

# 4300 LUDLAM PROFESSIONAL PLAZA



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4300  
LUDLAM  
PROFESSIONAL PLAZA

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates South Florida in compliance with all applicable fair housing and equal opportunity laws.

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1. Executive Summary	●	5
2. Property Highlights	●	6
3. Location Overview	●	14
4. Demographics	●	19

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NEW  
STATE-OF-THE-ART  
MEDICAL | PROFESSIONAL | BUILDING



# EXECUTIVE SUMMARY

APPROXIMATELY

**43,824**  
square footage

LEASING  
STARTING FROM

**\$29-\$32**  
psf NNN



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RealMed Properties and Lee & Associates South Florida presents this pristine 43,824 SF Medical and Professional Office building that will be available for lease. Located in the heart of Hialeah, the building will have close proximity with Hialeah Hospital, and Palmetto Hospital just 3 miles away. Hialeah is the sixth largest city in Florida with an estimated population of 6,198,782.

ADDRESS	<b>4300 West 12th Ave</b>
CITY, STATE	<b>Hialeah, FL</b>
COUNTY	<b>Miami-Dade</b>

# PROPERTY HIGHLIGHTS

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Number of  
Floors  
**3**

Building  
Class  
**A**

Parking  
Ratio  
**4/1000 SF**

Offices with variety of medical  
and professional disciplines.





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The project will offer everything necessary for tenants and physicians to provide high-quality service for patients and professionals alike. Every architectural and planning detail has been carefully considered, from ensuring there is plenty of parking to accommodating patients with special needs.

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LOCATED IN  
HIALEAH, FLORIDA

