

1,870 SF RETAIL SUBLEASE WESTLAND COMMONS

1738 WEST 49TH STREET,
HIALEAH, FL 33012



SUITE 1738-1



 **LEE &
ASSOCIATES**
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Presented By,
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PROPERTY SUMMARY

WESTLAND COMMONS SHOPPING PLAZA

Lee & Associates presents Suite 1738-1 at Westland Commons Shopping Plaza, a 1,870 SF retail sublease opportunity in one of Hialeah's premier power centers. This move-in-ready space offers an excellent opportunity for retailers or service-oriented businesses seeking a well-positioned location with approximately four (4) years remaining on the existing lease. Westland Commons is a 184,411 SF multi-tenant shopping center anchored by national retailers including Burlington, Marshalls, Fresco y Más and Golden Corral, providing exceptional customer traffic and a strong retail environment. The property features ample parking, pylon signage, signalized access, and dedicated turn lanes.

Located at 1630-1738 W. 49th Street in Hialeah, Westland Commons enjoys outstanding visibility along W. 49th Street with approximately 860 feet of frontage and benefits from strong surrounding traffic counts. The center offers convenient access to the Palmetto Expressway (SR 826), is approximately 15 minutes from Miami International Airport, and is surrounded by dense residential neighborhoods and established commercial development, making it an ideal location to serve the greater Hialeah market.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MICHAEL AVENDANO

Senior Vice President
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PROPERTY HIGHLIGHTS



1,870 SF Retail Space | Sublease

- Approximately 4 years remaining on existing lease
- Located within Westland Commons power center
- Anchored by Burlington, Marshalls, Fresco y Más & Golden Corral
- Ample surface parking
- Signalized intersection with dedicated turn lane
- Pylon signage available



Prime Location:

Located on **West 49th Street (Palm Springs Mile)** in the heart of Hialeah's premier retail corridor, this property offers exceptional access to Miami-Dade County's major highway network.



Exceptional Freeway Access:

1. **Palmetto Expressway (SR-826)**
 - Distance: ~1 mile west
 - Drive Time: 3-5 minutes
2. **Interstate 75 (I-75)**
 - Distance: ~5-6 miles northwest
 - Drive Time: 8-12 minutes
3. **Florida's Turnpike**
 - Distance: ~4-5 miles west
 - Drive Time: 8-10 minutes

LEASE SPACES



SUBLEASE INFORMATION

SUBLEASE TYPE:	NNN	SUBLEASE TERM:	Negotiable
TOTAL SPACE:	1,870 SF	SUBLEASE RATE:	\$45 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1738-1	Available	1,870 SF	NNN	\$45.00 SF/yr

SUITE 1738-1



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Westland Commons
STREET ADDRESS	1738 West 49th Street
CITY, STATE, ZIP	Hialeah, FL 33012
COUNTY	Miami-Dade
MARKET	South Florida
SUB-MARKET	Hialeah

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
ZONING	6400
LOT SIZE	17.96 Acres
APN #	04-3002-000-0032
TRAFFIC COUNT	48500
TRAFFIC COUNT STREET	W 49th Street



