

KROME MARKETPLACE

Seeking Proposals

204-230 N KROME AVE, HOMESTEAD, FL 33030 | 28-32 NW 2ND STREET, HOMESTEAD, FL 33030



- ▶ 30,600 SF OF LAND
- ▶ 19,398 SF OF RETAIL
- ▶ 9,100 SF OF PARKING



HOMESTEAD
COMMUNITY
REDEVELOPMENT AGENCY

Kametra Driver, Director
kdriver@cityofhomestead.com
305.224.4481

KROME MARKETPLACE

204/220/230 N KROME AVE, HOMESTEAD, FL 33030 | 28 - 32 NW 2ND STREET, HOMESTEAD, FL 33030 (parking)



PROPERTY INFORMATION

The Homestead CRA is seeking proposals from entities interested in developing a destination food hall concept with related ancillary uses at Krome Marketplace.

The property is comprised of 5 folios, 3 Buildings, 19,398 SF, and 9,100 SF for Parking. There is 174' of frontage on N Krome Avenue and 119' of frontage on NW 2nd Street. The property is currently **zoned B-1** for most retail/ office space use. 15,400 vehicles travel daily on Krome Avenue providing high values of exposure for future business.

204 N Krome Avenue	10,500 SF
220 N Krome Avenue	3,213 SF
230 N Krome Avenue	5,685 SF
28 & 32 NW 2nd Street	9,100 SF

PROPERTY OVERVIEW

TOTAL BUILDING SIZE 19,398 SF

TOTAL LAND AREA 0.70 AC

DEMOGRAPHICS (2022)



RADIUS
1 MILE
3 MILES
5 MILES



POPULATION
18,746
90,485
144,070



AVERAGE INCOME
\$42,072
\$64,505
\$64,868



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Krome Marketplace

#1' "" EC 8F

SURVEY I 204 N KROME AVE

COUNTY-WIDE LAND SURVEYORS INC. LAND SURVEYORS - PLANNERS

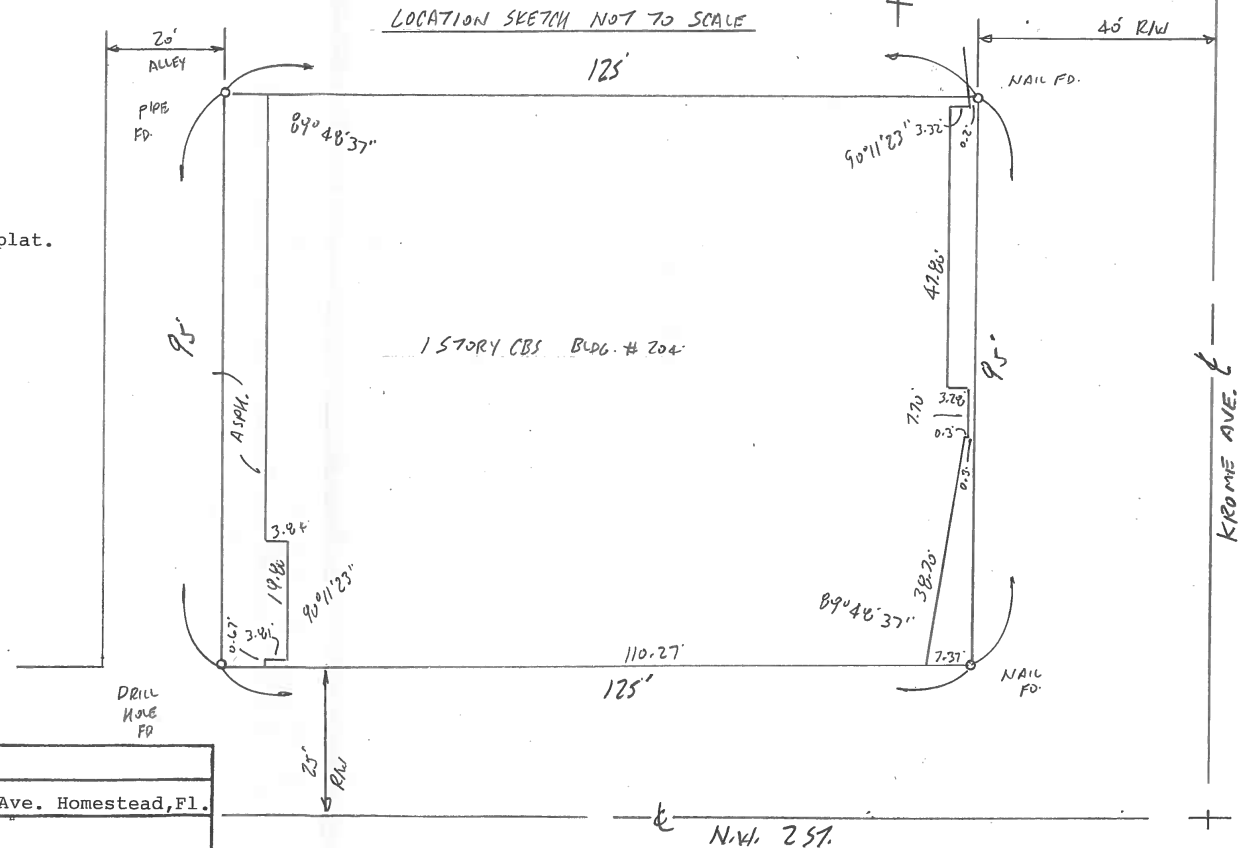
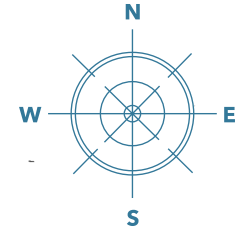
P.O. BOX 823271 SOUTH FLORIDA, FL. 33082-3271 (305) 772-0766
15358 S.W. 140 St. Miami, FL 33196