**SIXTH** largest municipality with a population  
of almost a quarter of a million people

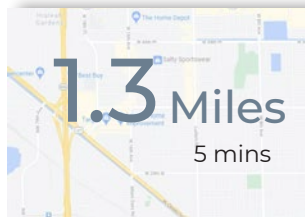


# LOCATION OVERVIEW



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PALMETTO EXPY



PALMETTO HOSPITAL



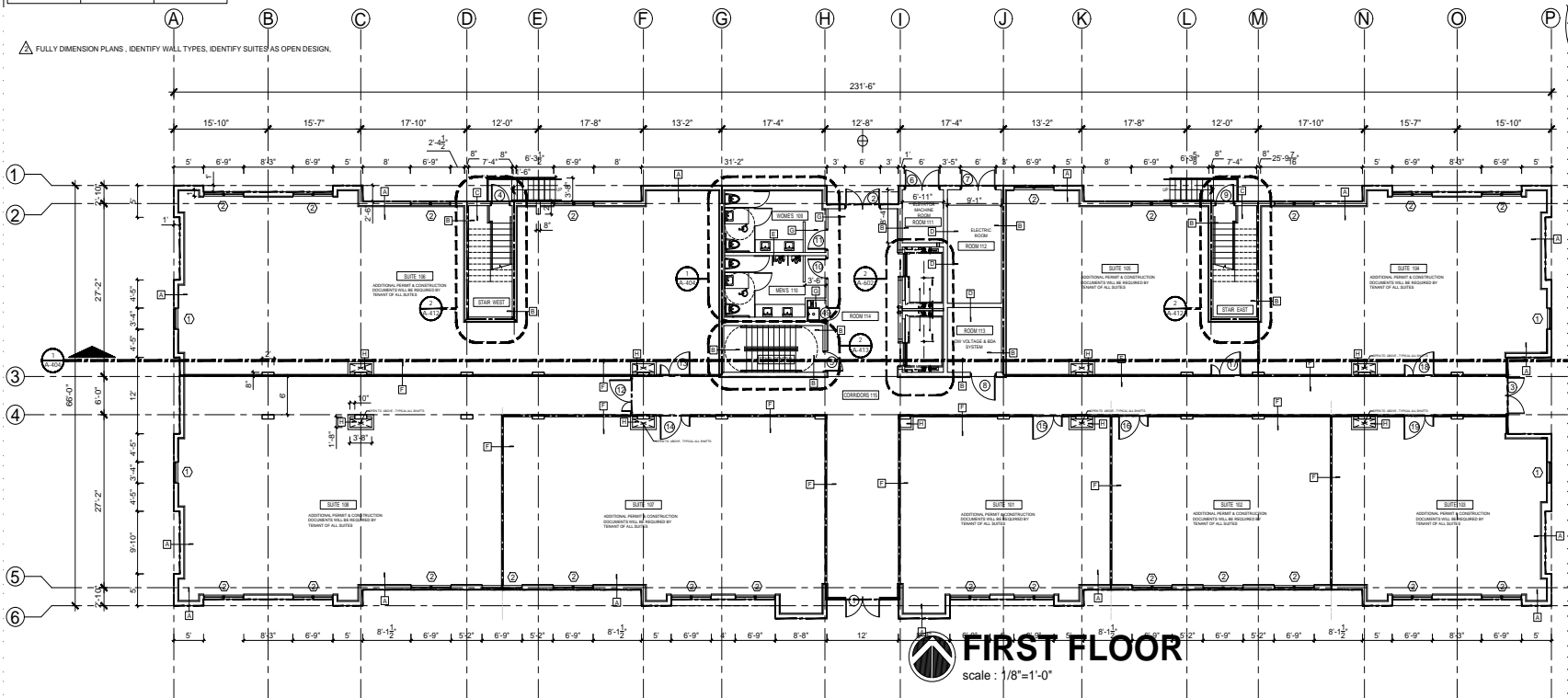
Located in the heart of Hialeah, the property is immediately surrounded by many busy retailers and multifamily communities and is centrally located between the Palmetto Expressway – 826 and Florida State Road 823 – Red Road. The building will be just 3 miles from Palmetto Hospital and less than 1 mile away from Larkin Community Hospital. Major pharmacies are within 1 mile away. Access to the Palmetto Expressway is approximately 1.3 miles, and Okeechobee Road is approximately 2.6 miles allowing easy access to and from the site from all major thoroughfares. Miami International airport is less than 7.4 miles away.

ADDRESS:	<b>4300 West 12th Ave</b>
ZIP CODE	<b>33012</b>
CITY:	<b>Hialeah, FL</b>
SUBMARKET:	<b>Hialeah West</b>
CROSS STREETS:	<b>West 41st Street</b>
NEAREST HIGHWAY:	<b>826 - Palmetto Expy</b>
NEAREST AIRPORT:	<b>Miami Int'l Airport</b>

# GROUND FLOOR

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UNITS SCHEDULE		
UNIT	AREA NET	AREA/TOTAL
101	1049	
102	1010	
103	1037	
104	1373	
105	1057	
106	2448	
107	1565	
108	2035	
COMMON AREA	2962	
<b>TOTAL</b>	<b>14536</b>	



TOTAL AREA 1ST FLOOR = 14,536 S.F.



