



FOR LEASE

27332 S Dixie Hwy Homestead, FL 33033

OFFERING MEMORANDUM | 27332 S DIXIE HWY | HOMESTEAD, FL

Exclusively Listed by

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KW COMMERCIAL

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Property Overview

Property has excellent South Dixie (US1) frontage with signage. The building is currently being remodeled. The front facade is being replaced by installing new impact glass doors and windows. In addition, the plans include new paint color, landscaping and sealing the parking lot. There will be a total of 3 units and tenants. The first tenant is a medical related clinic currently remodeling 3,771 sf. The two remaining spaces for lease are a middle unit (27334) measuring 2,790 sf. (condition-cold dark shell), and the corner unit (27332) measures 2,160 sf. (condition-vanilla shell except no HVAC). Both spaces will need remodeling and buildout; landlord is open to tenant improvement concessions.

Property Highlights

- 18-foot ceilings
- 33 total parking spaces
- Signage with US1 exposure
- Zoning is BU-3 per Miami-Dade County
- Day time traffic count is 38,000 to 46,000

Lease Rate (Base):	\$24
Operating Expenses (NNN):	\$8
Available SF:	4,950 (2,160&2,790)
Building SF:	8,721
Number of Units:	3
Year Built:	1995
Renovated:	2026
Parking:	33 Spaces

Floor Plan

41' 9"

31'

23' 9"



27336 1.) South End Unit 3,771 sf
 27334 2.) Center Unit 2,790 sf
 27332 3.) North End Unit 2,160 sf
Total 8,721 sf



Calc Engineering

CALC ENGINEERING
 www.calceng.com
 2000 NW 89th PL. # 102
 DORAL, FL 33172
 Phone: (305) 898-9995
 ENGINEERING BUSINESS
 CA CERTIFICATION: 32566
 MASOOD HAJALI P.E.
 LIC #82038

PILLAR INVESTMENT GROUP LLC

BUILT FOR

27330 S DIXIE HWY,
 HOMESTEAD, FL 33032

R:\27330\27330.dwg

Date

04/05/2026

Project Number

26181

Sheet

A.3

Scale

As indicated

Draw by

BG

- LEGEND**
- TO BE DEMOLISHED
 - EXIST. WALL TO REMAIN
 - NOT IN SCOPE
 - NEW PARTITION WALL
 - DOOR TAG
 - WALL TAG
 - WINDOW TAG
 - EXIST. TO REMAIN

PROPOSED LEGEND						
N1	NEW PARTITION WALL					
N2	NEW PLUMBING FIXTURES					
N3	NEW KITCHEN COUNTERTOP AND CABINETS					
N4	NEW KITCHEN APPLIANCES					
N5	NEW ELECTRICAL PANEL					
N6	NEW DOORS (SEE DOOR SCHEDULE)					
N7	NEW WINDOWS (SEE WINDOW SCHEDULE)					

