

FOR LEASE

WESTLAND COMMONS

1700 West 49th Street Hialeah, FL 33012



BASIC INFO

Westland Commons

Address 1700 West 49th Street

Location Southwest corner of West 49th Street and West 16th Avenue

Status Currently Staples

Size Ground Floor 23,000 SF

Ceiling Height 22 Feet

Frontage 100 Feet

Possession April, 2021

- Westland Commons is Hialeah's most prominent shopping center located right off the Palmetto Expressway. Tenants include Chick-fil-A, Wendy's, Fresco y Mas, Marshall's, Burlington Coat Factory, Banco Popular, Walgreen's, Golden Corral, Mattress Firm, and Dade Country Federal Credit Union.
- Located directly across the street from the Westland Mall, with 100+ retailers and 7.3 Million visitors in 2019.
- Neighboring retailers include Hobby Lobby, Bed Bath and Beyond, The Home Depot, Ross, H&M and Publix.
- 720+ parking spaces on site. 1 parking space per every 316 SF at the center.
- Dedicated loading docks directly in the rear of the space.
- Located right off the intersection of W 49th Street and NW 16th Avenue. Traffic counts of 50,000 cars daily on 49th Street and 31,500 cars on 16th Avenue



Westland Commons Co-tenants



West 49th Street (NW 103rd Street)



West 17th Court

West 16th Avenue (NW 72nd Avenue)