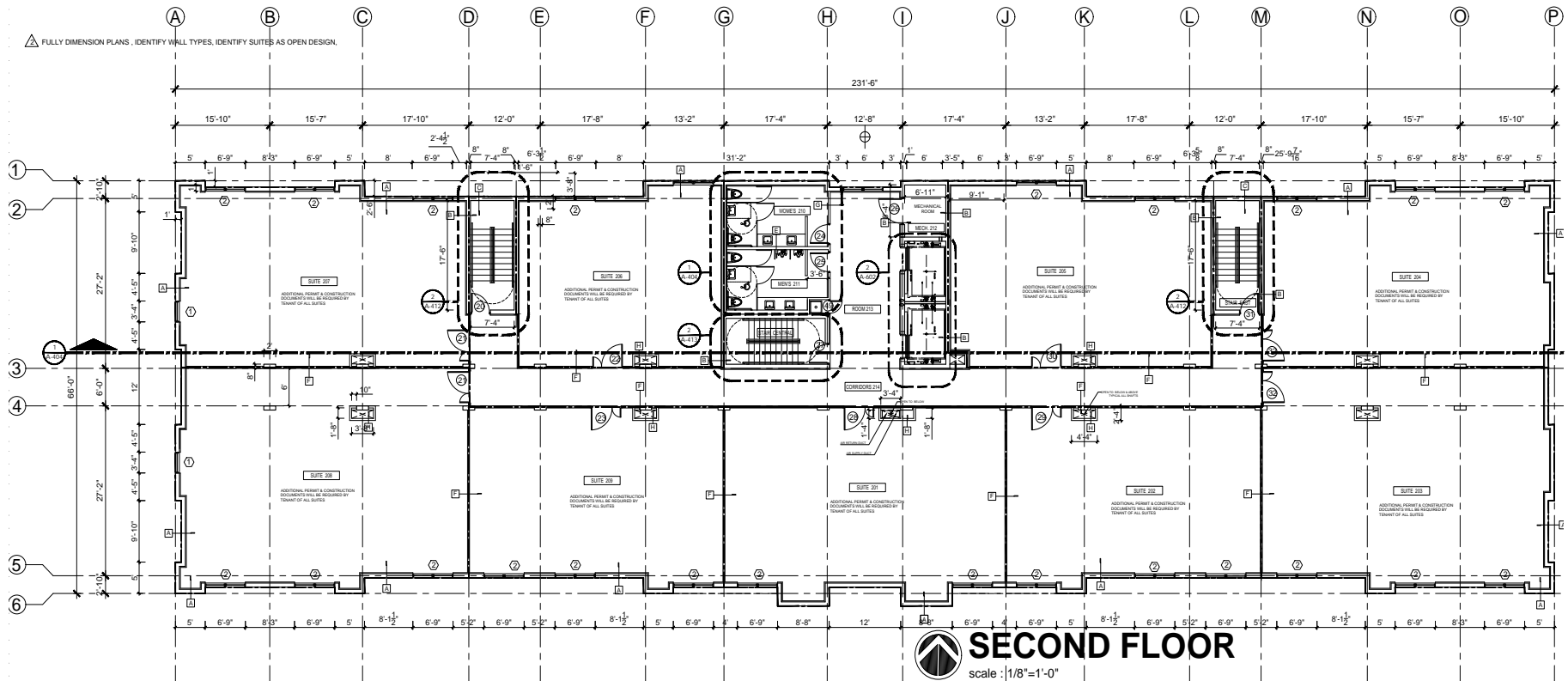
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# SECOND FLOOR

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UNITS SCHEDULE		
UNIT	AREA NET	AREA/TOTAL
201	1418	
202	1196	
203	1696	
204	1390	
205	1268	
206	986	
207	1394	
208	1698	
209	1196	
COMMON AREA	2402	
<b>TOTAL</b>	<b>14644</b>	



TOTAL AREA 2ND FLOOR = 14,644 S.F.