BUILDING INFORMATION

BUILDING SIZE	184,411 SF
TENANCY	Multiple
YEAR BUILT	1969
YEAR LAST RENOVATED	2006

PARKING & TRANSPORTATION

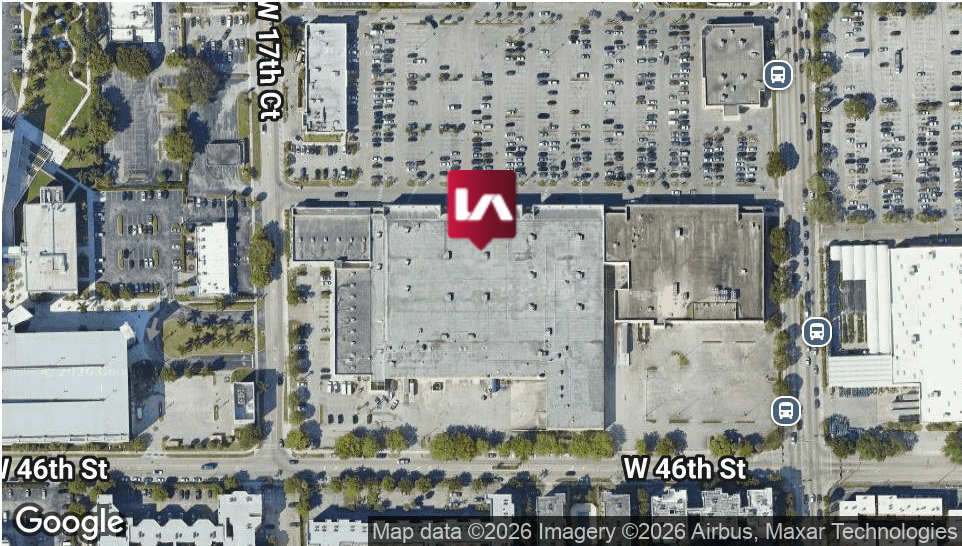
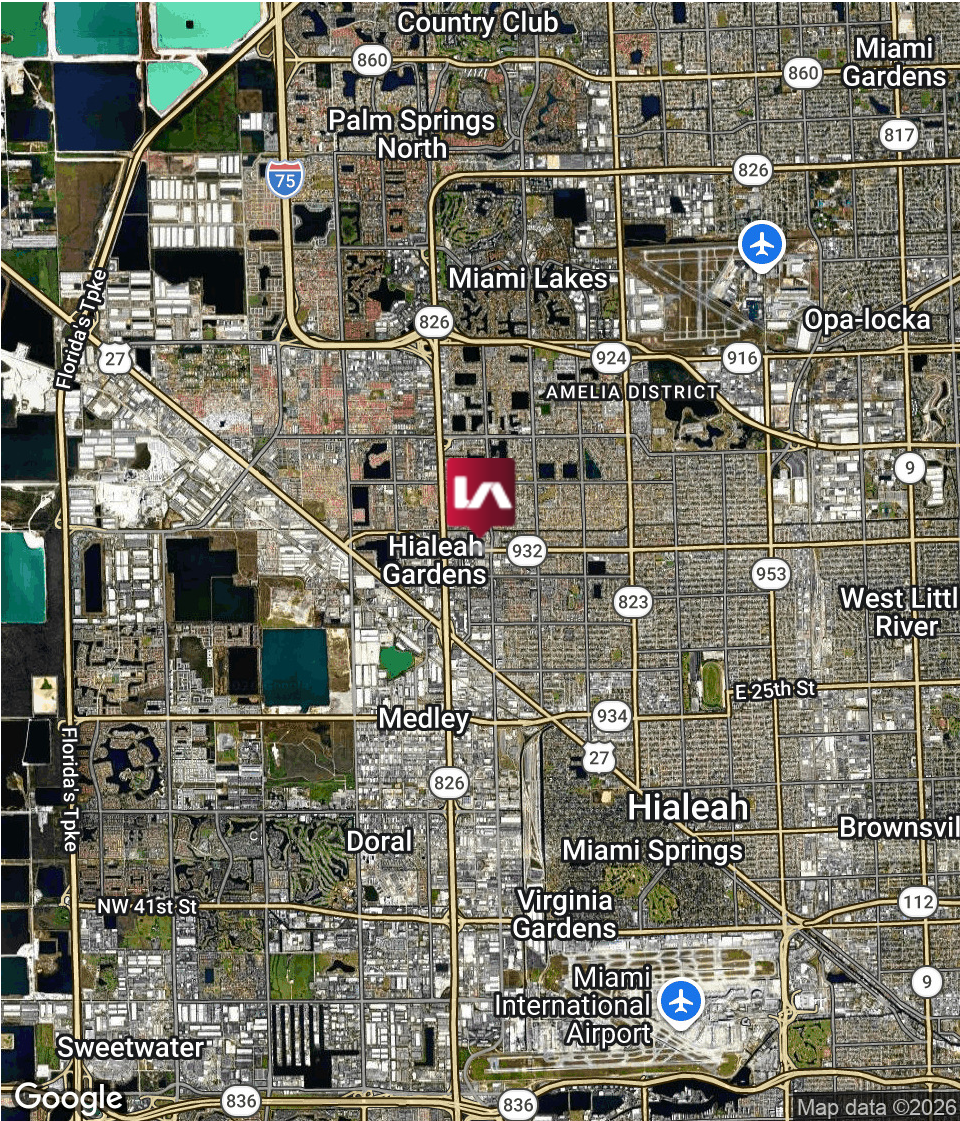
PARKING TYPE	Surface
PARKING RATIO	4.63
NUMBER OF PARKING SPACES	854



AREA OVERVIEW



REGIONAL MAP



LOCATION OVERVIEW

Power center located along W 49th St just east of NW 103rd St in the Hialeah submarket near the Palmetto Expressway and Miami International Airport.

