



# Impact Commercial Center Outparcel

11093 NW 138th Street | Hialeah Gardens, FL 33018

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HORIZON  
PROPERTIES

CoStar  
**POWERBROKER**

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## PROPERTY HIGHLIGHT

- 2,500 SF - Outparcel #1 w/drive thru and grease trap
- Ground Lease Available: 1.5 Acre Outparcel (#2) fronting Okeechobee Rd
- Impact Commercial Center is a new two story mixed use center offering outstanding leasing opportunities of outparcels in the rapidly expanding Hialeah Gardens Trade Area.
- Strategically located at the recently expanded NW 138th Street & Okeechobee Rd just East of the Florida Turnpike Intersection with prime exposure opposite Home Depot
- Recently built with first rate CBS construction and attractive architecture with 15' Ceiling Heights, Twin T Roof Systems and ample parking
- Outparcel Ideal uses include: restaurants, banks, quick service hotels



## DEMOGRAPHICS



Total Population:

1 mile

18,388

3 mile

121,758

5 mile

319,430



Average HH Income:

\$77,997

\$79,189

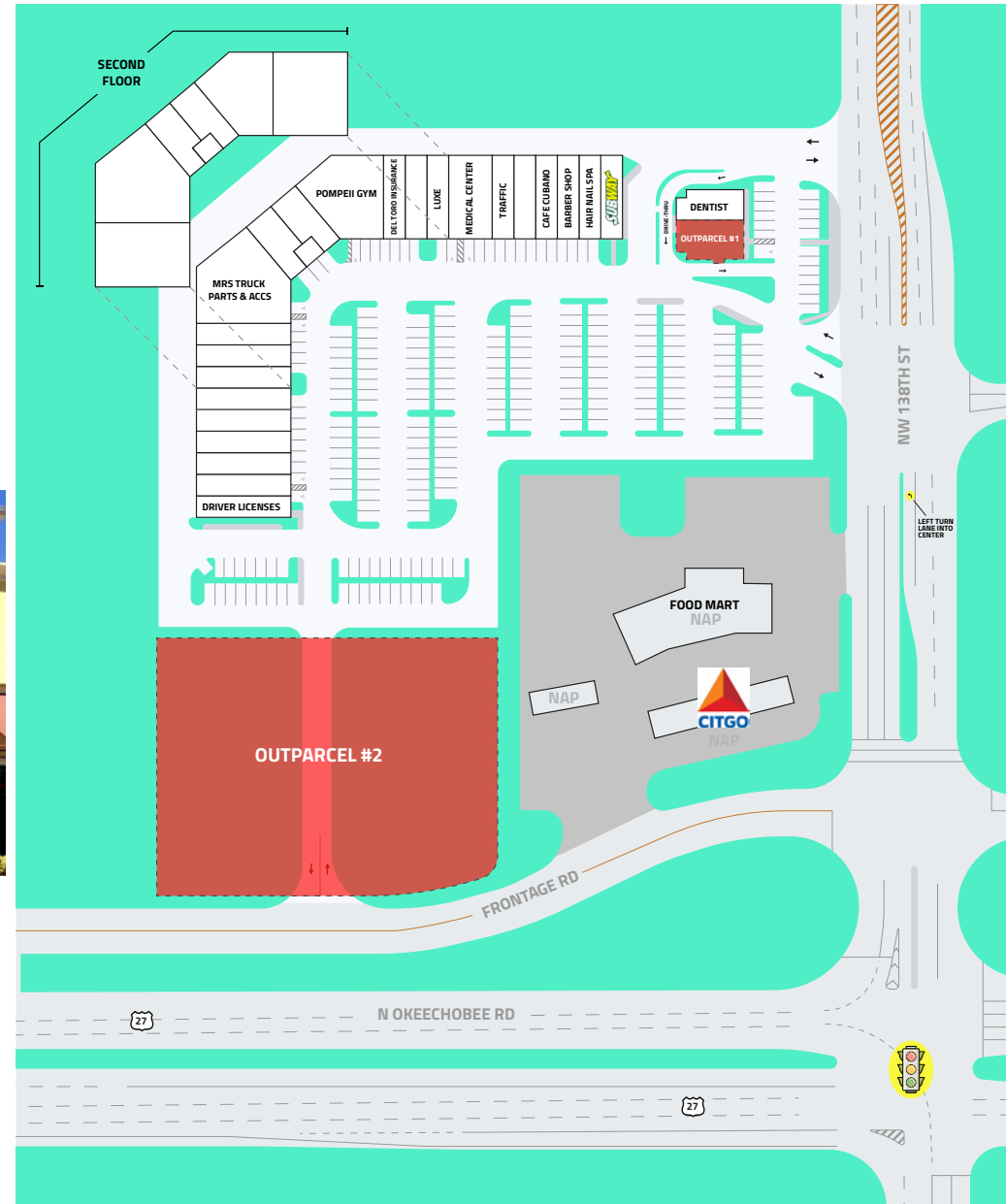
\$74,933

## TRAFFIC



■ Average Daily Traffic: 87,500 VPD

## Site Plan and Availabilities



**HORIZON**  
PROPERTIES

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## IMPACT @ SHOMA OUT PARCEL - BUILDING 2

## ZONING INFORMATION

**ZONING: B3 COMMERCIAL BUSINESS DISTRICT**

**GROSS LOT AREA** 384,447 SF  
**ACREAGE** 1.7 + .35 ACRES

**EXISTING BUILDING**

CRACKING FLOOR	56,164 SF
CRACKING FLOOR	56,164 SF
TOTAL BUILDING 1 AREA	53,874 SF

