



FOR LEASE!



WESTLAND COMMONS

SHOPPING CENTER

1700 WEST 49TH STREET | HIALEAH, FLORIDA 33012 MIAMI-DADE

BASIC INFO

Address: 1700 West 49th Street

Location: Southwest corner of West 49th Street and West 16th Avenue

Size: Bay 3 (1,870 sq ft)

- Westland Commons is Hialeah's most prominent shopping center located right off the Palmetto Expressway. Tenants include Chick-fil-A, Wendy's, Fresco y Mas, Marshall's, Burlington Coat Factory, Banco Popular, Walgreen's, Golden Corral, Mattress Firm, and WSF.
- Located directly across the street from the Westland Mall, with 100+ retailers and 7.3 Million visitors in 2019.
- 720+ parking spaces on site. 1 parking space per every 316 SF at the center.
- Dedicated loading docks directly in the rear of the space.
- Located right off the intersection of W 49th Street and NW 16th Avenue. Traffic counts of 50,000 cars daily on 49th Street and 31,500 cars on 16th Avenue





HIGHLIGHTS:

- Located on the main retail corridor (49th Street) just east of the Palmetto Expressway (826), across from Westland Mall in the densely populated market of Hialeah.
- Traffic counts of 50,000 cars daily on 49th Street and 31,500 cars on 16th Avenue



DEMOGRAPHIC

1 Mile	2 Mile	3 Mile
Population		
46,450	210,229	418,781
Daytime Population		
22,004	116,740	269,782
Average Hh Income (\$)		
37,513	45,650	54,341



**For More Information,
Contact Exclusive Agent(s):**

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WESTLAND COMMONS CO-TENANTS



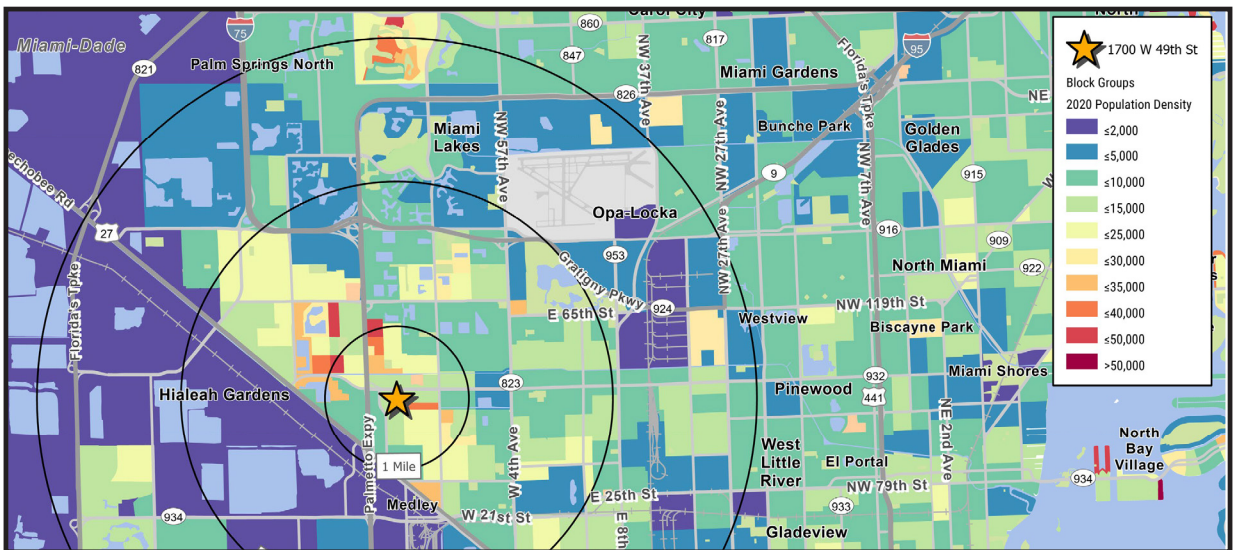


OP 1	Wendy's	3,065
OP 2	Popular Community Bank	3,065
OP 3	Chick Fil A	3,900
OP 5	Golden Corral	11,775
1610	Walgreens	14,935
1630	Fresco y Más	50,012
1700-02	Burlington	44,630
1700-3	Marshalls	44,800
1738-01	Metro by T-Mobile	1,870
1738-02	Luany Jewelers VI	1,870
1738-03	Available at \$50.00 per sq ft	1,870
1738-04-06	Mattress Firm	5,562
1738-07-12	Pura Vida Medical Center	7,066
1738-13-15	Cañita Adult Daycare Center	3,470

BIG BOX RETAIL LOGO MAP



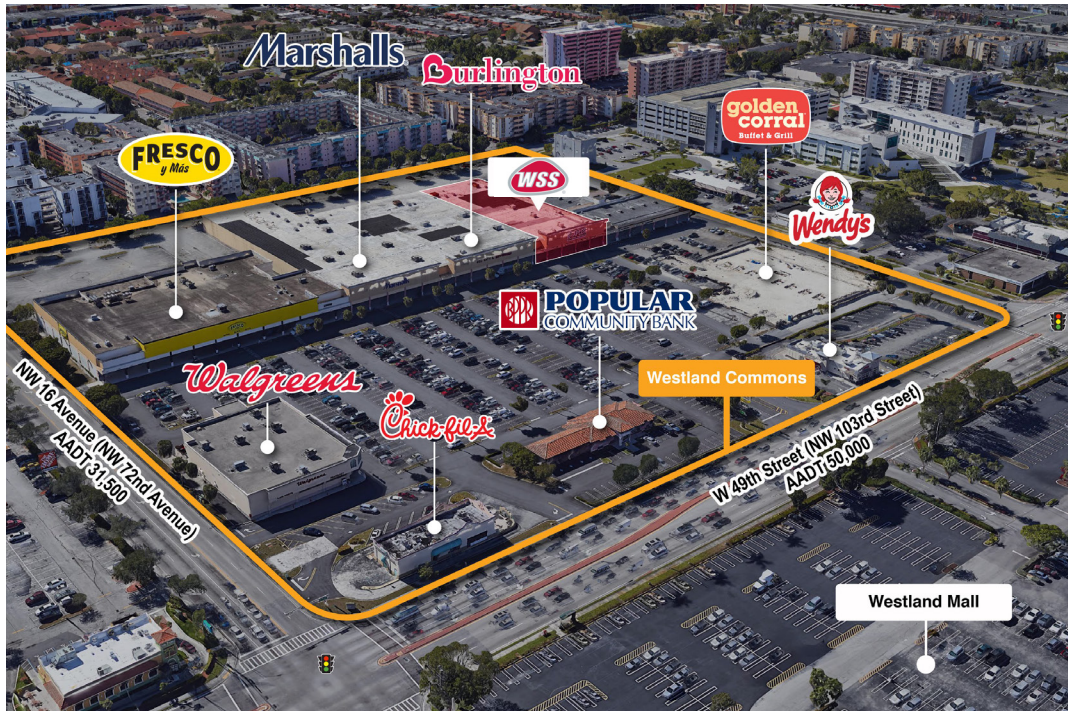
RESIDENTIAL DENSITY MAP



AREA MAP



AERIAL VIEW



INTERIOR AVAILABLE BAY 3





CONTACT:

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