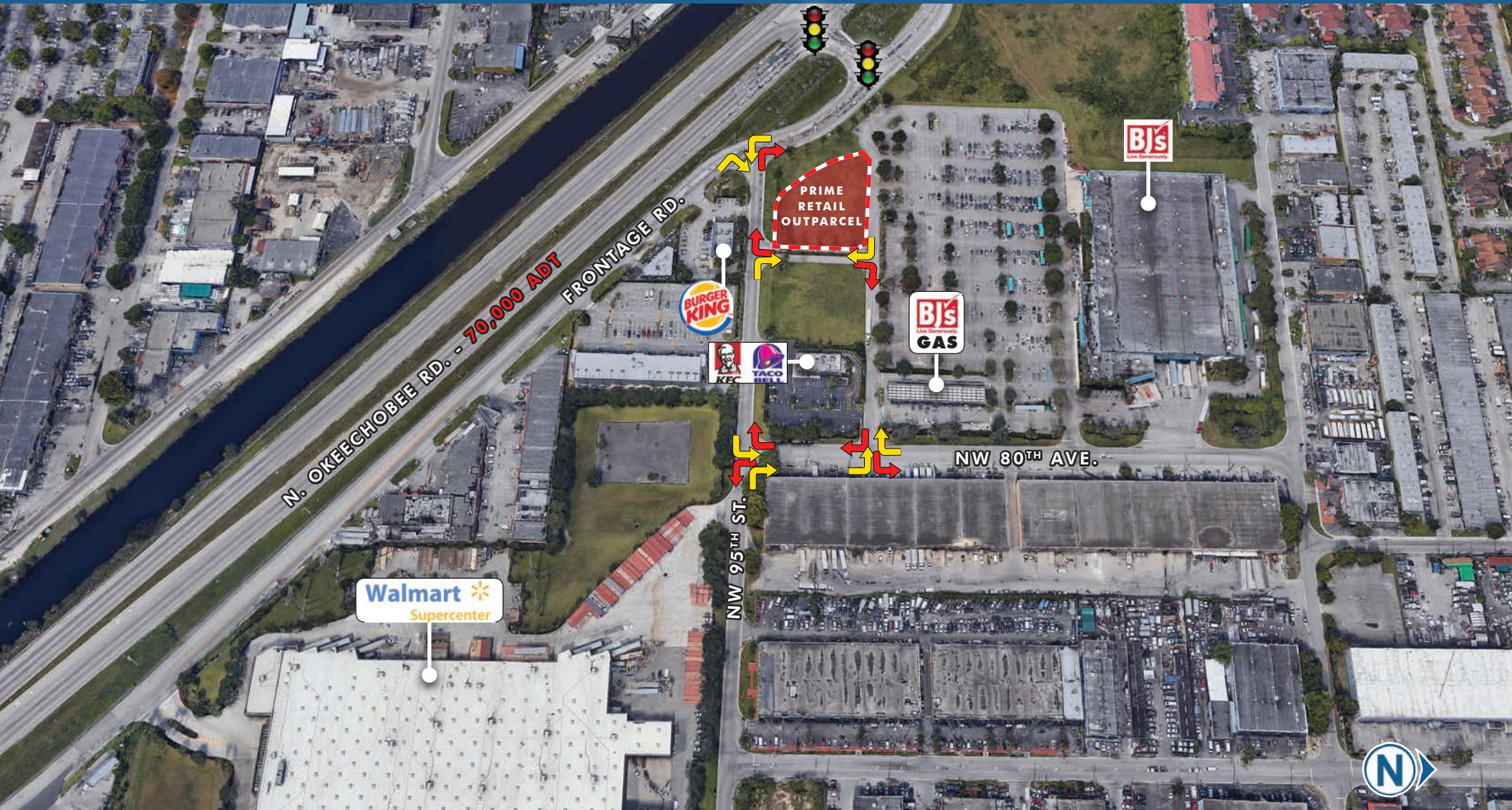




FOR LEASE, GROUND LEASE OR FOR SALE

±0.71 ACRE PRIME RETAIL OUTPARCEL

W. OKEECHOBEE RD. (FRONTAGE RD.) & NW 95TH ST. | HIALEAH GARDENS, FL



KATZ & ASSOCIATES

1900 Corporate Blvd. NW | Suite 450 | East Tower
Boca Raton, FL 33431 Phone: (561) 361-7232
www.katzassociates.com
Licensed Florida Brokerage Firm

