

7.6 AC MULTIFAMILY DEVELOPMENT SITE ON US-1

23825 S DIXIE HWY
MIAMI, FL 33032

FOR SALE



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

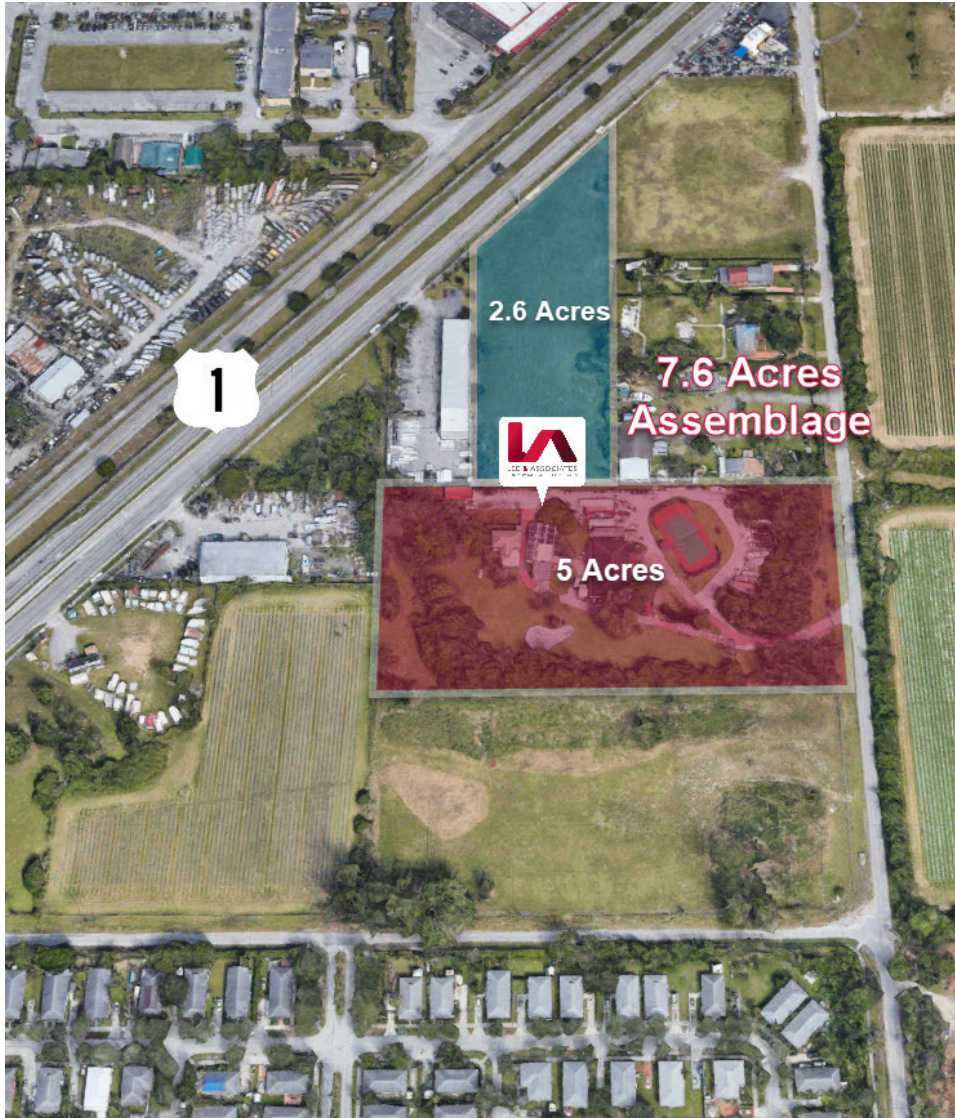
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COMPLETE HIGHLIGHTS

