

FOR SALE OR LEASE

HOMESTEAD, FLORIDA

# 30200 Old Dixie Highway

±4.5 Acres · ±45,000 SF Building · Value-Add Redevelopment



±4.5-acre site fronting Old Dixie Highway, one block off US-1 and the Busway, adjoining a 114,525 SF anchored shopping center.

**±4.5 AC**  
TOTAL SITE

**46,919 SF**  
A/C BUILDING

**±25 FT**  
CLEAR HEIGHT

**BU-2**  
ZONING

## OVERVIEW

A rare large-format commercial property on roughly 4.5 acres in fast-growing Homestead. The steel-frame building offers approximately 45,000 to 47,000 SF of air-conditioned space plus 9,000 to 10,000 SF of covered exterior area, on a corner lot inside an established, high-traffic anchored shopping center with a cross-parking agreement across the entire center. Originally built in 1986 as a national home improvement big-box store and later used for owner storage, it is now available for sale or lease, with the owner willing to perform the build-out as a final project.

## INVESTMENT HIGHLIGHTS

- **Big-box bones.** Clear-span, fire-sprinklered steel building in excellent condition, ready for retail, showroom, warehouse, or self-storage.
- **Full second-floor upside.** The entire building can carry a second story, roughly doubling to about 93,000 SF of usable area.
- **Paved acreage.** 3+ acres paved with a cross-parking agreement, ideal for dealerships, equipment, or high-parking retail.
- **Flexible deal.** Buy it, or lease it with a landlord-delivered build-out. Sale and lease structures both open.

## PROPERTY FACTS

<b>TOTAL SITE</b>	±4.5 acres (4.55 AC per county). 3+ acres paved.
<b>BUILDING</b>	±45,000 to 47,000 SF air-conditioned (46,919 SF per county).
<b>EXTERIOR COVERED</b>	±9,000 to 10,000 SF of covered area, partly walled.
<b>CLEAR HEIGHT</b>	±25 ft. Structure supports a full second floor.
<b>CONSTRUCTION</b>	Steel frame, built 1986, excellent condition, fire sprinklered.
<b>ZONING</b>	BU-2, Special Business District (Miami-Dade). Broad commercial / retail.
<b>PARKING</b>	±1 acre dedicated plus cross-parking across the entire center.
<b>SETTING</b>	Corner lot in a high-traffic, anchored shopping center.
<b>AVAILABILITY</b>	For sale or for lease. Owner will consider the build-out.



Left: the building with its fenced yard and paved acreage.

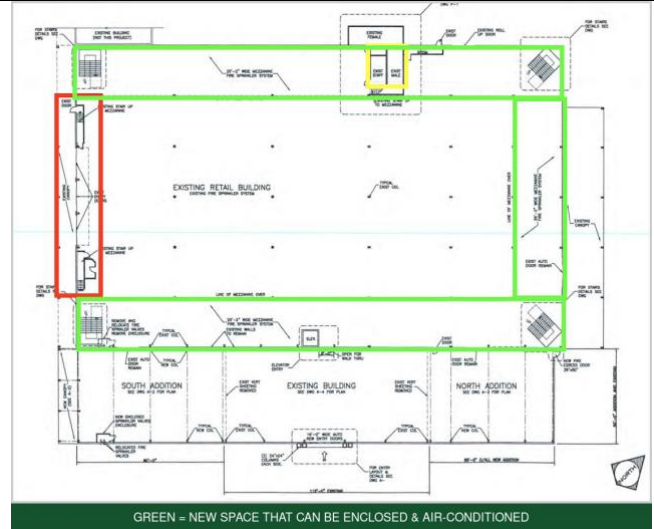
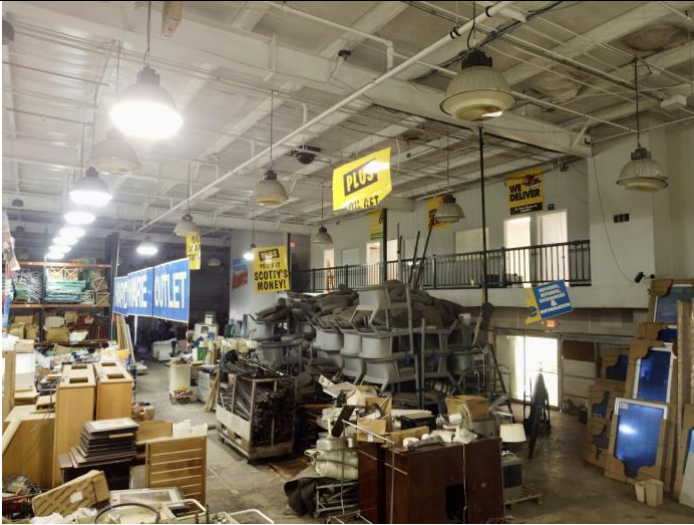


Right: the Winn-Dixie-anchored center and dense residential trade area.

## EXPANSION & BUILD-OUT UPSIDE

### A full second floor across the entire building.

The structure and  $\pm 25$  ft clear height support adding a second story over the whole footprint, taking the property to roughly 93,000 SF. The areas outlined in green on the plan below are new space that can be enclosed and finished as air-conditioned interior. A natural fit is retail or showroom at grade with climate-controlled self-storage or office above.



Left: interior clear height and existing mezzanine.

■ Green =originally planned second floor mezzanine; a full second floor is possible building-wide.

## IDEAL END USERS

BU-2 zoning, paved acreage, clear height, and cross-parking make this a fit for a wide range of users:

- **Home improvement & building supply:** flooring, hardware, farm & ranch, discount home goods.
- **Auto & vehicle dealerships:** new/used auto, RV, boat, powersports, or truck sales (parking lots are a permitted primary use).
- **Equipment rental & sales:** construction and agricultural, using indoor space plus secure yard.
- **Self-storage or flex:** single-level, or a two-level retail-over-storage concept.
- **Multi-tenant retail:** demise into junior-anchor bays, or an indoor marketplace / flea market.
- **Assembly & other:** places of worship (prior interest), fitness/entertainment big-box, warehouse/showroom, discount grocery.

## LOCATION

Homestead and greater South Dade are among Miami-Dade's fastest-growing submarkets, driven by housing affordability and steady residential development. The site fronts Old Dixie Highway with strong traffic counts, close to US-1 and Florida's Turnpike, and serves as a gateway corridor toward the Florida Keys. The area's deep agricultural and equipment base supports many of the target uses above.

### CONTACT

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Photos, videos, survey, and architectural plans available on request.

Figures are approximate, from county records and owner information. Buyer/tenant to verify all dimensions, square footage, zoning, and permitted uses.