DANIEL SOLOMON, CCIM

Principal

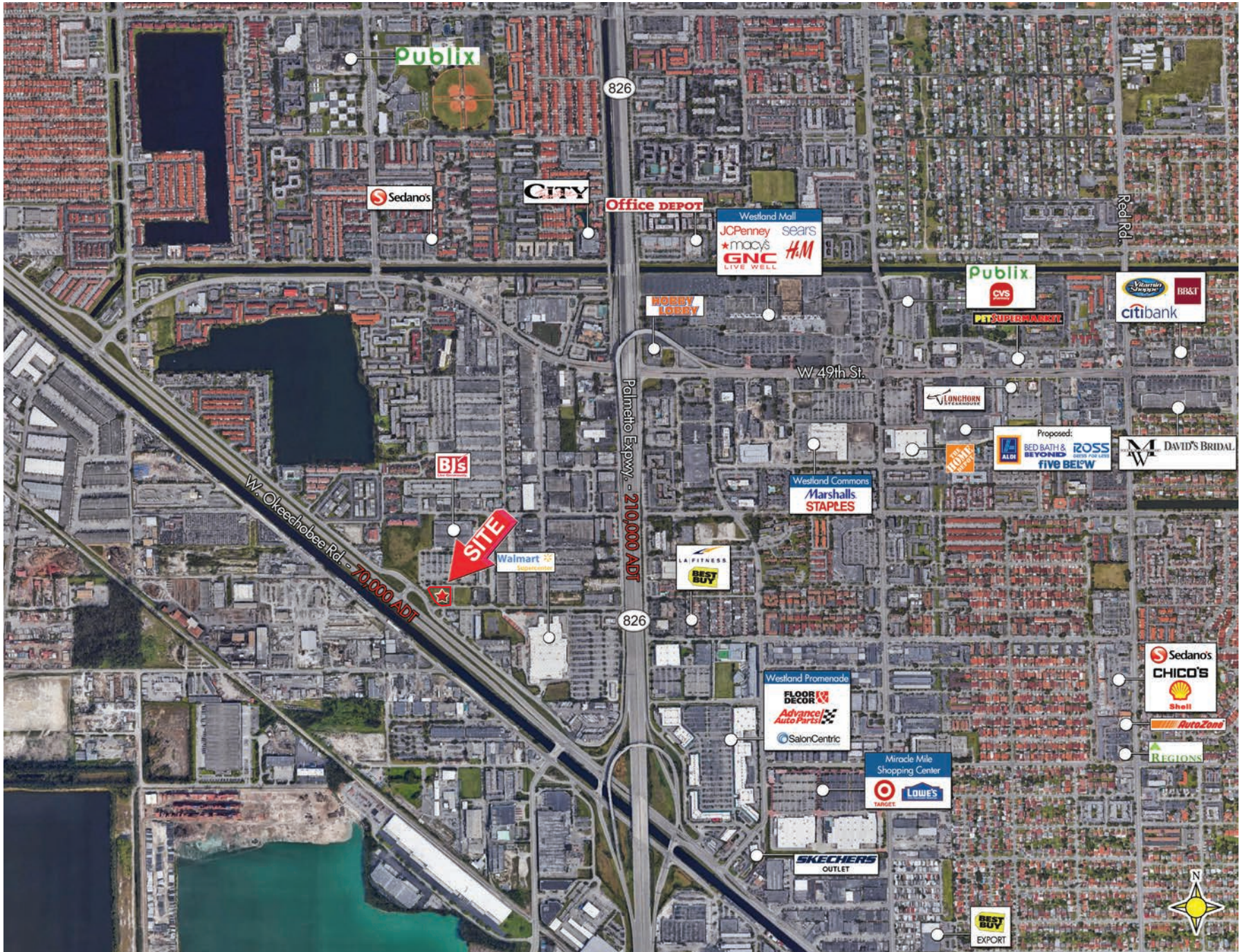
Email: danielsolomon@dkatz.com

Phone: O (561) 869-4351

C (954) 401-2181

AERIAL | TRADE AREA

W. OKEECHOBEE ROAD (FRONTAGE ROAD) & NW 95TH STREET
HIALEAH GARDENS, FLORIDA



OVERVIEW

W. OKEECHOBEE ROAD (FRONTAGE ROAD) & NW 95TH STREET HIALEAH GARDENS, FLORIDA

Property Overview

Address:	W. Okeechobee Road (Frontage Road) and NW 95th Street in Hialeah Gardens, FL
Frontage:	Direct frontage on Frontage Road/W. Okeechobee Road with visibility from heavily trafficked Okeechobee Road with over $\pm 70,000$ ADT
Folio:	2730030370010
Lot Size:	± 0.71 Acre (42,907 SF)
Zoning:	Ideally located within favorable Commercial Business (B-3) Zoning District allowing for a variety of uses
Location:	<p>Located in the heart of Hialeah Gardens in an excellent retail location next to BJ's Wholesale Club and across from Walmart Supercenter, Taco Bell/KFC and Burger King.</p> <ul style="list-style-type: none">• $\pm 1/2$ mile to Palmetto Expressway (826) with $\pm 210,000$ ADT• $\pm 70,000$ ADT on Okeechobee Road• ± 6 miles to Gratigny Parkway and I-75• ± 5 miles from Miami International Airport

DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION			
2017 Estimated	22,992	200,063	390,016
2022 Projected	24,040	209,444	408,202
Growth '17-'22	0.9%	0.9%	0.9%
AVERAGE HH INCOME			
2017 Estimated	\$40,127	\$49,927	\$58,017
2022 Projected	\$47,521	\$60,580	\$70,514
TOTAL HOUSEHOLDS			
2017 Estimated	7,801	63,805	124,323
2022 Projected	8,115	66,392	129,253
Average HH Size	3	3	3
2017 Avg. HH Vehicles	1	2	2
MEDIAN AGE			
Male	40	40	40
Female	45	44	43
DAYTIME EMPLOYMENT			
# Businesses	1,405	11,535	27,016
# Employees	12,971	100,594	258,851



The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant.