23825 S Dixie Hwy, Homestead, FL 33032



LOCATION INFORMATION

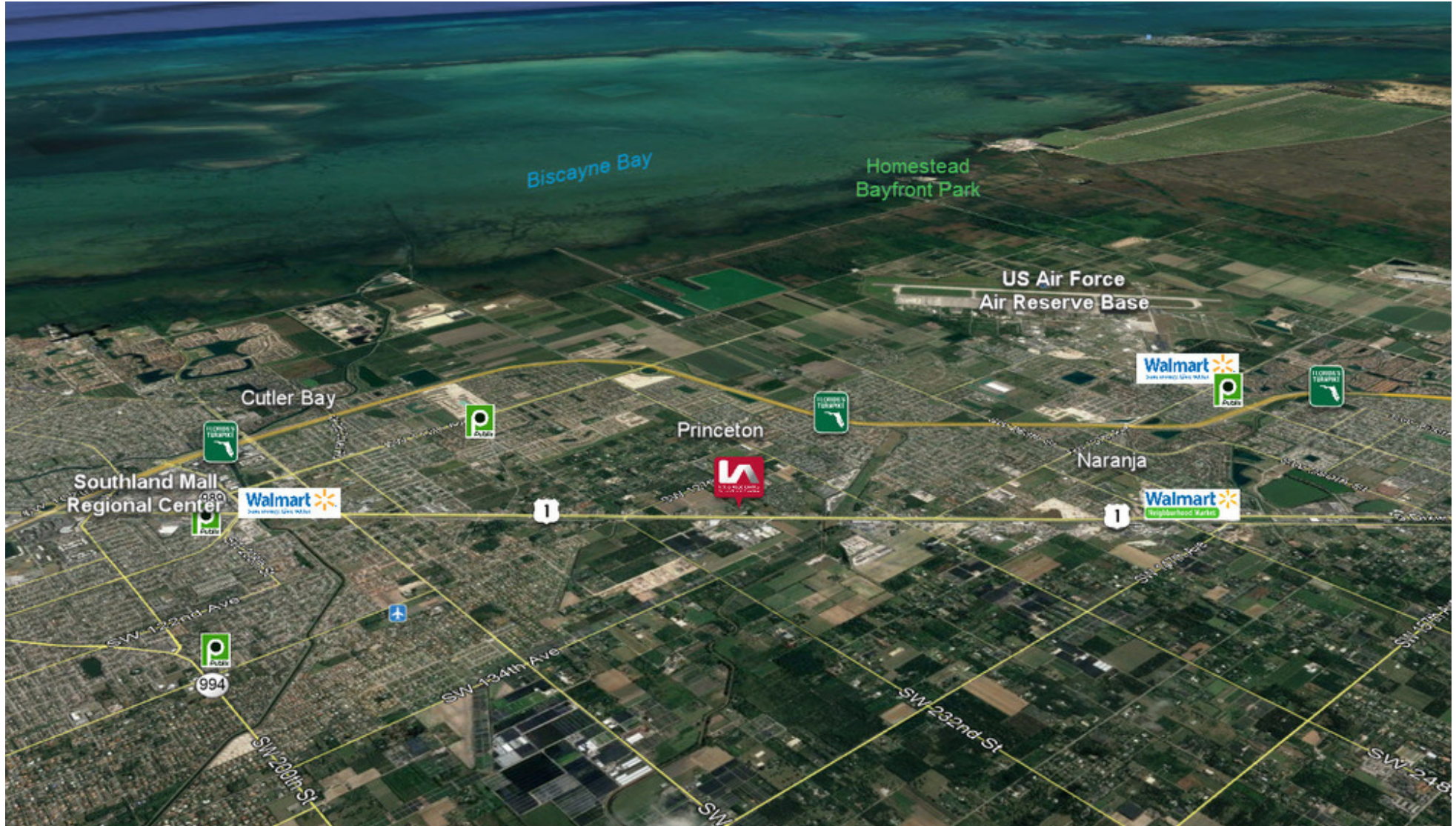
Building Name	7.6 AC Multifamily Development Site on US-1
Street Address	23825 S Dixie Hwy
City, State, Zip	Homestead, FL 33032
County	Miami Dade
Market	South Florida
Sub-market	South Miami-Dade
Cross-Streets	US-1 S Dixie Hwy and SW 238th St
Signal Intersection	No
Road Type	Highway

