



AVAILABLE FOR LEASE

13115 W Okeechobee Rd - Lake Garden Center
Storefront Retail/Office - Hialeah Submarket
Hialeah, FL 33018

PROPERTY FEATURES

AVAILABLE SF	± 1,260 SF - ± 2,940 SF
AC LOT	1.87
BUILDING SIZE	22,002 SF
TYPE	2 STAR RETAIL
BUILT	2014
STORIES	(1)
CLASS	B

BUILDING

- 3 Units Available
- High visibility along W Okeechobee Rd
- Strong traffic counts and excellent accessibility
- Ample on site parking for customers and employees

PROPERTY DESCRIPTION

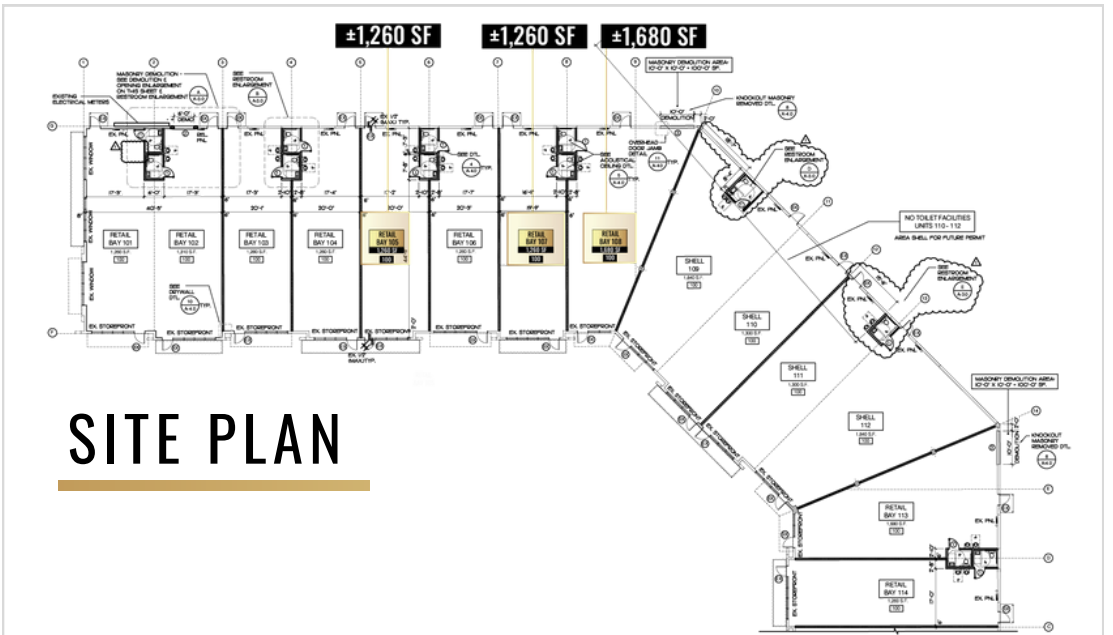
Lake Garden Center is a contemporary multi-tenant retail and office plaza strategically positioned along W Okeechobee Road in the high-demand Hialeah submarket. Built in 2014, this well-maintained center offers 22,002 square feet of flexible storefront space designed to accommodate a diverse mix of retail, service, and professional office users.



CALL FOR DETAILS

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PROPERTY IMAGES



LOCATION OVERVIEW

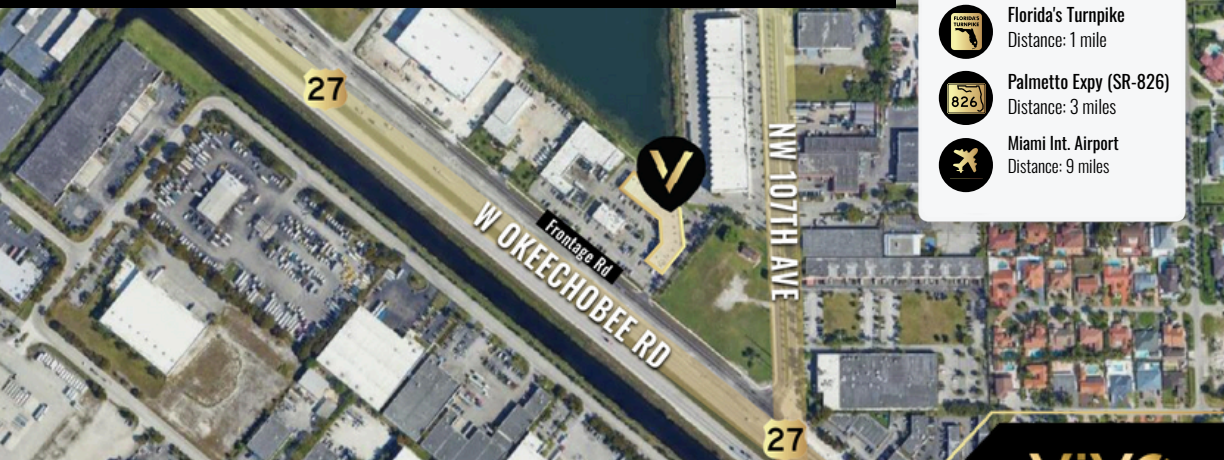
DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	4,096	81,489
HOUSEHOLDS	1,163	24,722
MEDIAN AGE	46.20	40.90
MEDIAN HH INCOME	\$81,414	\$69,363
DAYTIME EMPLOYEES	8,201	45,202

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
OKEECHOBEE ROAD	NW 138TH ST NW	28,812	2025	0.35 mi
NORTHWEST 107TH	NW 127TH ST N	5,285	2025	0.40 mi
NW 138TH ST	GRAHAM DAIRY RD	7,664	2025	0.40 mi
NORTHWEST 138TH	NW 140TH ST N	22,802	2025	0.40 mi
NORTHWEST SOUTH	NW 104TH AVE N	1,815	2025	0.56 mi
NORTHWEST 138TH	NW 102ND AVE E	25,683	2025	0.62 mi
NORTHWEST 122ND	NW 122ND ST SW	2,650	2025	0.62 mi
N OKEECHOBEE RD	FRONTAGE RD NW	32,382	2025	0.64 mi

MAP



Downtown Miami
Distance: 11 miles



Florida's Turnpike
Distance: 1 mile



Palmetto Expy (SR-826)
Distance: 3 miles



Miami Int. Airport
Distance: 9 miles