MODERN TOWER RETAIL

25850 SW 140TH CT
Naranja, Florida 33032

BUILD TO SUIT RETAIL & OFFICE

- Free standing buildings 7,800 sf and 10,000 sf ideal for banks, retail, QSR, groceries and medical.
- Located in the new Modern Towers Community consisting of Phase I 265 units already leasing and Phase II coming Q4 of 2025 with an additional 295 units.
- Located on the South and North corner of US1 with strong visibility.
- Surrounded by major new communities currently leasing and under construction.
- Near the new 1 million SF Amazon fulfillment Center and new workforce housing.
- Strong demographics (see below).

FIP COMMERCIAL

2627 NE 203rd Street, Suite 207
Miami, FL 33127
www.fipcommercial.com
305-438-7740

SITE DATA

FOLIO NUMBER: 30-6927-039-0010

ADDRESS: 25601 SW 139TH AVE, HOMESTEAD, FL 33032, UNITED STATES

PA PRIMARY ZONE: 3911 UC CENTER - PERIMETER MODIFIED (RM-4 MAX HT

TOTAL LOT AREA: 10.9089 AC (473,131.38 SF)

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AREA DEMOGRAPHICS AND GENERAL INFORMATION

Households

	2 miles	5 miles	10 miles
2020 Households	15,862	60,474	153,612
2024 Households	15,892	58,519	143,853
2029 Household Projection	15,677	57,331	139,948
Annual Growth 2020-2024	1.8%	1.0%	0.2%
Annual Growth 2024-2029	-0.3%	-0.4%	-0.5%
Owner Occupied Households	7,185	31,759	85,061
Renter Occupied Households	8,492	25,571	54,887
Avg Household Size	3.2	3.2	3.1
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendi...	$434.4M	$1.7B	$4.5B

Income

	2 miles	5 miles	10 miles
Avg Household Income	$66,117	$74,810	$85,154
Median Household Income	$53,124	$60,252	$65,614
< $25,000	3,785	11,128	25,061
$25,000 - 50,000	3,780	13,301	29,834
$50,000 - 75,000	3,304	11,778	26,828
$75,000 - 100,000	1,974	8,321	20,380
$100,000 - 125,000	1,318	5,704	13,733
$125,000 - 150,000	754	3,109	8,874
$150,000 - 200,000	564	3,042	10,177
$200,000+	414	2,136	8,966

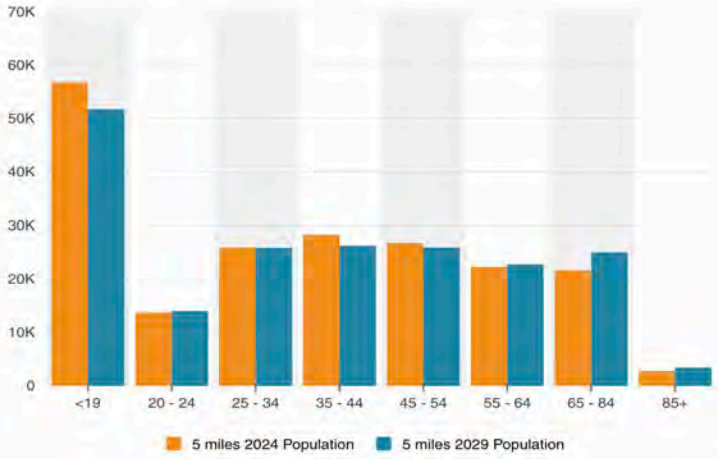
Population

	2 miles	5 miles	10 miles
2020 Population	51,431	200,582	493,337
2024 Population	52,627	198,325	471,962
2029 Population Projection	52,141	195,188	461,307
Annual Growth 2020-2024	0.6%	-0.3%	-1.1%
Annual Growth 2024-2029	-0.2%	-0.3%	-0.5%
Median Age	35	35.9	38.4
Bachelor's Degree or Higher	21%	22%	25%
U.S. Armed Forces	40	314	554

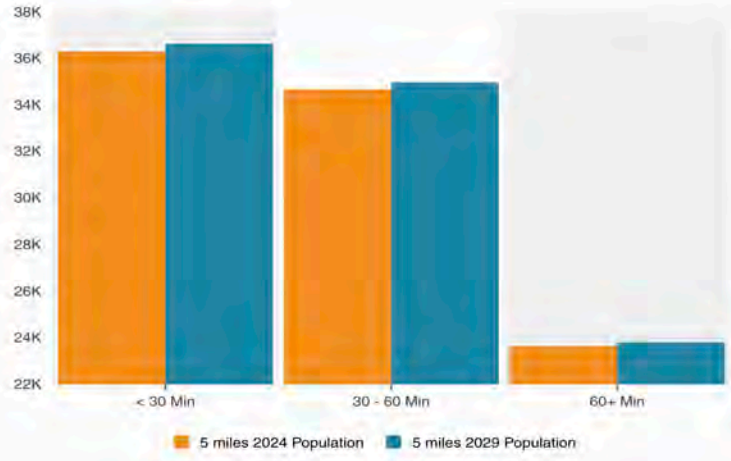
Household Size

5 miles 2024 % of Households

Population By Age



Population Travel To Work



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year
Southwest 280th Street	Naranja Rd E	5,202	2022
South Dixie Highway	SW 268th St NE	42,000	2020
Dixie Highway	SW 268th St NE	42,322	2022
Dixie Hwy	SW 268th St SW	31,212	2022
Southwest 152nd Avenue	SW 280th St S	6,211	2022
SW 280th St	Dixie Hwy W	5,803	2022
SW 264th St	SW 149th Ave W	3,089	2022
Southwest 264th Street	Mable St W	4,321	2022
SW 268th St	SW 142nd Ave E	11,873	2022
Southwest 268th Street	SW 142nd Ave W	10,389	2022

LEASING TEAM

JULIAN HUZENMAN

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ROY FAITH

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REPRESENTED BY

COMMERCIAL OFFICE

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