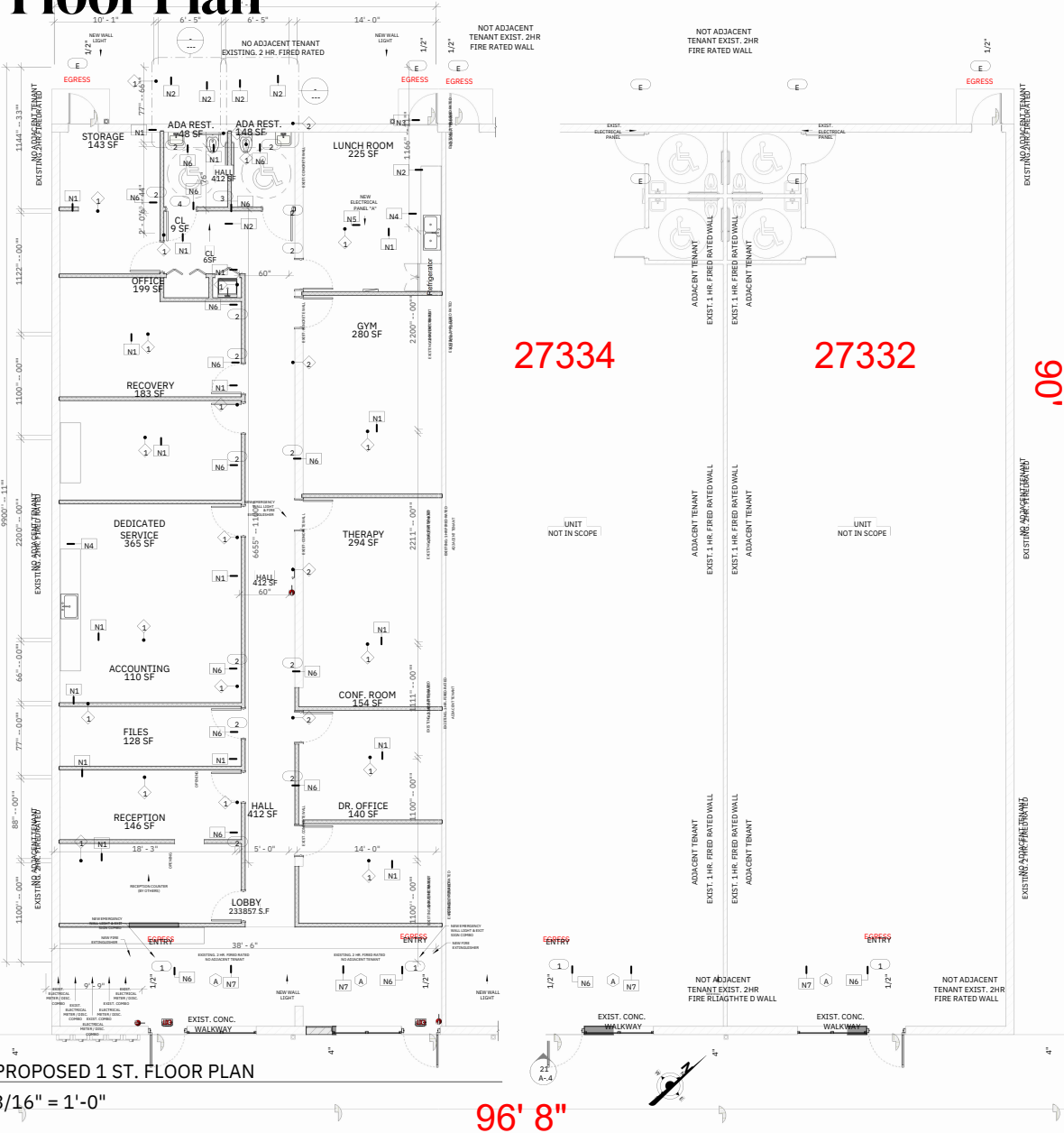
Window Schedule						
Mark	Operation / Family	Material	Width	Height	Zone 4	Zone 5
A	Kawmeer_Window_GT70s_Pos005	ALUM / GLASS	84"	94"		

Door Schedule						
Mark	Operation / Family	Material	Width	Height	Zone-4	Zone-5
1	OUT SWING	ALUMN / GLASS	42"	94"		
2	SWING	WOOD / WOOD	36"	84"		
3	BIFOLD	WOOD	30"	80"		
4	BIFOLD		48"	84"		

PROPOSED 1 ST. FLOOR PLAN

3/16" = 1'-0"