LEGAL DESCRIPTION

Lot 3 and 4 LESS the South 5 feet for street,
of MAP OF HOGARDS ADDITION TO HOMESTEAD,
according to the plat thereof, as recorded in
Plat Book 3 at Page 9 of the Public Records of
Miami-Dade County, Florida.

SURVEYORS NOTES:

- 1). Legal description provided by client.
- 2). Right of way information obtained from record plat.



BOUNDARY & IMPROVEMENTS SURVEY

SURVEY FOR: Stembridge Real Estate Co. Inc. 204 N. Krome Ave. Homestead, FL.

SURVEYORS CERTIFICATE: NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL." I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LB # 4680

JOSEPH L. MARTIN
PROFESSIONAL LAND SURVEYOR # 4368
STATE OF FLORIDA

REVISIONS		BY	DATE	
DRAWN BY	SCALE	DATE	FB./PG.	JOB #
JLM	1"=20'	10-7-24		246



HOMESTEAD
COMMUNITY
REDEVELOPMENT AGENCY

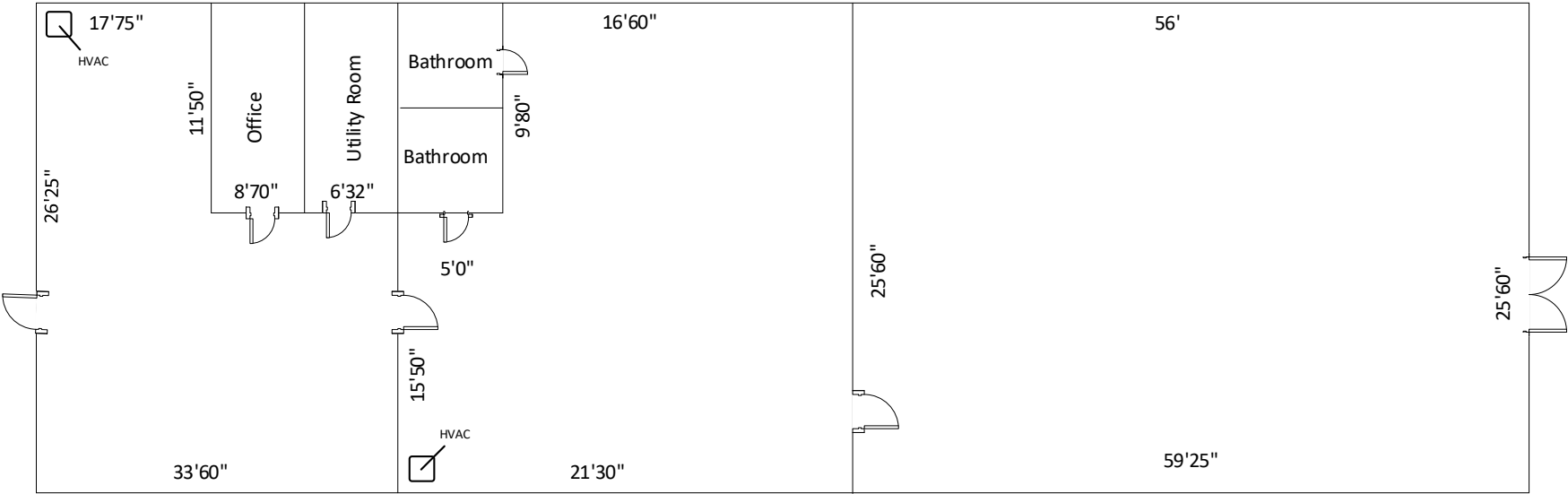
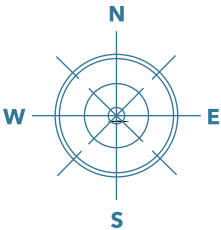
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kdriver@cityofhomestead.com
305.224.4481

