



Office

Royal Gate Center

FOR LEASE

15260 SW 280th Street | Homestead, FL 33032

Space Available: 862 - 8,330 SF

For More Information

Craig Merlin

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Property Overview

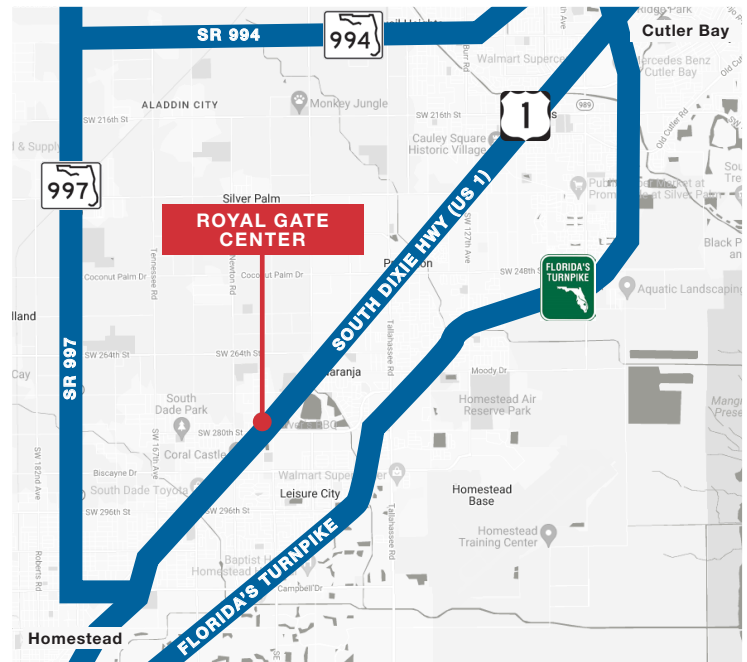
- Available unit 101-107 is currently built out as a school
- Available unit 205 is currently built as a medical space
- Total Building Size: 30,316 SF
- Zoning: BU-1A
- Parking Ratio: 4.00/1,000 SF
- Newest and best maintained property in the area
- Flexible lease terms available
- Great visibility from US-1

Location Features

- Near Larkin Community Hospital's future academic campus
- Rapidly developing area with vast residential construction in progress

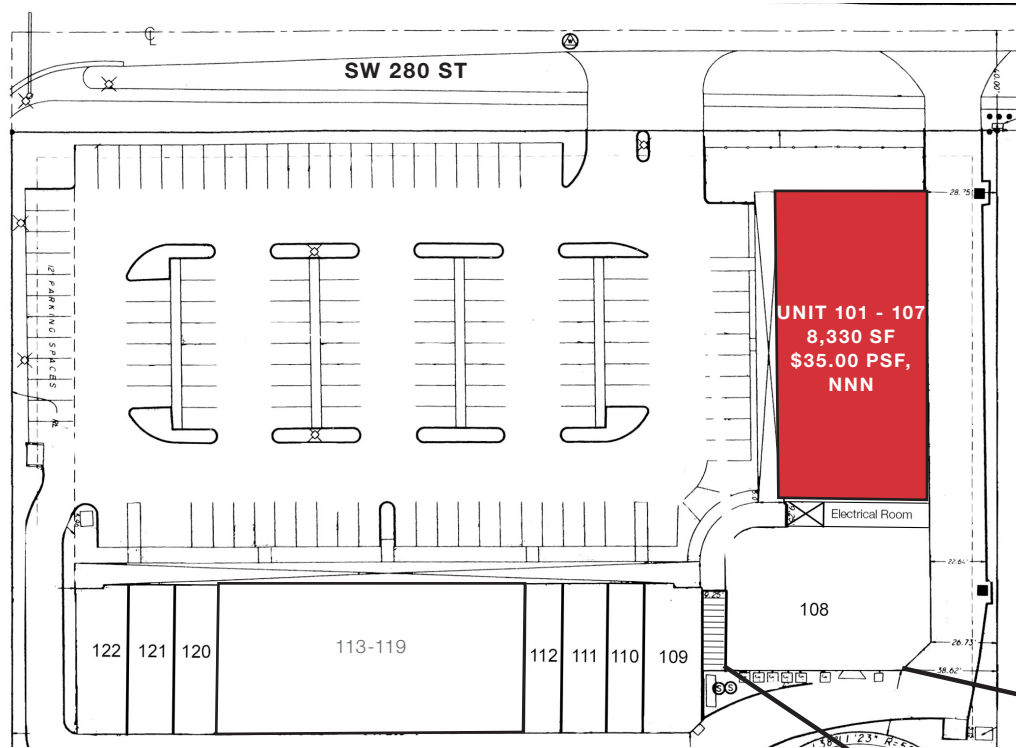
Demographics

 RADIUS	 TOTAL POPULATION	 AVERAGE HH INCOME
1 Mile	10,733	\$117,257
3 Miles	124,005	\$106,340
5 Miles	359,735	\$104,754



Site Plan

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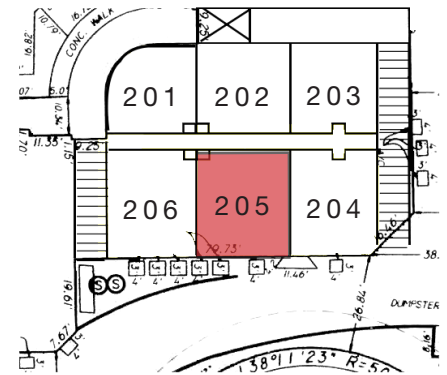


101-107	Available Jan. 1, 2027
108	Mas Por Menos Supermarket
109	Health & Beauty MedSpa, LLC
110	Nail Salon
111	Subprime Grill
112	Barber Shop
113-119	Sunbright Health
121-122	Salvadoran Cruise

Availability

Unit 101-107	8,330 SF	\$35.00 PSF, NNN	Available January 1st, 2027
Unit 205	862 SF	\$3,200.00 Per Month	Available August 2026

Second Floor



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