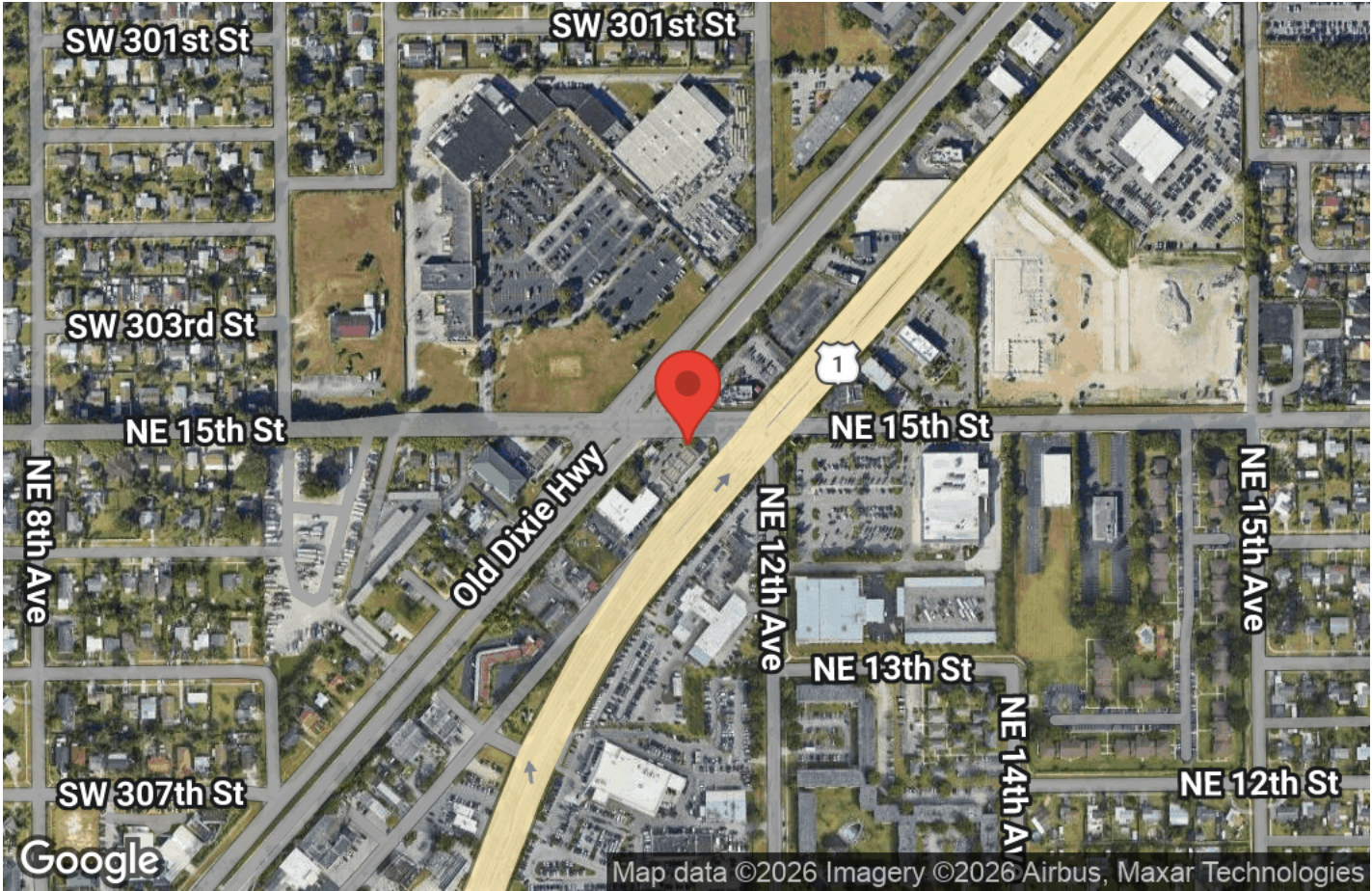
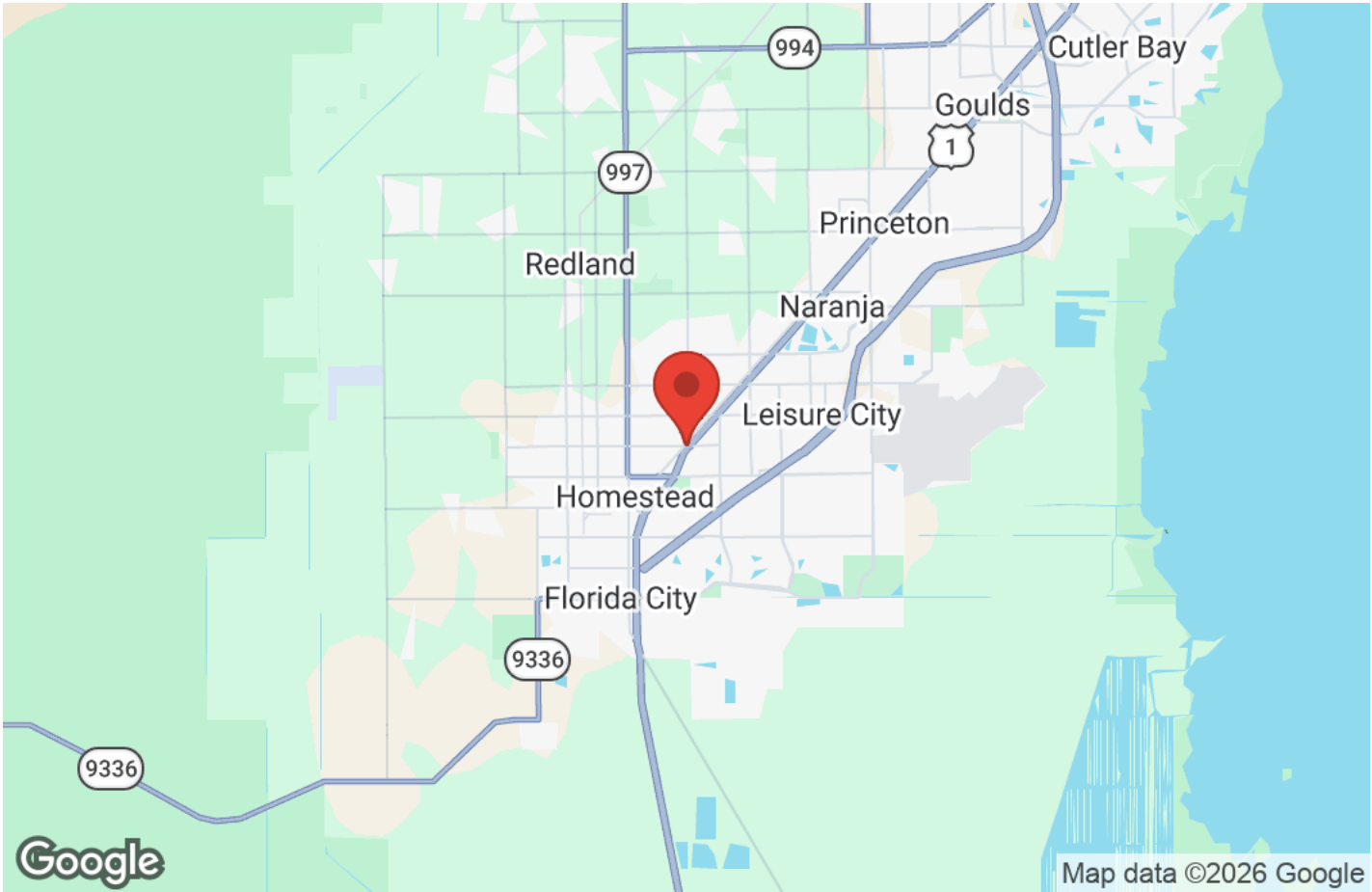
96' 8"



