



Westland Gardens Center

SEC NW 138th St. & NW 107th Ave | Hialeah Gardens, FL

INVESTMENT SUMMARY

Jorge Alvarino

PARTNER

jalvarino@horizonpropertiesfl.com

(305) 364-9945

Daniel Pou

DIRECTOR OF LEASING

dpou@horizonpropertiesfl.com

(305) 364-9945

HORIZON
PROPERTIES

CoStar
POWERBROKER

Member of
International
Council of
Shopping Centers

www.horizonpropertiesfl.com

Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

INVESTMENT SUMMARY

Price From \$275,000/year NNN per acre

Parcel Number 27-2029-001-0330

Parcel Size 349,787 SF - 8.03 Acres

Frontage 1,300' on NW 138th St.

Zoning Retail Commercial District



- Located on major East/West artery of NW 138th St. Daily traffic count exceeds 49,000 VPD at the signalized intersection
- Demographics indicate rapidly expanding residential and commercial market
- Multiple ground lease opportunities available
- Ideal uses include gas station, fast food, car wash, oil change, self storage, bank and medical

INVESTMENT PROPERTY SUMMARY

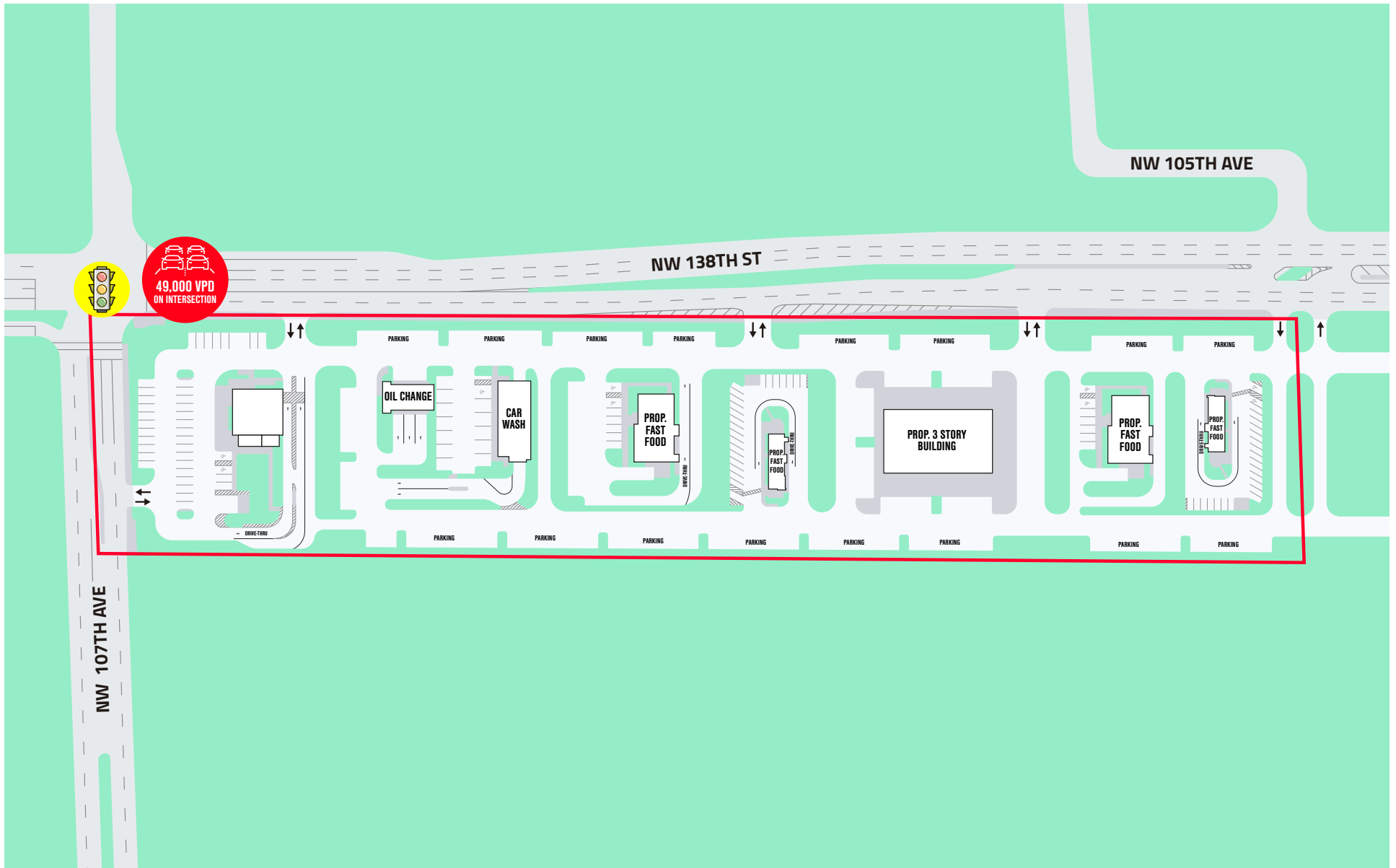


	Rare ground lease opportunities
	Centrally located in the heart of North West Miami Dade County, one of the hottest submarkets in Miami
	High density trade area
	86k in a 2-mile radius; Over 12.0 msf of industrial space and 1.5 msf of office space in a 1-mile radius
	High traffic location; 41,000 VPD at the intersection of W 138 St & NW 107 Ave
	Regional connectivity; 0.25 miles from Florida Turnpike, I-75, SR 826 & Gratigny Parkway