BUILDING INFORMATION

Number of Lots	2
Best Use	Development
Free Standing	No

NEIGHBORHOOD MAP

23825 S Dixie Hwy, Homestead, FL 33032

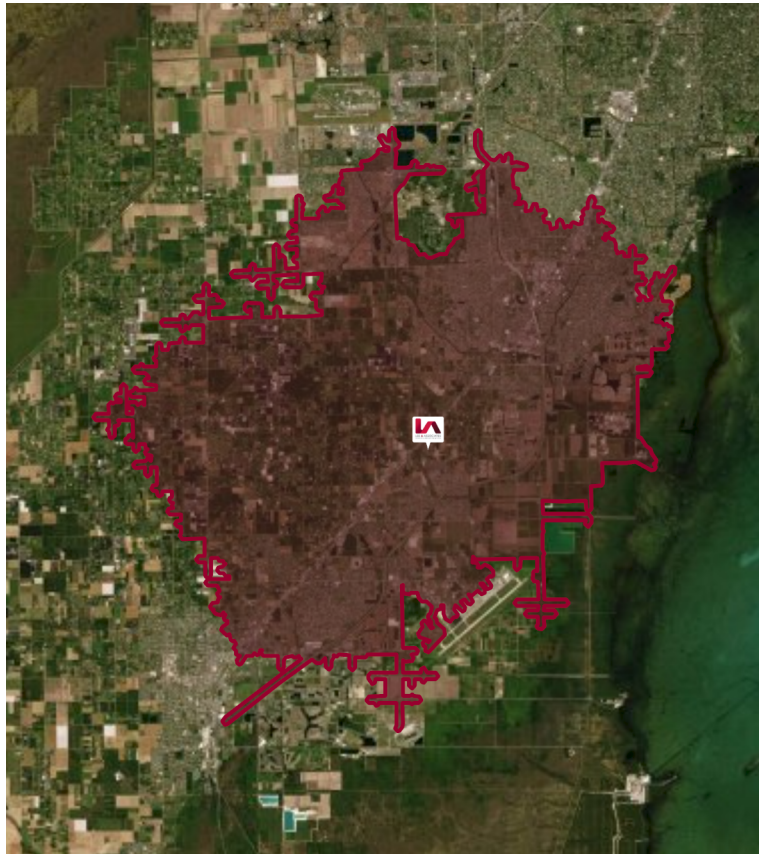


MARKET DEMOGRAPHICS - DRIVE TIME

23825 S Dixie Hwy, Homestead, FL 33032



Drive time of 15 minutes



KEY FACTS

262,928

Population

34.6

Median Age

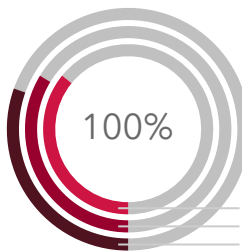
3.4

Average Household Size

71,348

2018 Average Household Income

HOUSING UNITS



2023 Total Housing Units	88,699
2018 Total Housing Units	83,328
2010 Total Housing Units	75,336

BUSINESS



6,382

Total Businesses



46,926

Total Employees



\$8,406,404

2018 Total Sales (\$000)

DAYTIME POPULATION



192,472

Total Daytime Population



54,836

Daytime Population: Workers



137,636

Daytime Population: Residents

EMPLOYMENT



White Collar

58%



Blue Collar

24%



Services

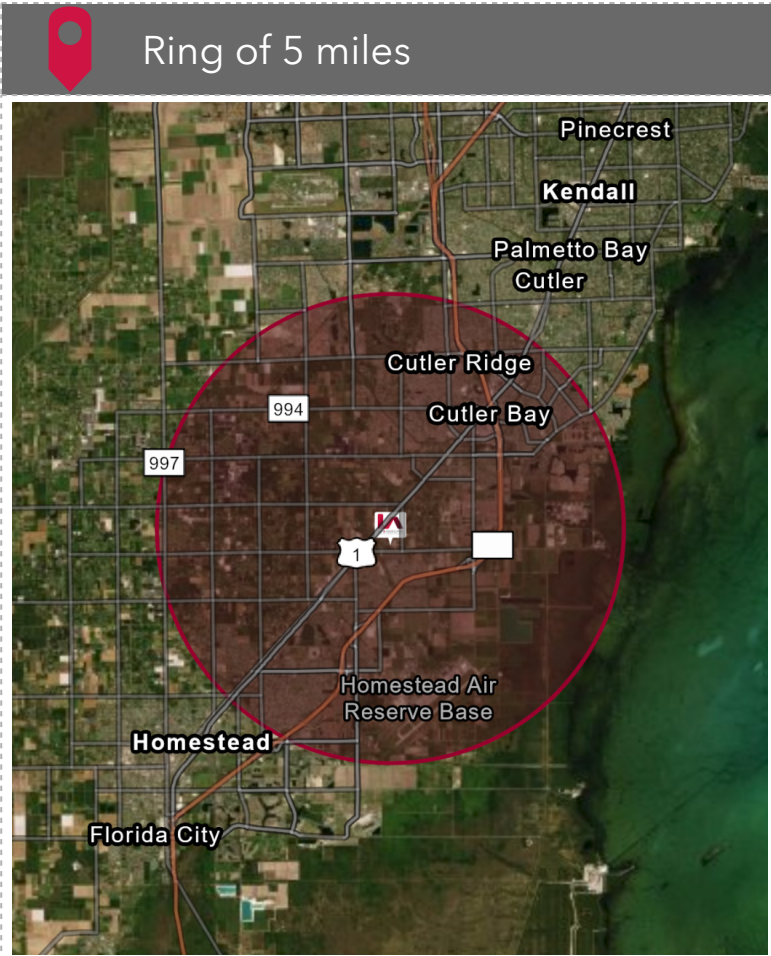
18%

5.2%

Unemployment Rate

MARKET DEMOGRAPHICS - 5 MILES

23825 S Dixie Hwy, Homestead, FL 33032



Ring of 5 miles

KEY FACTS

218,767

Population

34.0

Median Age

3.4

Average Household Size

69,288

2018 Average Household Income

HOUSING UNITS



2023 Total Housing Units	73,889
2018 Total Housing Units	69,167
2010 Total Housing Units	61,561

BUSINESS



4,729

Total Businesses



34,299

Total Employees



\$5,835,783

Total Sales (\$000)

DAYTIME POPULATION



156,277

Total Daytime Population



41,390

Daytime Population: Workers



114,887

Daytime Population: Residents

EMPLOYMENT



White Collar

57%



Blue Collar

24%



Services

18%

5.2%

Unemployment Rate