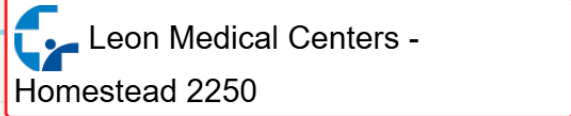
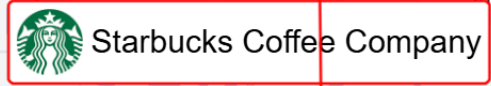
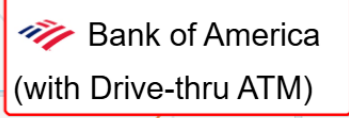
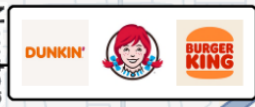
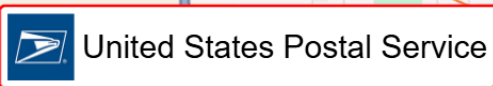
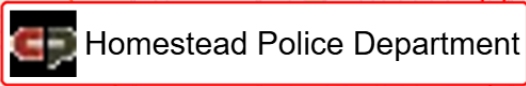
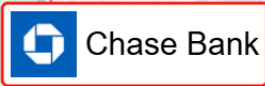
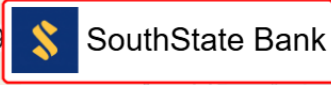