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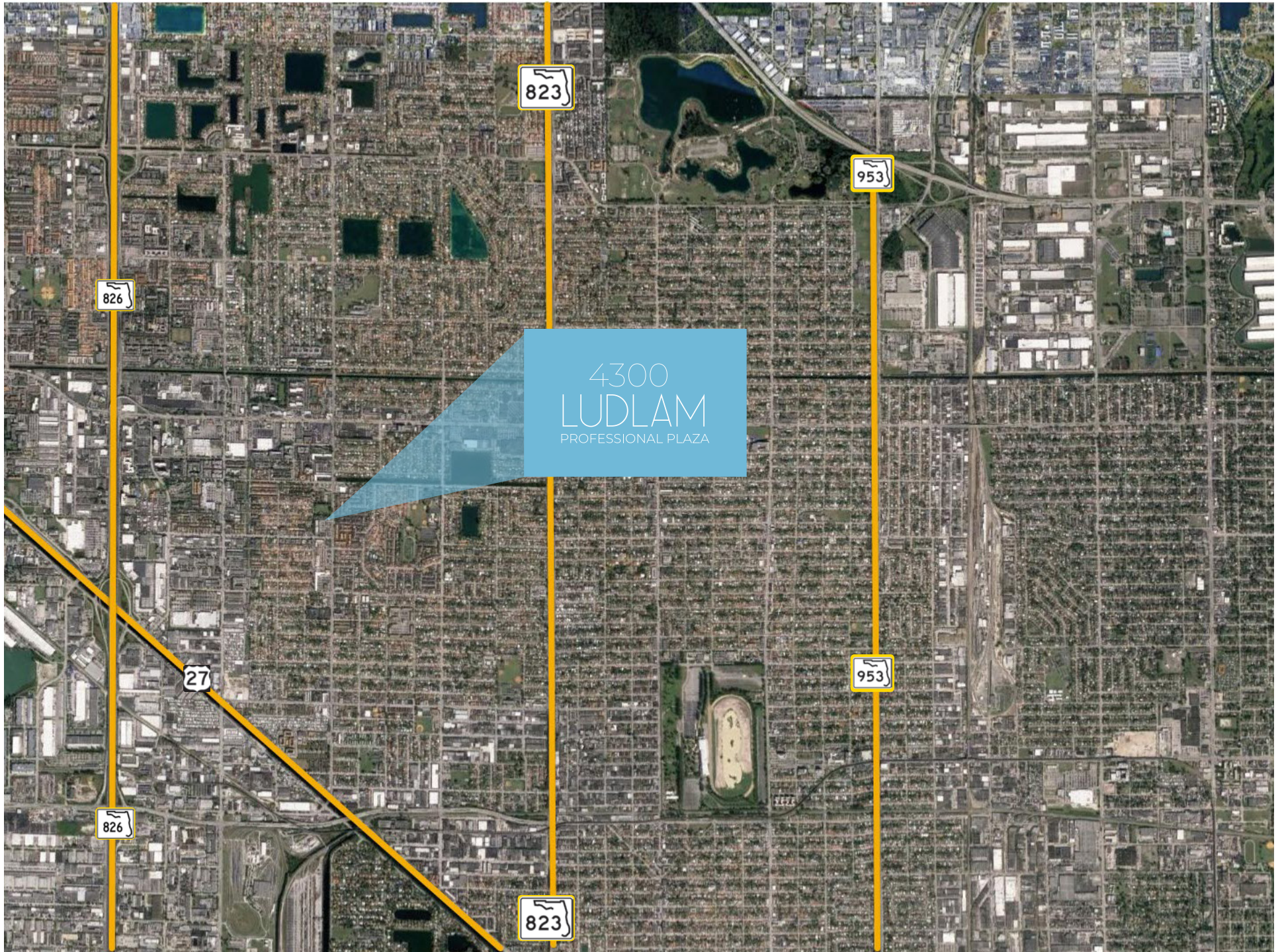