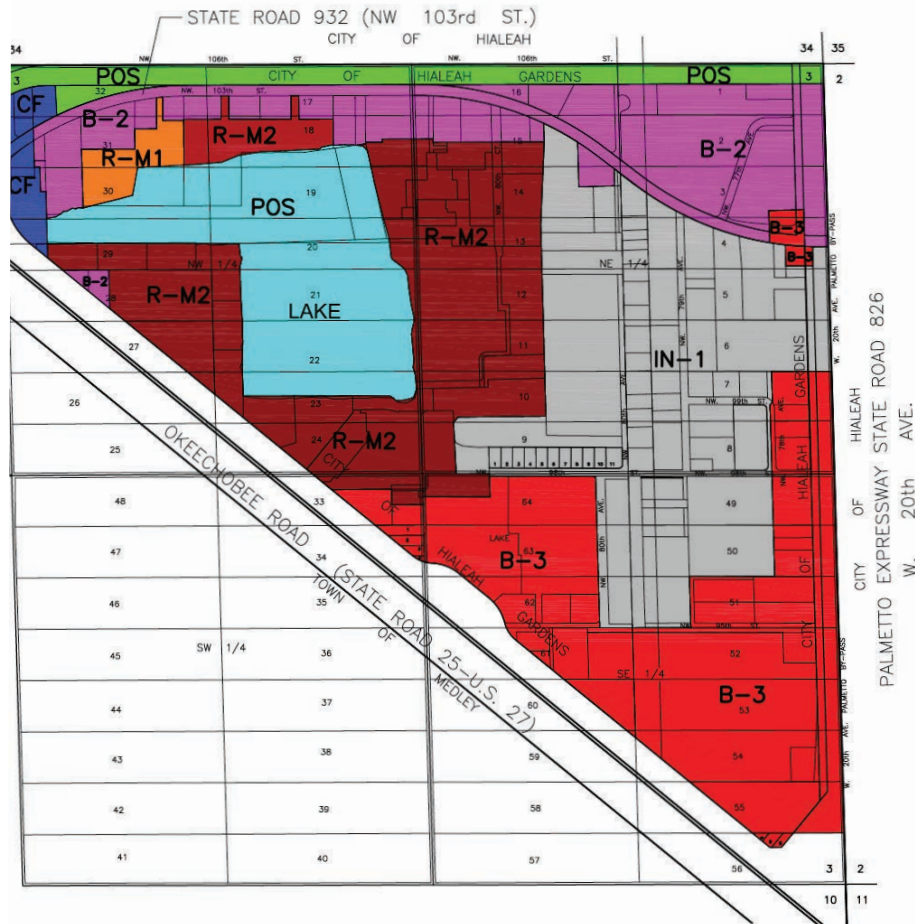
W. OKEECHOBEE ROAD (FRONTAGE ROAD) & NW 95TH STREET
HIALEAH GARDENS, FLORIDA

[illegible]

ZONING

W. OKEECHOBEE ROAD (FRONTAGE ROAD) & NW 95TH STREET HIALEAH GARDENS, FLORIDA

Ideally located within favorable Commercial Business (B-3) Zoning District allowing for a variety of uses



Zoning

Located within the Commercial Business District (B-3), this ±0.71 acre site has a variety of permitted uses including but not limited to most retail uses, restaurant, fast food establishments (drive-thru), bakeries, grocery store, banking, entertainment, fitness/health club, warehouse/self-storage, veterinary clinics/kennels, hotel/motel, open lot car and truck sales, automobile repairs and gas/service stations

(Hialeah Code Ord. of 9-25-06; Ord. No. 2010-23, § 1, 11-2-10; Ord. No. 2015-18, § 2, 12-1-15)

Land Use

- Max Density: 10,000 SF
- Max Building Lot Coverage: 50%
- Max Floor Area Ratio: 1.5
- Max Impervious: 85%
- Min. Landscaped/Open Space: 15%
- Maximum Building Height (stories/feet): 3/40 ft. to parapet
- Setbacks
 - Front:
 - ~ 50 ft. (if parking in front)
 - ~ 20 ft. (if no parking in front)
 - Side:
 - ~ 0 ft. if adjacent to business or industrial uses
 - Rear:
 - ~ 0 ft. if adjacent to business or industrial uses