CITY INFORMATION

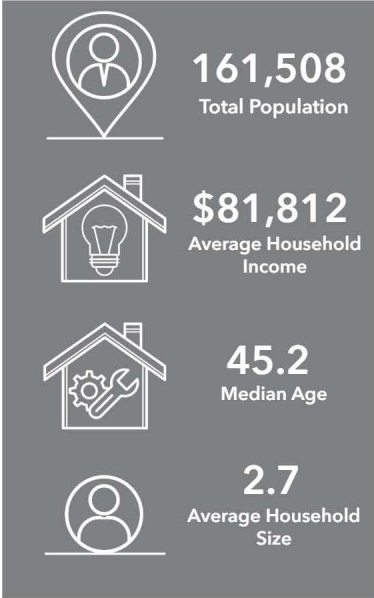
CITY:	Hialeah
MARKET:	South Florida
TRAFFIC COUNT:	48,500
SUBMARKET:	Hialeah

LOCATED AMONG ESTABLISHED NATIONAL RETAILERS

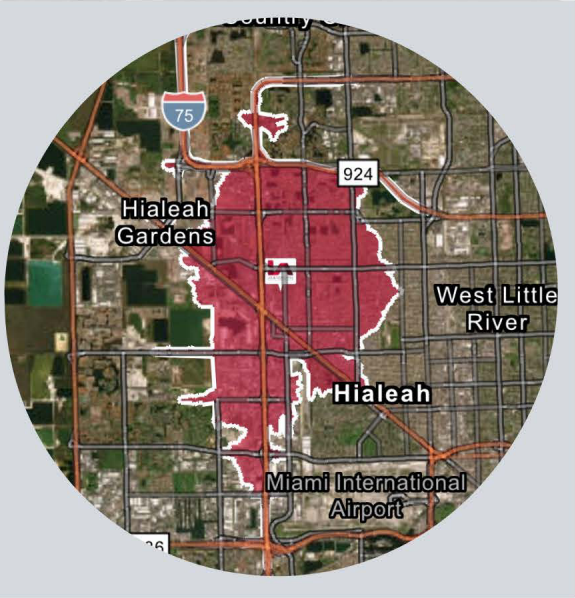


DEMOGRAPHIC PROFILE

KEY FACTS



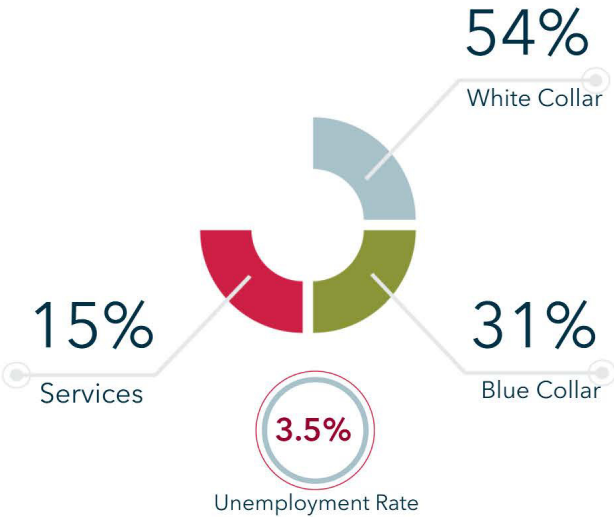
Drive time of 10 minutes



Annual Average Consumer Spending



EMPLOYMENT TRENDS



BUSINESS



HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

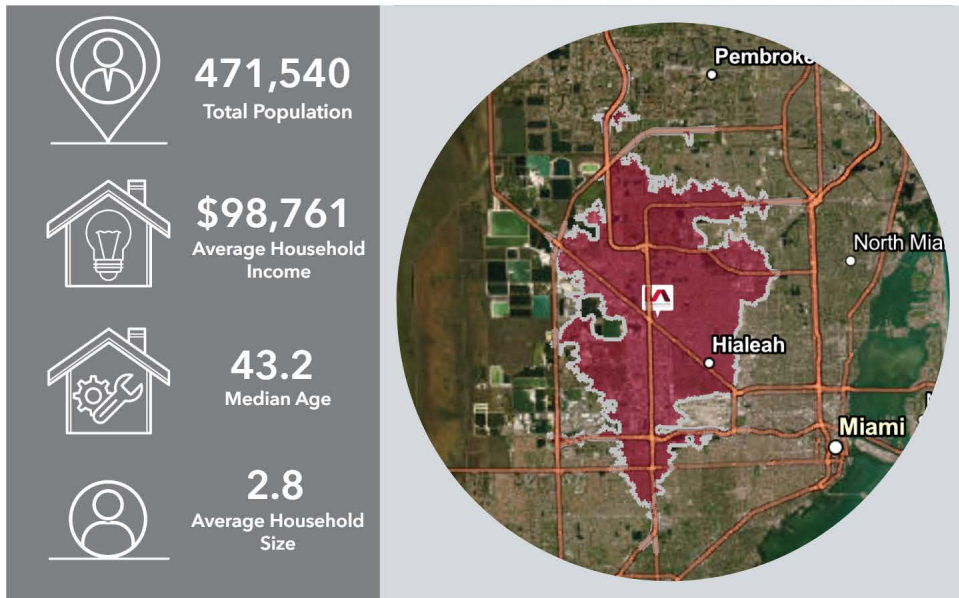
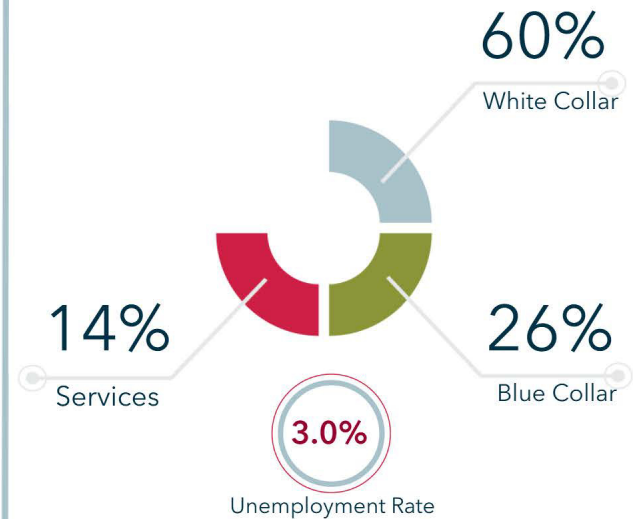
KEY FACTS

