



Impact Commercial Center

11093 NW 138th Street | Hialeah Gardens, FL 33018

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HORIZON
PROPERTIES

CoStar
POWERBROKER

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International
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Shopping Centers

www.horizonpropertiesfl.com

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AVAILABILITIES

- Suite 201 - 1,415 SF
- Suite 202 - 1,391 SF
- Suite 203 - 1,391 SF
- Suite 204 - 1,391 SF
- Suite 205 - 3,208 SF
- Suite 206 - 1,884 SF
- Suite 207 - 1,933 SF
- Suite 208 - 2,770 SF
- Suite 209 - 1,391 SF
- Outparcel #1 - 2,500 SF

PROPERTY HIGHLIGHTS

- Facility available for a variety of business uses.
- Strategically located at the recently expanded NW 138th Street & Okeechobee Rd just East of the Florida Turnpike Intersection with prime exposure opposite Home Depot. Permanent monument signage in front of the facility is available.
- Recently built with first rate CBS construction and attractive architecture with 15' Ceiling Heights, Twin T Roof Systems and ample parking.



DEMOGRAPHICS



Total Population:

1 mile

18,388

3 mile

121,758

5 mile

319,430



Average HH Income:

\$77,997

\$79,189

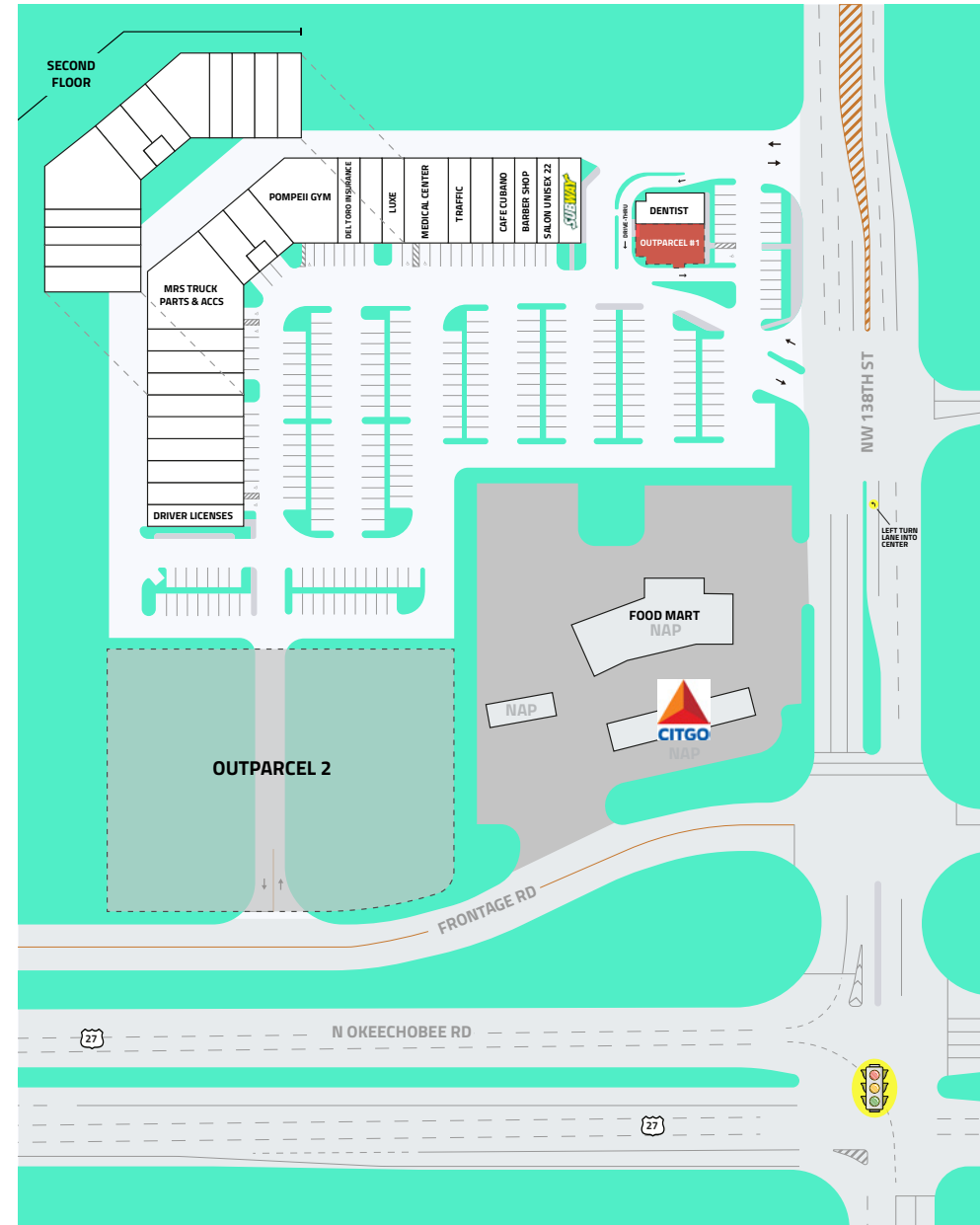
\$74,933

TRAFFIC



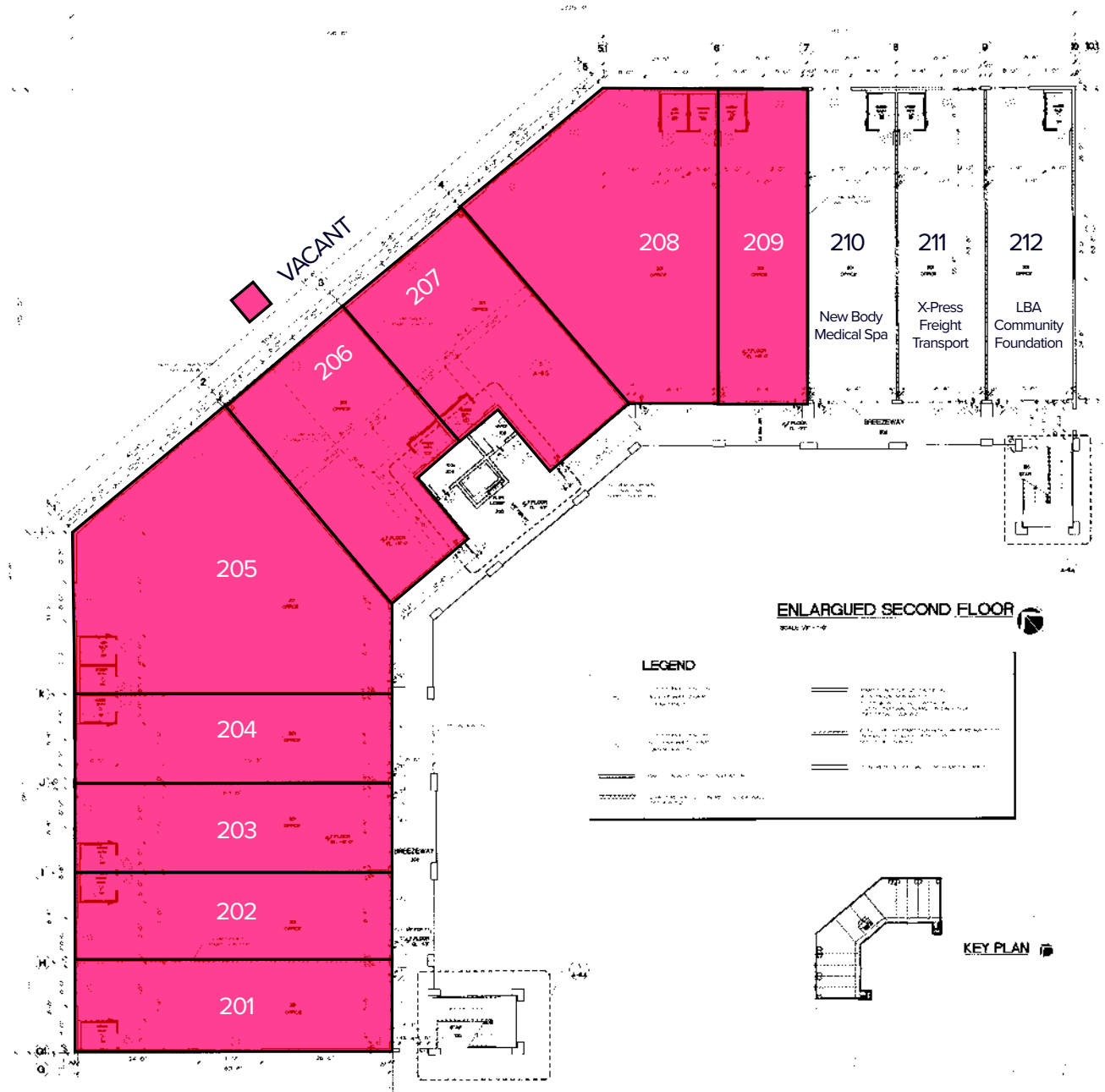
■ Average Daily Traffic: 87,500 VPD

Site Plan and Availabilities

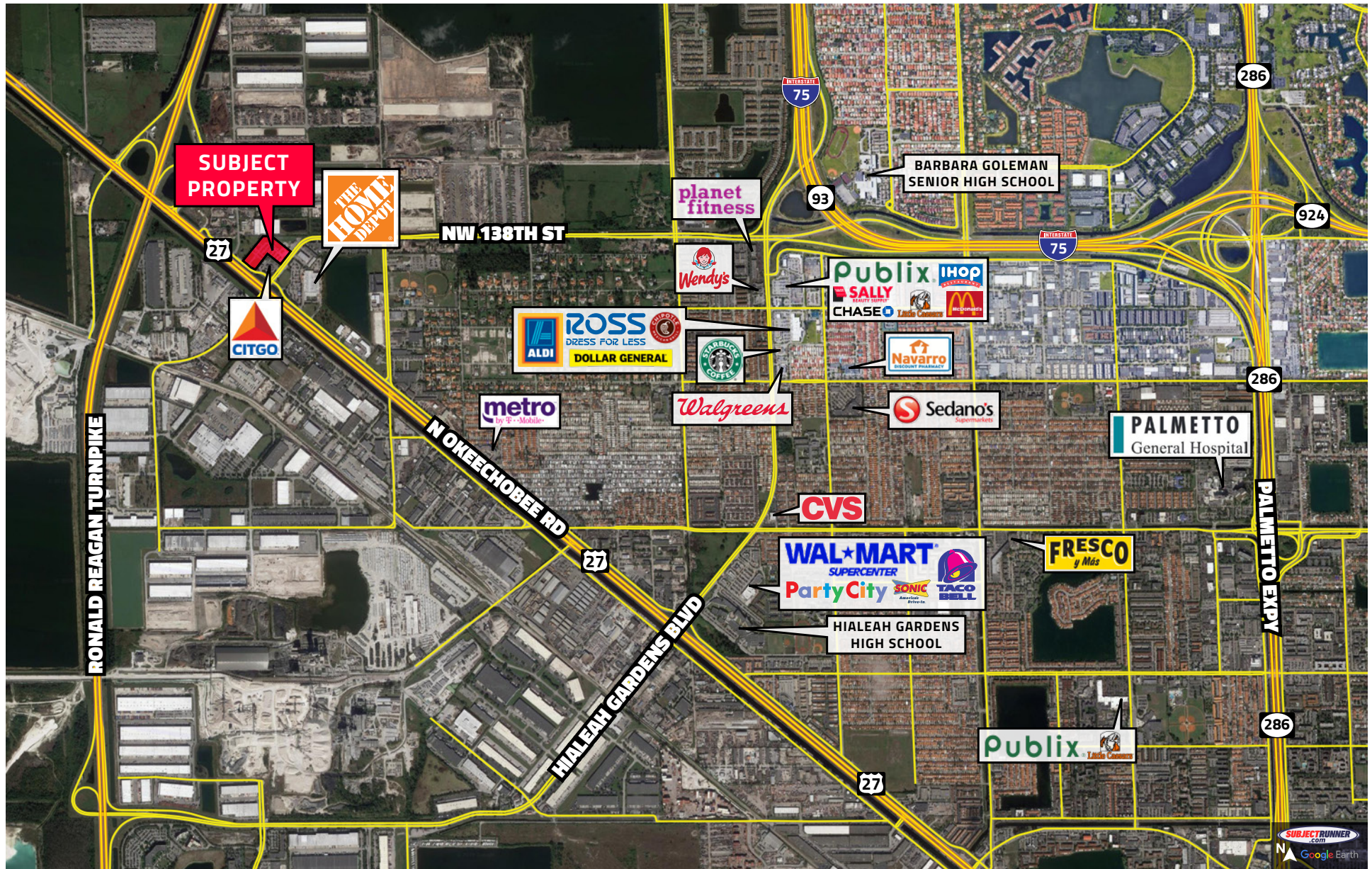


HORIZON
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Impact Commercial Center Second Floor



Impact Commercial Center



Contact:

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**Commercial
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