**PROPOSED BUILDING**

UNIT 1	1,217 SF
UNIT 6	3,555 SF
TOTAL BUILDING 2 AREA	4,671 SF

**BUILDING ZONING REQUIREMENTS**

	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	187'-1"
REAR SETBACK	5'-0"	42'-0"
LEFT SETBACK	5'-0"	81'-0"
MIN. COVERAGE	46% (25% MAX)	46.433% (14.32%)
MIN. HEIGHT	42.667 FT (13%)	47.890 SF (16.83%)
INTERVENCING AREA		24.328 SF (8% (15%))

**PLUSE RESTAURANT/OUTPATIENT CLINIC, BLDG 3 & 230 SF**

**FUTURE USE OF THE SITE/PERMITS**

PARKING CALCULATIONS BUILDINGS 1 AND 2					PARKING SPACES
PROJECT	USE	FLOOR AREA	PARKING DATA		
100-100	Office	507,044 sq. ft.			
110-111	Office	147,100 sq. ft.			
110-112	Office	147,100 sq. ft.			
110-113	Office	300,240 sq. ft.			
110-114	Office	288,000 sq. ft.			
110-115	Office	288,000 sq. ft.			
117	Hotel	117,920 sq. ft.			
118	Hotel	117,920 sq. ft.			
119	Hotel	117,920 sq. ft.			
120-121	Hotel	117,920 sq. ft.			
122	Hotel	117,920 sq. ft.			
123-124	Hotel	117,920 sq. ft.	20 spots x 0.53		
125	Hotel	117,920 sq. ft.			
126	Hotel	117,920 sq. ft.			
127	Hotel	117,920 sq. ft.	10 spots x 0.53		
200-206	Office	341,120 sq. ft.			
207	Office	117,920 sq. ft.			
211	Office	117,920 sq. ft.			
212	Office	117,920 sq. ft.			
213	Office	117,920 sq. ft.			
<b>NET OFF-OFFICE</b>					
USE 2	Hotel	117,920 sq. ft.			
USE 3	Hotel	200,000 sq. ft.	200,000 sq. ft. x 0.53		13
TOTAL STANDARD PARKING SPACES REQUIRED					263
TOTAL STANDARD PARKING SPACES PROVIDED					263
TOTAL UNUSUAL PARKING SPACES REQUIRED					0
TOTAL UNUSUAL PARKING SPACES PROVIDED (if provided)					0
TOTAL PARKING SPACES PROVIDED					263