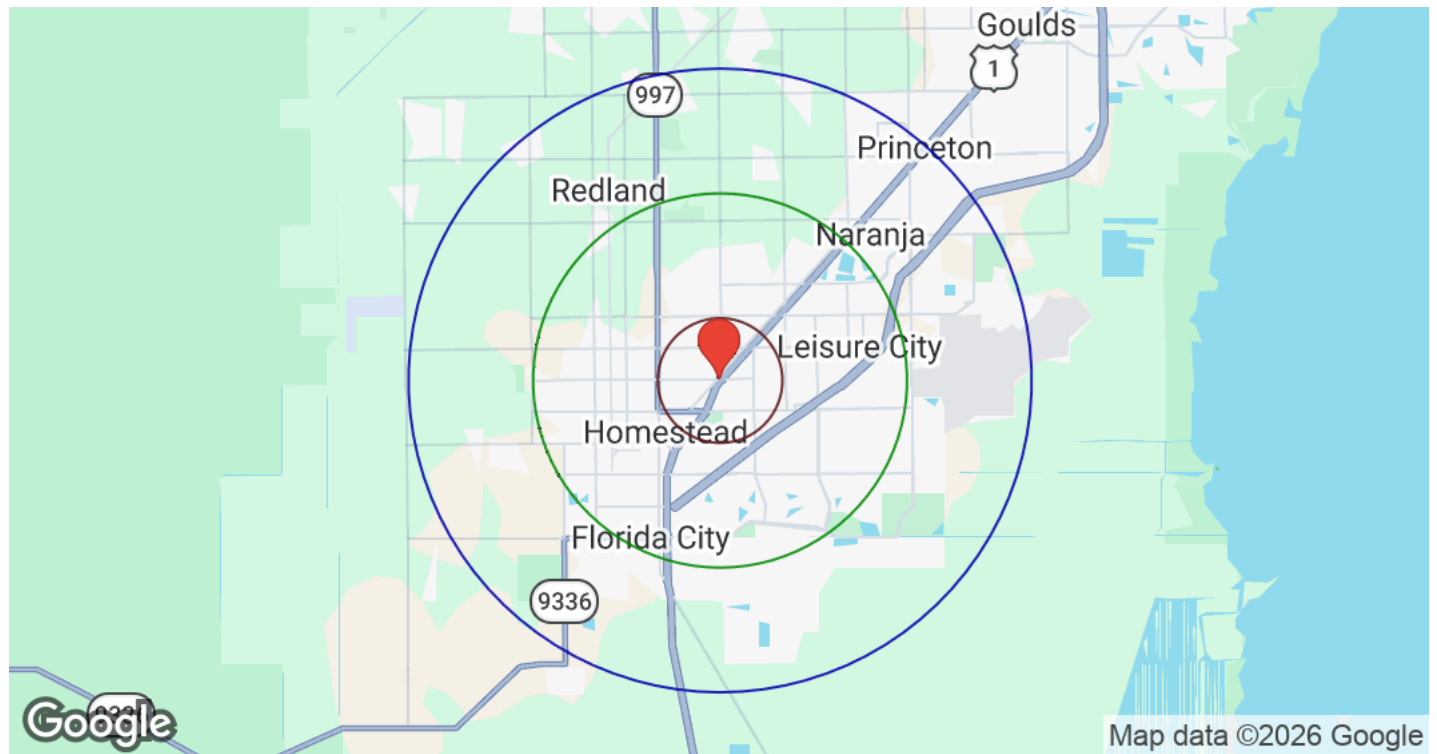
Location Maps



Business Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	9,075	67,653	96,147
	Female	8,205	69,235	99,547
	Total Population	17,280	136,888	195,695
Race / Ethnicity	White	2,025	16,427	23,053
	Black	2,144	24,489	36,497
	Am In/AK Nat	17	96	137
	Hawaiian	5	27	39
	Hispanic	12,853	93,152	132,055
	Asian	152	1,780	2,642
	Multiracial	57	712	998
	Other	24	205	274
Housing	Total Units	5,590	44,799	63,713
	Occupied	5,228	41,880	59,551
	Owner Occupied	2,198	19,600	28,333
	Renter Occupied	3,030	22,280	31,218
	Vacant	362	2,918	4,162
Age	Ages 0 - 14	3,354	28,016	40,327
	Ages 15 - 24	2,451	19,383	27,708
	Ages 25 - 54	7,228	58,457	83,063
	Ages 55 - 64	1,914	14,661	21,180
	Ages 65+	2,333	16,371	23,415
Income	Median	\$55,017	\$69,595	\$71,564
	Under \$15k	620	4,094	5,960
	\$15k - \$25k	679	3,619	4,464
	\$25k - \$35k	455	3,776	5,366
	\$35k - \$50k	605	4,248	5,930
	\$50k - \$75k	871	6,727	9,351
	\$75k - \$100k	951	6,229	8,547
	\$100k - \$150k	429	6,869	10,414
	\$150k - \$200k	420	3,328	4,854
	Over \$200k	197	2,991	4,666

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