KROME MARKETPLACE

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FLOOR PLAN I 220 N KROME AVE

220 N Krome Avenue, Homestead, FL 33030
Folio # 10-7813-016-0030
Adjusted Area 3,213 SF/ Lot Area 3,250 SF



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KROME MARKETPLACE

5,685 SQ FT

SURVEY I 230 N KROME AVE

COUNTY-WIDE LAND SURVEYORS INC. LAND SURVEYORS - PLANNERS

P.O. BOX 823271 SOUTH FLORIDA, FL. 33082-3271 (305) 772-0766

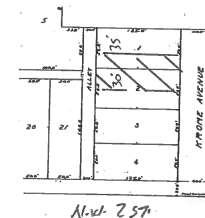
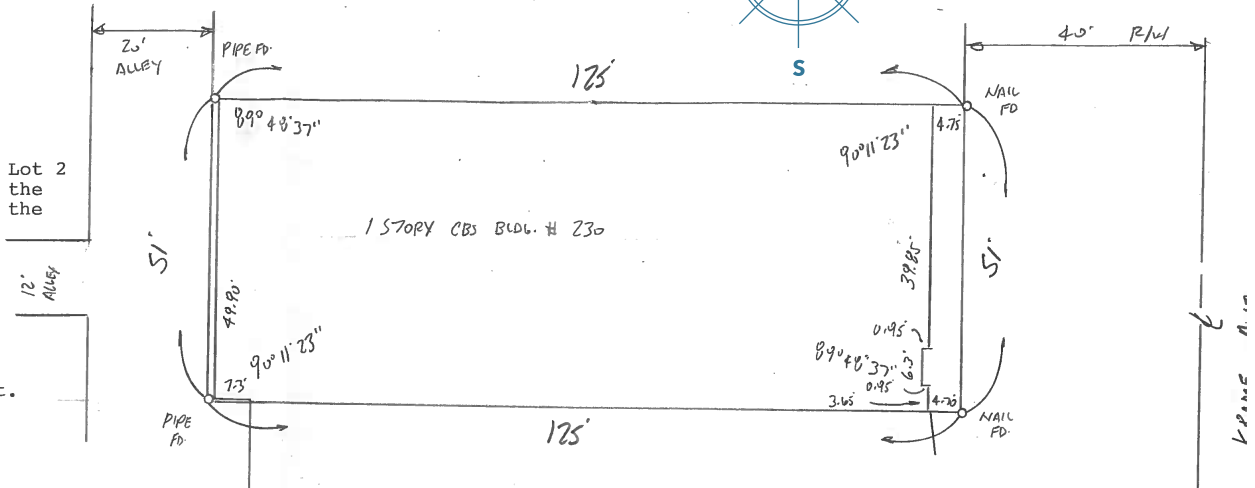
15358 S.W. 140 St. Miami, FL 33196

LEGAL DESCRIPTION

Lot 1 LESS the North 35 feet and the North 30 feet of Lot 2 of MAP OF HOGARDS ADDITION TO HOMESTEAD, according to the plat thereof, as recorded in Plat Book 3 at Page 9 of the Public Records of Miami-Dade County, Florida.

SURVEYORS NOTES:

- 1). Legal description provided by client.
- 2). Right of way information obtained from record plat.



LOCATION SKETCH NOT TO SCALE

BOUNDARY & IMPROVEMENTS SURVEY

SURVEY FOR: Stenbridge Real Estate Co. Inc. 230 N. Krome Ave. Homestead, Fl.

SURVEYORS CERTIFICATE NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL." I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 52-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LB# 4680

JOSEPH L. MARTIN
PROFESSIONAL LAND SURVEYOR # 4368
STATE OF FLORIDA



REVISIONS		BY	DATE
DRAWN BY	SCALE	DATE	FB./PG.
JCM	1"=20'	10-7-2016	2016-



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kdriever@cityofhomestead.com
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KROME MARKETPLACE

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HOMESTEAD AREA OVERVIEW



HOMESTEAD

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HOMESTEAD AREA OVERALL



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LOCATION OVERVIEW



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Proposal due by 5:00pm October 20, 2023

Deliver to:
Homestead CRA
Attn: Kametra Driver
212 NW 1st Ave
Homestead, FL 33030

Proposals should include:

- A description of the experience of the Proposer and/or its principals in developing and operating similar food service concepts;
- A complete financial proposal detailing proposed lease terms and anticipated capital investments in the Properties including anticipated sources of capital;
- An anticipated timeline for development outlining necessary steps from the commencement of the lease to commencement of operations; and
- A rendering or sketch of proposed project