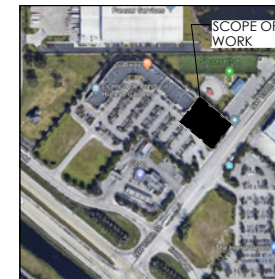
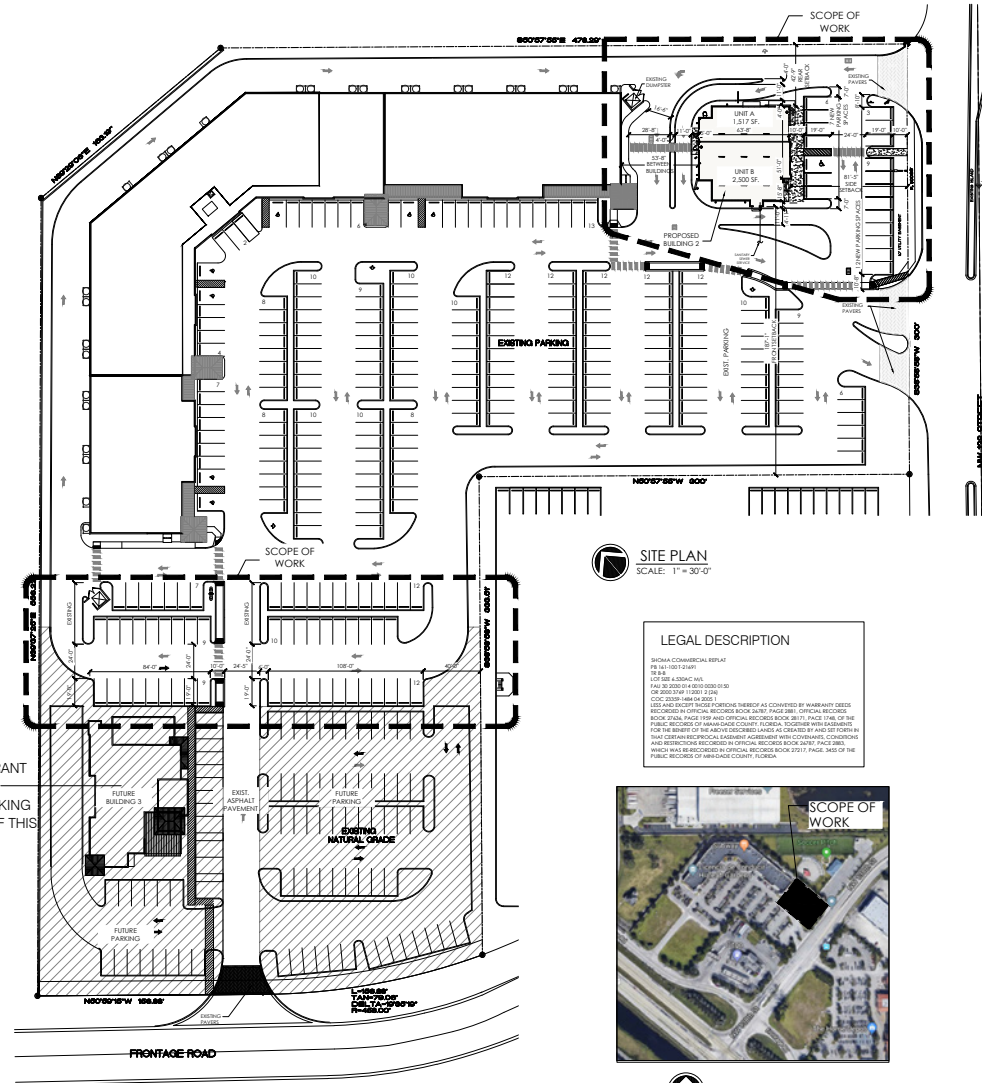
PARKING CALCULATIONS FUTURE BUILDING 3					PARKING SPACES
PROJECT	USE	FLOOR AREA	PARKING DATA		
BUILDING 3	Hotel/condo	400,000 sq. ft.	0.53		
TOTAL STANDARD FUTURE PARKING SPACES REQUIRED					212
TOTAL STANDARD FUTURE PARKING SPACES PROVIDED					212
TOTAL FUTURE PARKING SPACES REQUIRED					0
TOTAL FUTURE PARKING SPACES PROVIDED					0
<b>TOTAL SITE EXISTING AND ANTICIPATED PARKING</b>					
TOTAL STANDARD PARKING SPACES REQUIRED					263
TOTAL STANDARD PARKING SPACES PROVIDED					263
TOTAL FUTURE PARKING SPACES REQUIRED (if required)					0
TOTAL FUTURE PARKING SPACES PROVIDED (if provided)					0

## SITE ACCESSIBILITY NOTES

ALL HANDICAPPED ACCESS AISLES AND WALKWAY ROUTES SHALL HAVE A MAXIMUM SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1:50 ( 2 % ). THERE WILL BE AN ACCESSIBLE ROUTE FROM THE PUBLIC WAY TO THE ENTRY DOORS AND FROM THE ACCESSIBLE PARKING SPACES TO THE ENTRY DOORS.