West 46th Street



Area Map



Interior Photo



Aerial View



Marshalls

Burlington

FRESCO
y Más

AVAILABLE

golden
corral
Buffet & Grill

Wendy's

POPULAR
COMMUNITY BANK

Westland Commons

Walgreens

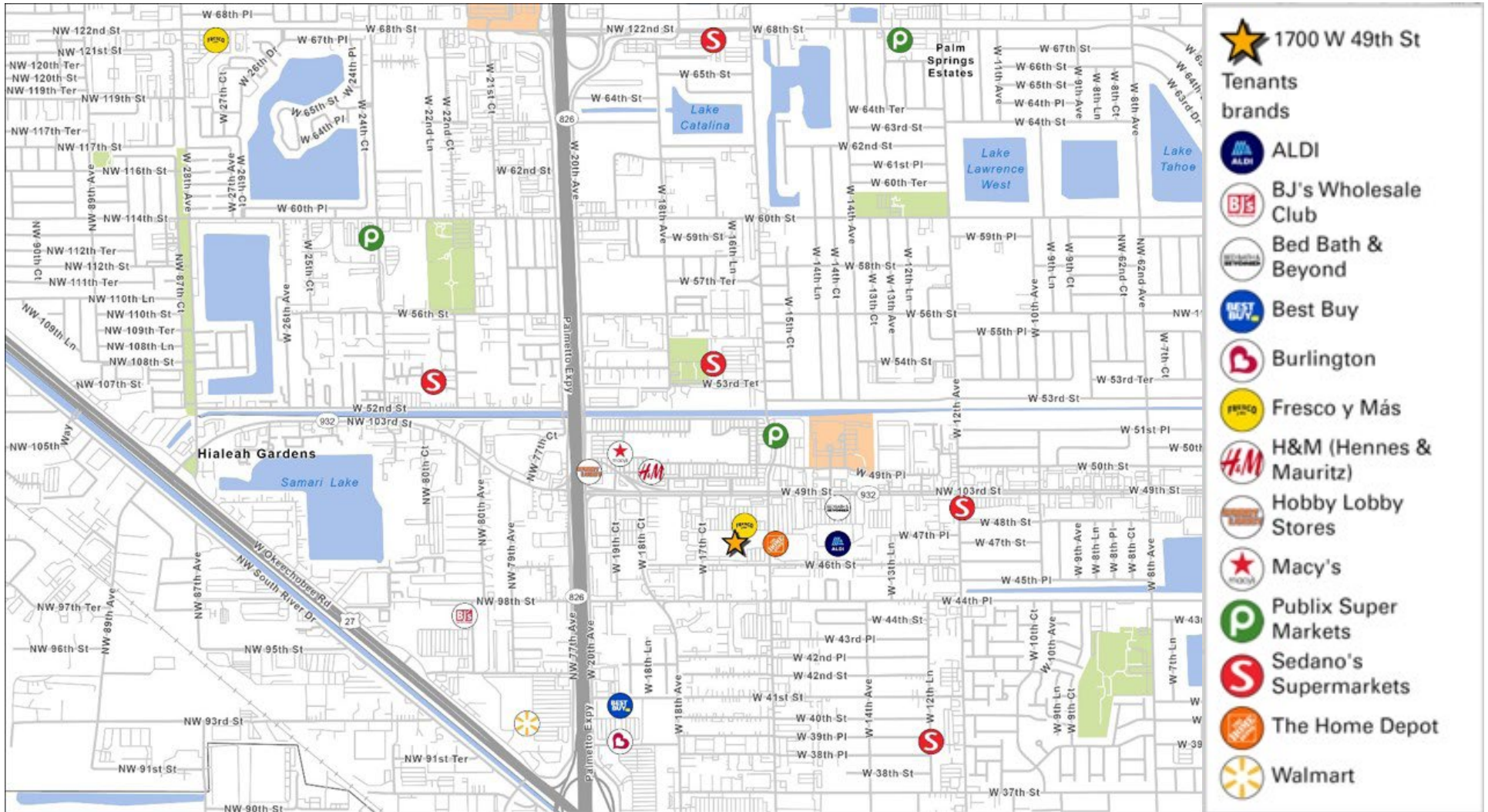
Chick-fil-A

W 49th Street (NW 103rd Street)
AADT 50,000

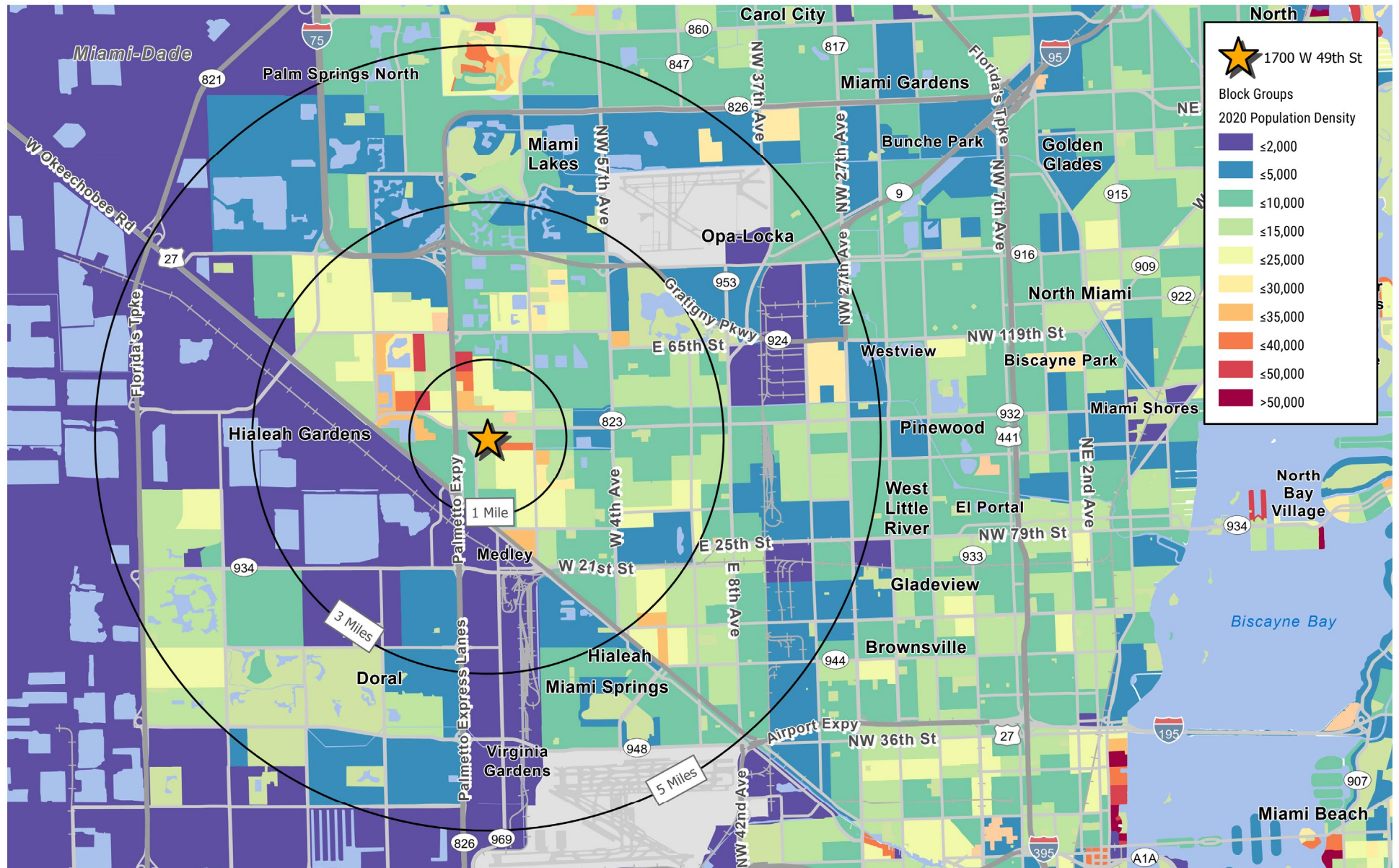
NW 16 Avenue (NW 72nd Avenue)
AADT 31,500

Westland Mall

Big Box Retailer Logo Map



Residential Density Map



Area Demographics

2020 Population and Household	1 Mile	3 Mile	5 Mile
Total Population	45,997	213,717	445,229
Total Households	15,871	66,959	141,291
Average Household Size	2.88	3.16	3.12
Per Capita Income	\$16,110	\$17,136	\$21,132
2020 Business Summary	1 Mile	3 Mile	5 Mile
Total Employees	22,000	108,479	264,935
Total Businesses	3,022	15,500	35,918
Total Daytime Population	46,518	214,090	494,354
Workers	20,777	95,842	253,344
Residents	25,741	118,248	241,010
2020 Households by Income	1 Mile	3 Mile	5 Mile
<\$15,000	19.38%	17.57%	15.03%
\$15,000 - \$24,999	16.08%	14.98%	12.95%
\$25,000 - \$34,999	12.61%	12.12%	10.64%
\$35,000 - \$49,999	16.33%	14.67%	13.50%
\$50,000 - \$74,999	20.41%	19.10%	18.55%
\$75,000 - \$99,999	8.08%	9.08%	10.53%
\$100,000 - \$149,999	4.63%	7.85%	10.43%
\$150,000+	2.47%	4.63%	8.38%
Median Household Income	\$36,276	\$39,352	\$46,993
Average Household Income	\$46,820	\$54,538	\$66,473



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