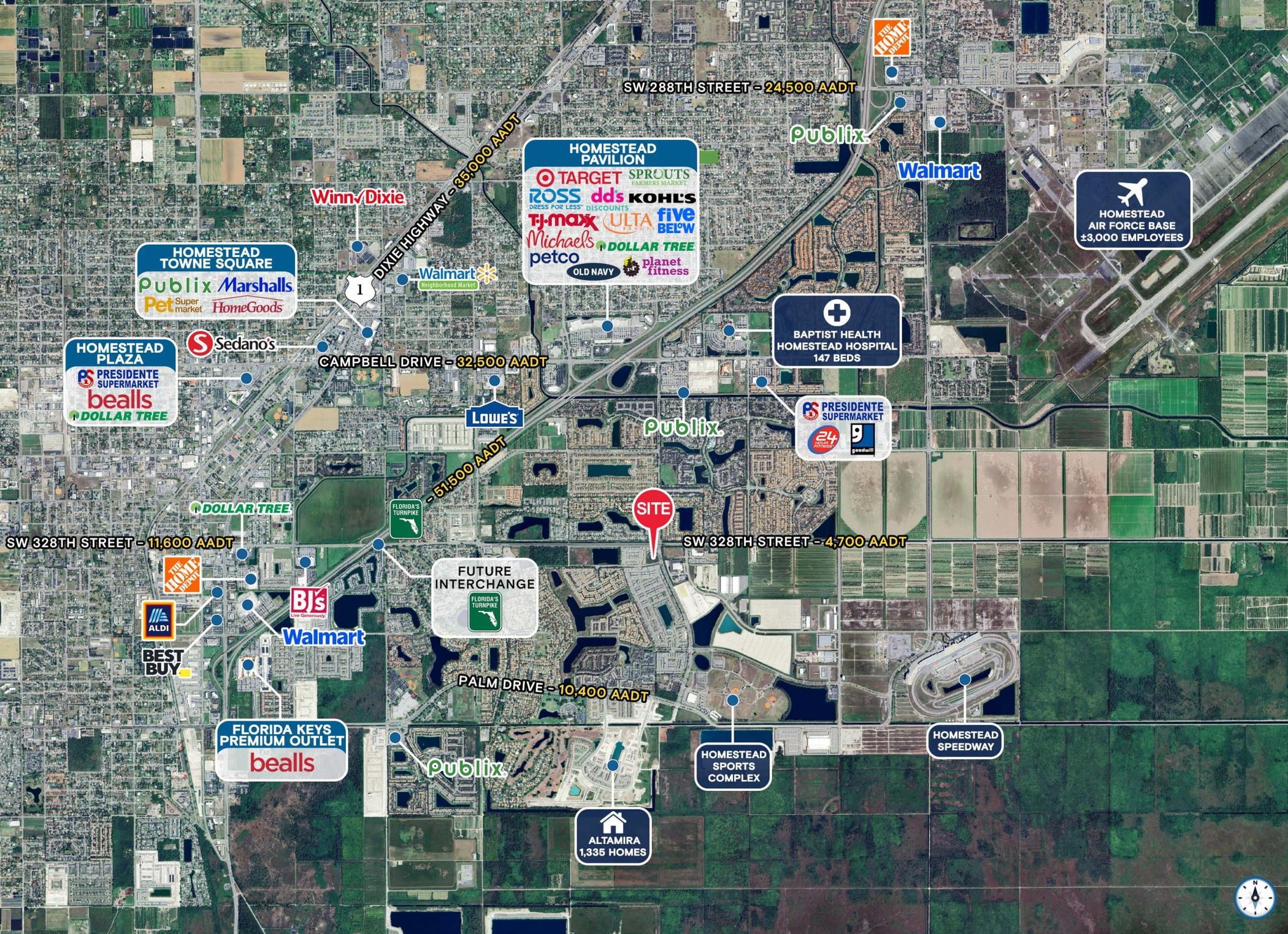
  
GATEWAY SOUTH DADE  
400,000 SF  
CLASS A INDUSTRIAL  
DEVELOPMENT

  
SEASCAPE  
POINTE  
306 HOMES

  
THE RIVIERA  
BY LENNAR  
857 HOMES

  
HOMESTEAD  
COMMERCE PARK  
282,000 SF  
INDUSTRIAL PARK





SW 328TH STREET - 4,700 AADT



PROPOSED NATIONAL FUEL/CONVENIENCE

77,486 S.F.  
(1.77 AE)

SE 28TH AVENUE - 18,100 AADT

POSITANO AT THE RIVIERA  
50 HOMES

45,798 S.F.  
(1.05 A)

TOTAL 102 P.S.

29,630 S.F.  
(0.68 A)

RETAIL #2  
7,200 S.F.

25,760 S.F.  
(0.59 A)

QSR  
2,400 S.F.

QSR  
2,400 S.F.

S CANAL DRIVE - 8,500 AADT

THE RIVIERA  
BY LENNAR  
857 HOMES

# Contact Broker

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[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.29.25