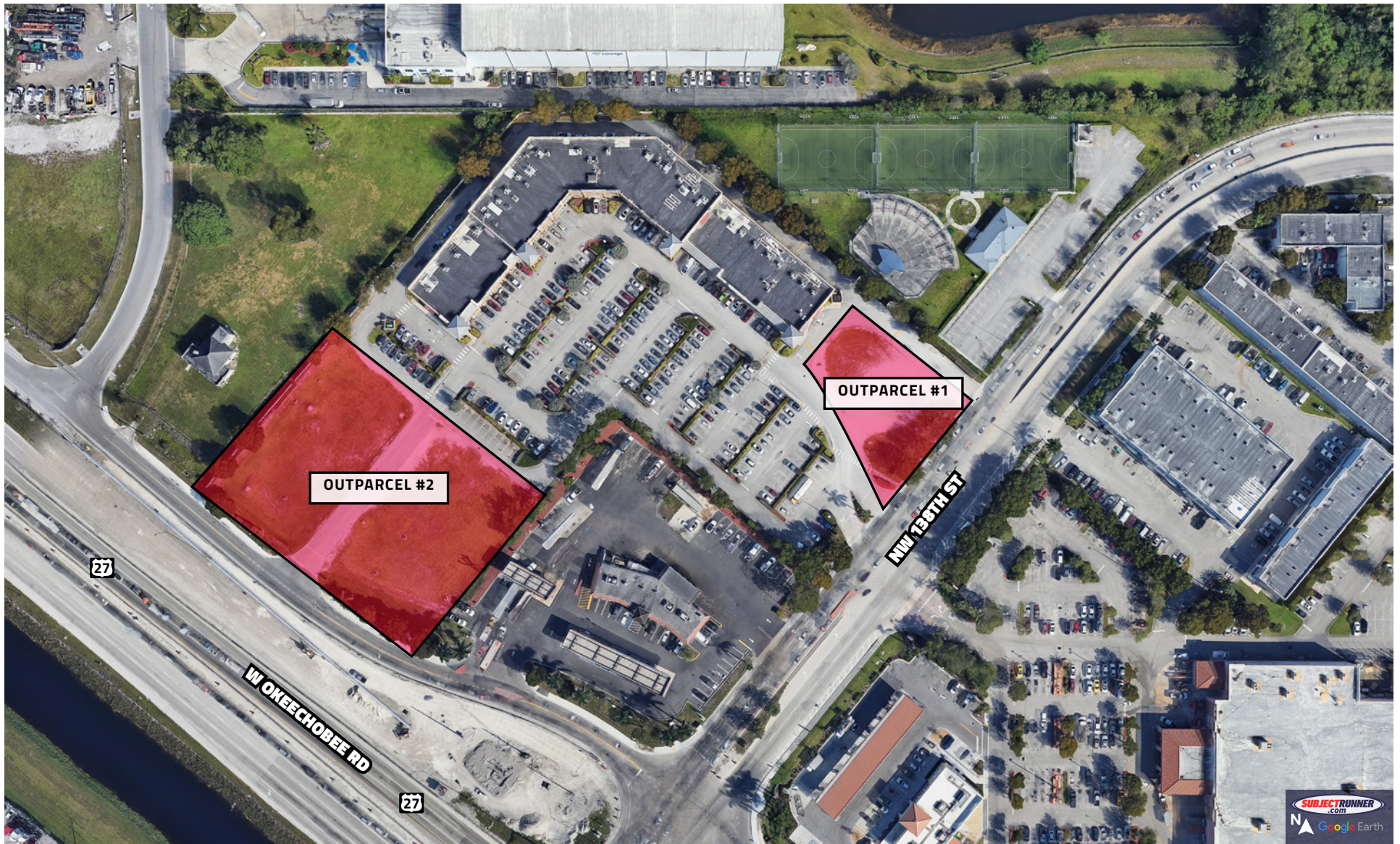
APPLICABLE CODES	
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1. CITY OF MALEAH GARDENS ZONING CODE
2. FLORIDA BUILDING CODE, 2023 8TH EDITION
3. FLORIDA MECHANICAL CODE, 2023 8TH EDITION
4. FLORIDA PLUMBING CODE, 2023 8TH EDITION
5. NATIONAL ELECTRIC CODE, 2020 EDITION
6. FLORIDA FIRE PREVENTION CODE, 2023 8TH EDITION



 LOCATION SKETCH  
SCALE: N.T.S.

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