Drive time of 15 minutes

Annual Average Consumer Spending



EMPLOYMENT TRENDS



471,540
Total Population

\$98,761
Average Household Income

43.2
Median Age

2.8
Average Household Size

BUSINESS



HOUSING UNITS

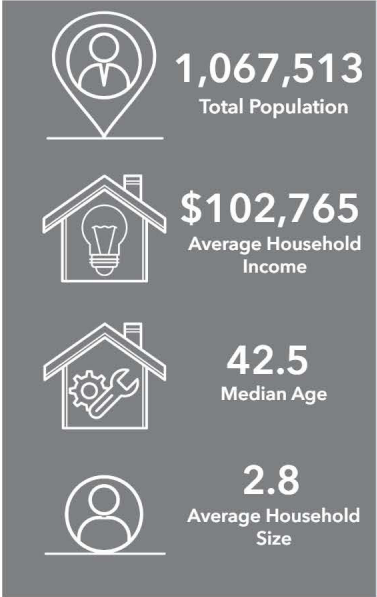


DAYTIME POPULATION

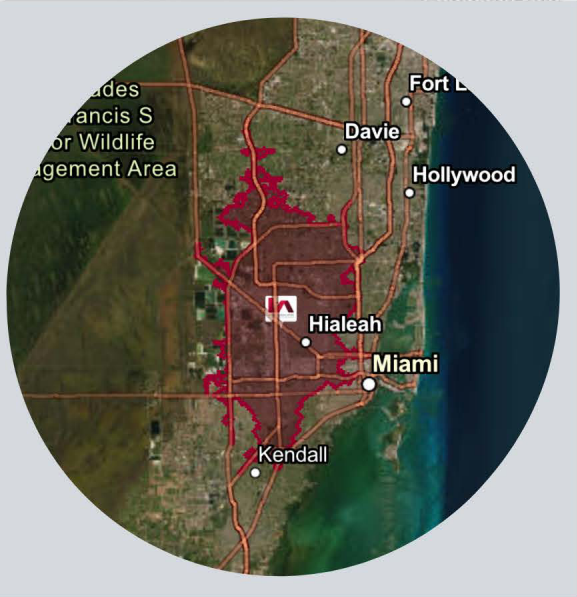


DEMOGRAPHIC PROFILE

KEY FACTS



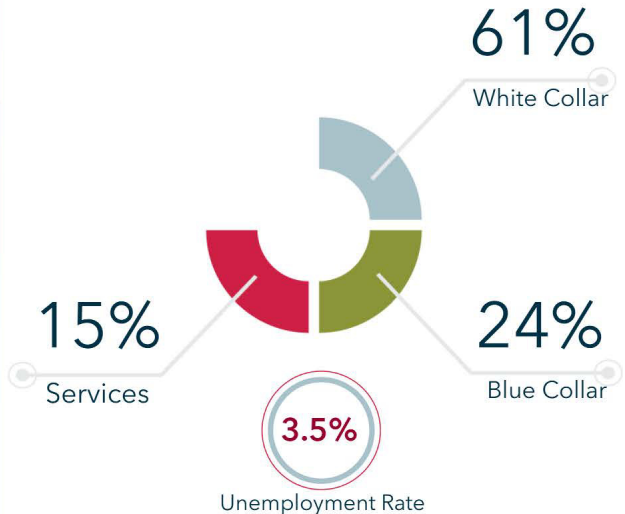
Drive time of 20 minutes



Annual Average Consumer Spending



EMPLOYMENT TRENDS



BUSINESS



HOUSING UNITS



DAYTIME POPULATION