DEMOGRAPHICS

	5 mile		5 mile
Total Population:	269,275	Total Businesses:	10,858
Households:	82,477	Total Employees:	104,226
Avg HH Income:	\$63,636	Traffic Counts	26,500 VPD

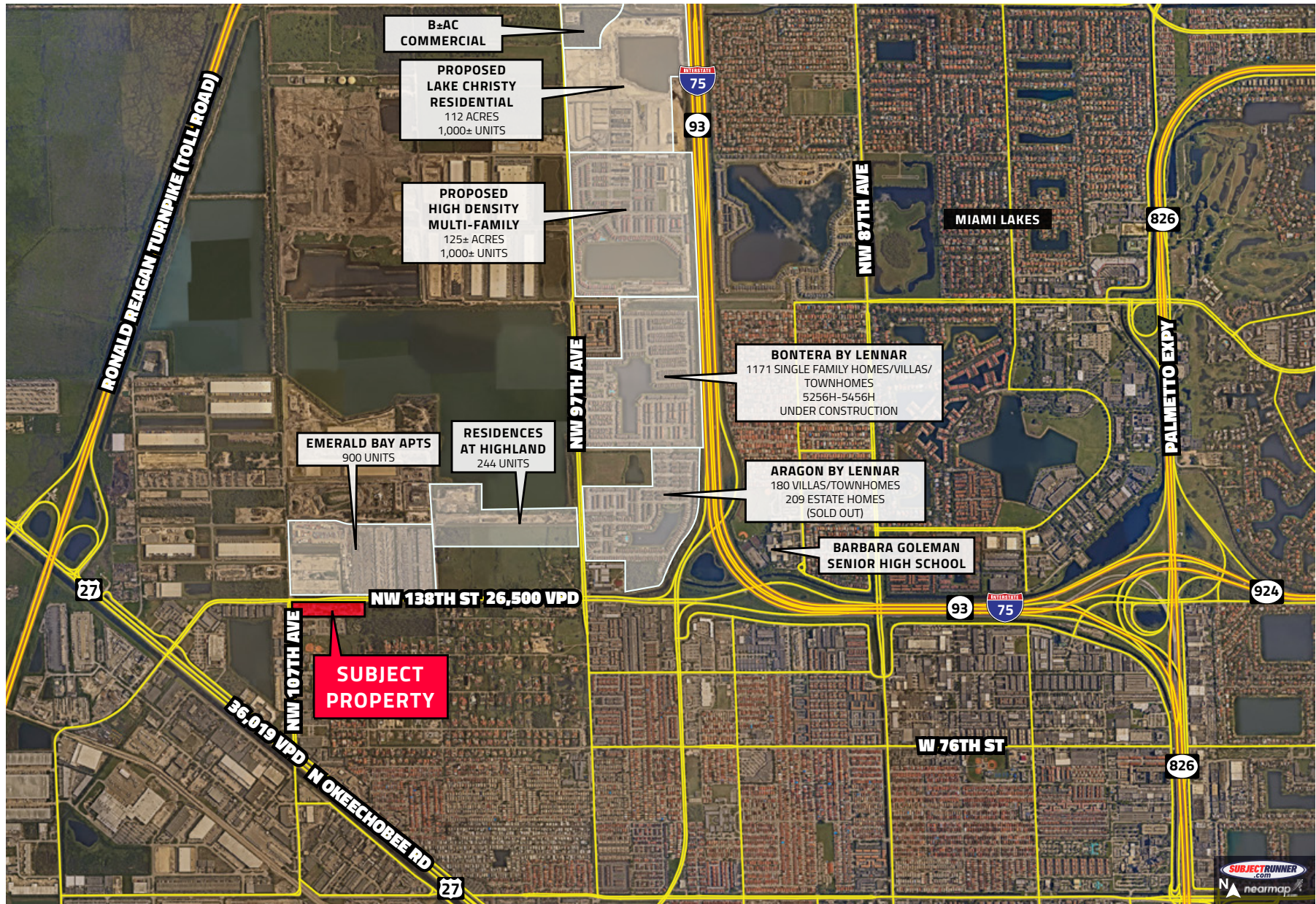
SITE PLAN



RETAIL MAP



RESIDENTIAL DEVELOPMENT MAP





Representative Photo

Jorge Alvarino

PARTNER

jalvarino@horizonpropertiesfl.com

(305) 364-9945

Daniel Pou

DIRECTOR OF LEASING

dpou@horizonpropertiesfl.com

(305) 364-9945

HORIZON
PROPERTIES

CoStar
POWERBROKER

 Member of
International
Council of
Shopping Centers

www.horizonpropertiesfl.com