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823

953

826

4300  
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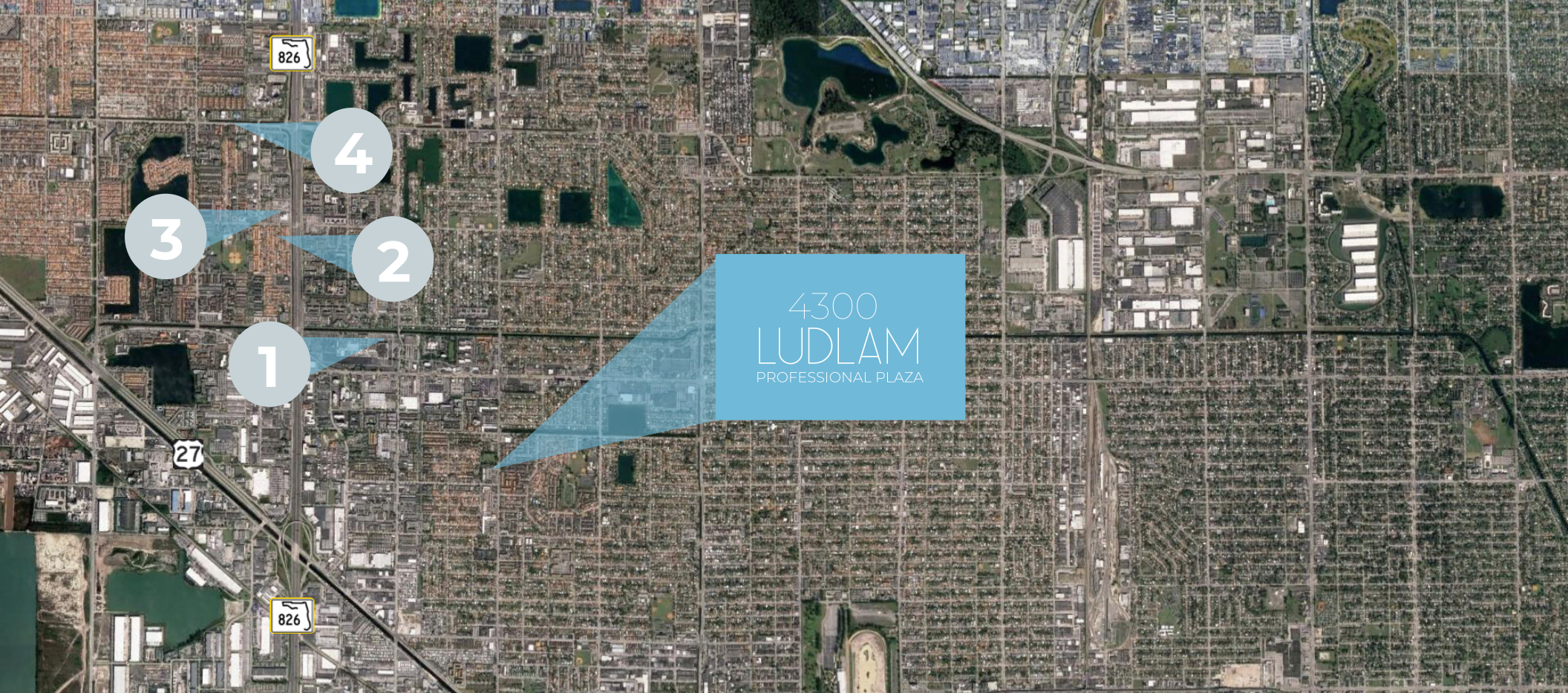
27

953

826

823





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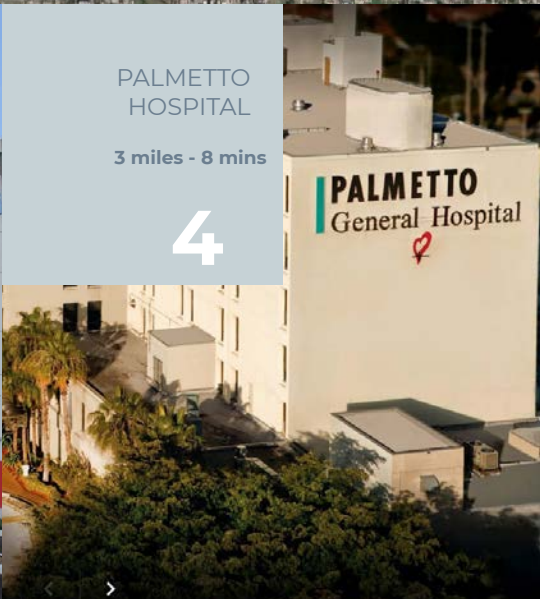
LARKIN  
COMMUNITY  
HOSPITAL  
  
