



Westland Gardens Center

Commercial Land For Sale / Lease

10500 NW 138th St | Hialeah Gardens, FL 33018

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PROPERTY SUMMARY

Price	Ground Lease: \$250,000 Year Per Acre Sale - \$2,500,000 Per Acre
Parcel Number	27-2029-001-0330
Parcel Size	349,787 SF - 8.03 Acres - May be subdivided - Parcels delivered filled to grade & Pad Ready
Frontage	1,300' on NW 138th St.
Zoning	B-1 - Retail Commercial District, Hialeah Gardens

- Located on major East/West artery of NW 138th St. Daily traffic count exceeds 49,000 VPD at the signalized intersection.
- Demographics indicate a rapidly expanding residential and commercial trade area.
- Multiple ground lease and sale opportunities available.
- Ideal uses include gas station, retail, bank, medical, restaurant and fast food.



PROPERTY SUMMARY

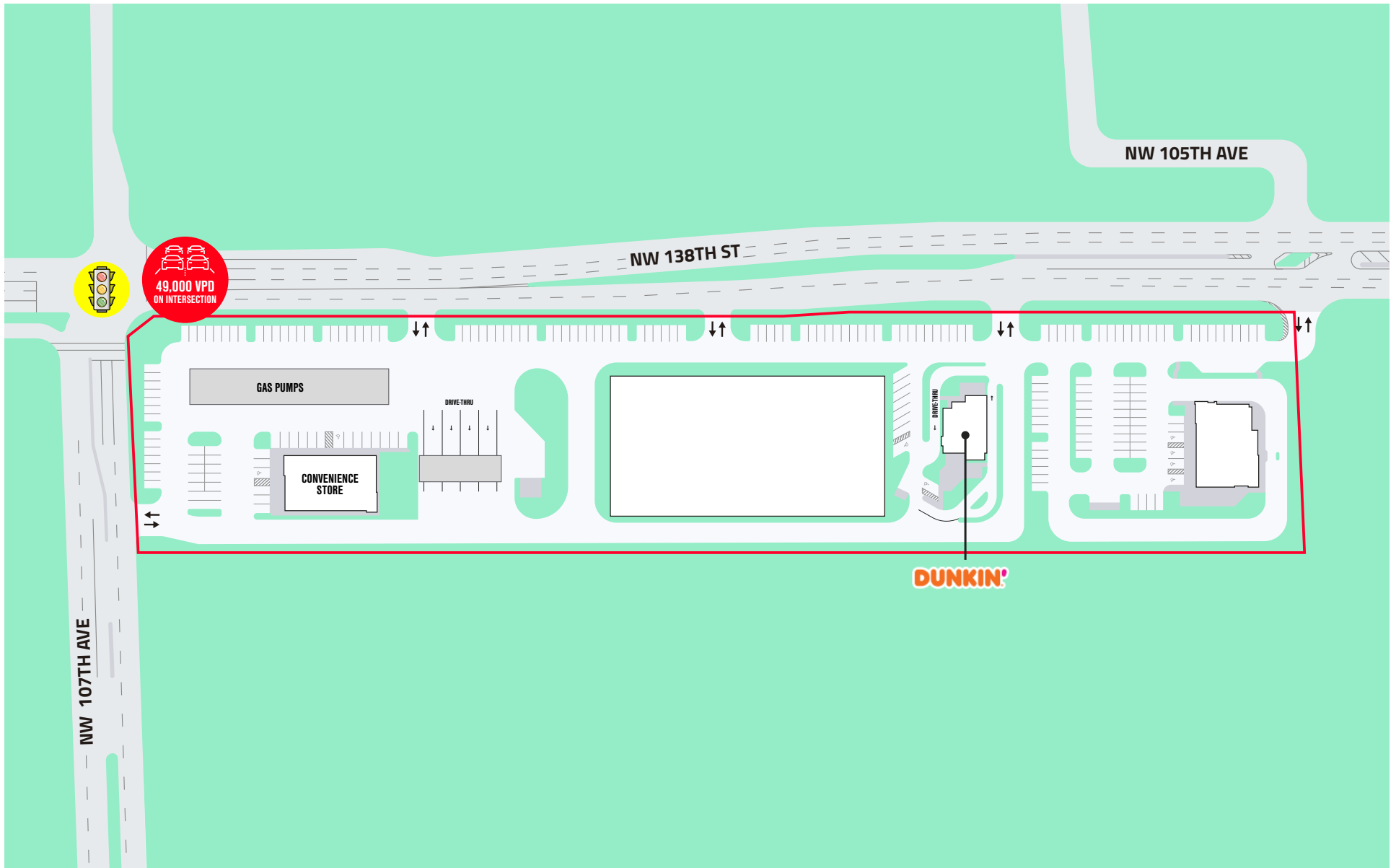


- Rare ground lease and purchase opportunities
- Centrally located in the heart of North West Miami Dade County, one of the hottest submarkets in Miami
- High density trade area: 86k in a 2-mile radius
- Over 12.0 msf of industrial space and 1.5 msf of office space in a 1-mile radius
- High traffic location; 49,000 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
- Direct access to the proposed Turnpike Interchange at 170 St from NW 107 Ave. Offering direct connection to the proposed Mega Mall development.

DEMOGRAPHICS

	5 mile		5 mile
<p>Total Population:</p>	269,275	<p>Total Businesses:</p>	10,858
<p>Households:</p>	82,477	<p>Total Employees:</p>	104,226
<p>Avg HH Income:</p>	\$63,636	<p>Traffic Counts</p>	49,000 VPD

CONCEPTUAL SITE PLAN



RESIDENTIAL DEVELOPMENT MAP



RETAIL MAP