0.9 miles - 5 mins  
  
1



LEON  
MEDICAL CENTER  
  
2.4 miles - 7 mins  
  
2



MOUNT  
SINAI  
  
2.2 miles - 6 mins  
  
3



PALMETTO  
HOSPITAL  
  
3 miles - 8 mins  
  
4

# NEAREST PHARMACIES

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**1.3 miles**  
5 min



**1.6 miles**  
6 min



**1.8 miles**  
7 min



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## HIALEAH'S VIBRANT COMMUNITY

is viewed as an American industrial city that  
continues to grow



# DEMOGRAPHIC PROFILE

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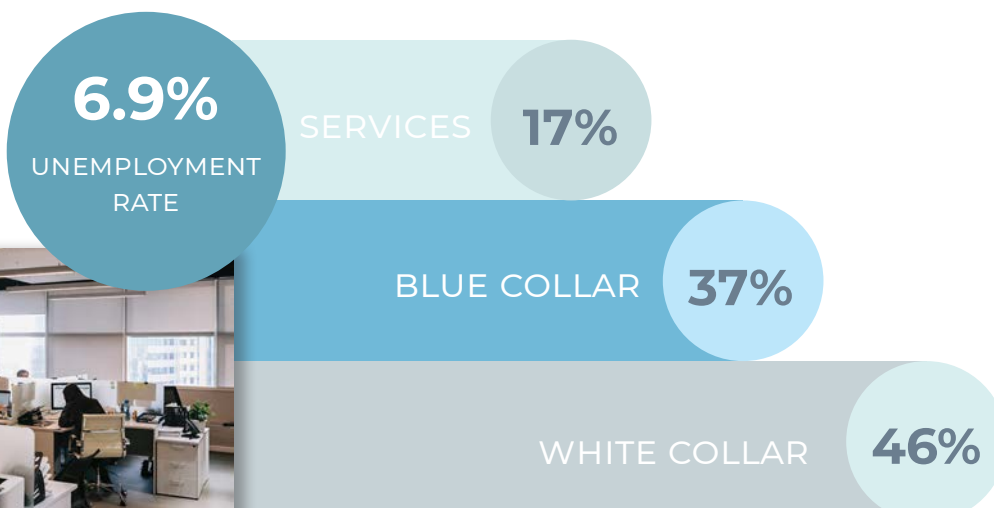
Drive time of 5 minutes

POPULATION

61,093

MEDIAN AGE

46.1



AVERAGE HOUSEHOLD SIZE  
3.0



AVERAGE HOUSEHOLD INCOME  
51,058





34,400

RESIDENTS

23,733

WORKERS

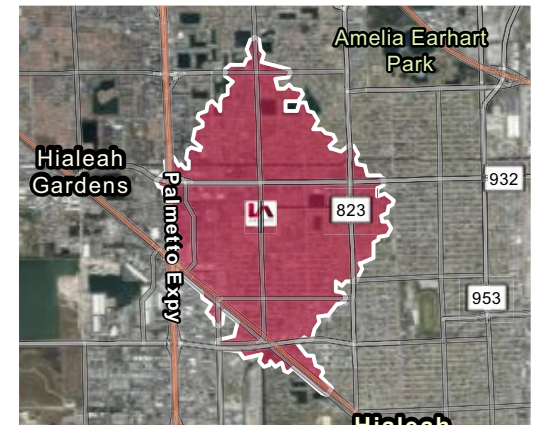
3,396 TOTAL BUSINESS

23,688 TOTAL EMPLOYEES

\$4,442,113 TOTAL SALES

# BUSINESS

Hialeah is one of the largest areas for employment and economic development in Miami Dade County and the City of Hialeah is one of its largest employers



# HIALEAH ESTATES

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**Females**  
51.8%



**Males**  
48.2%



**Population  
Density**  
12,456 /sf



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

W 12th Ave

**Lee & Associates | South Florida**

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