



Lakeside Center Shoppes

13750 NW 107th Ave | Hialeah Gardens, FL

Jorge Alvarino

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HORIZON
PROPERTIES

CoStar
POWERBROKER

Member of
International
Council of
Shopping Centers

www.horizonpropertiesfl.com

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AVAILABILITIES

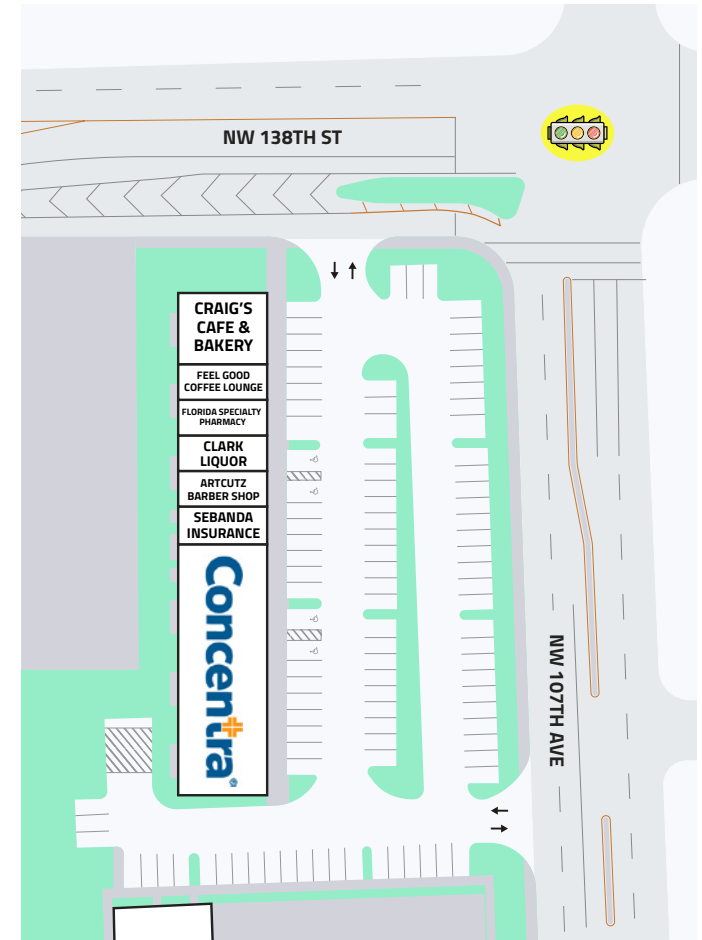
- Suite 201-203: 2,910 SF Fully Built out Med Spa

PROPERTY HIGHLIGHTS

- Located in one of the fastest growing areas of Miami-Dade County
- Near CC Homes' Bonterra and Lennar's Aquabella gated communities
- Over 4,000 new homes built, permitted, or under construction west of I-75
- Shopping Center construction complete. Interior build-out of leased spaces to follow
- Ideal uses include Restaurants, Bakeries, Medical, Retail, and Office
- Located at the signalized intersection of NW 138th St and NW 107th Ave in Hialeah Gardens



Site Plan



DEMOGRAPHICS



Total Population:

5 mile

256,780



Households:

82,477



Avg Household Income:

\$63,636



Total Businesses:

5 mile

10,858



Total Employees:

104,226



Traffic Counts

25,600 VPD

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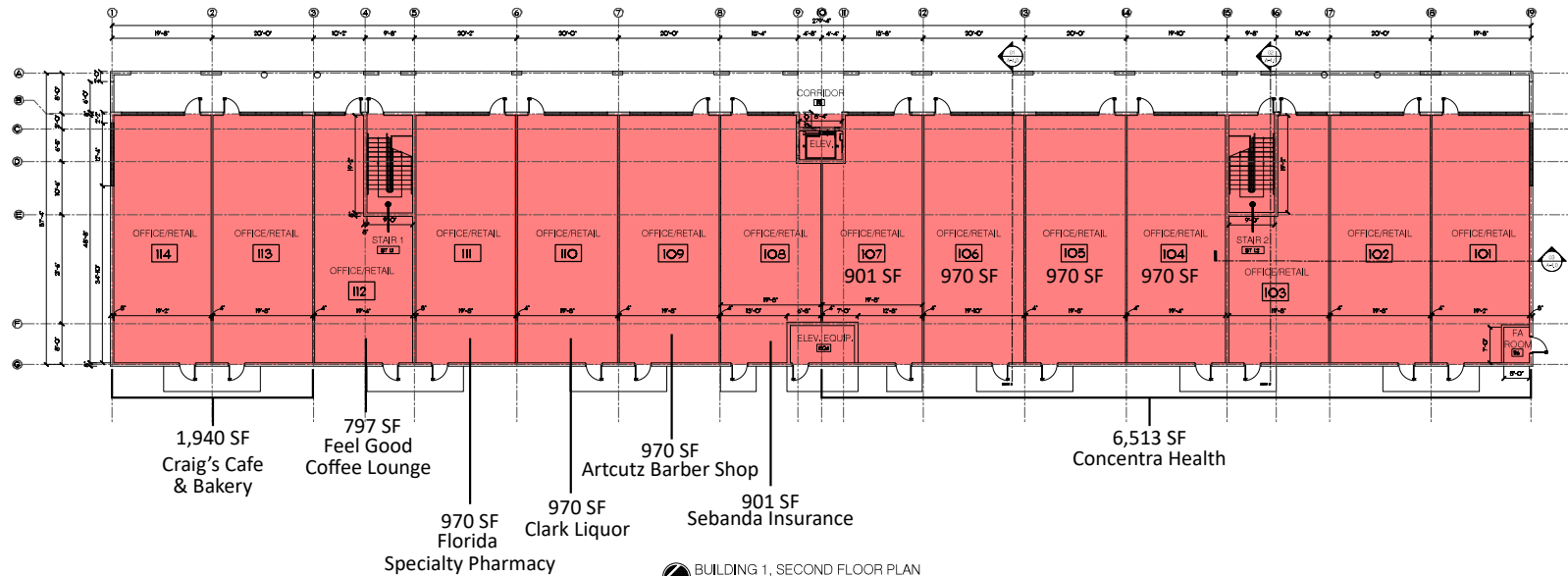
**Commercial
Alliance**

LoopNet

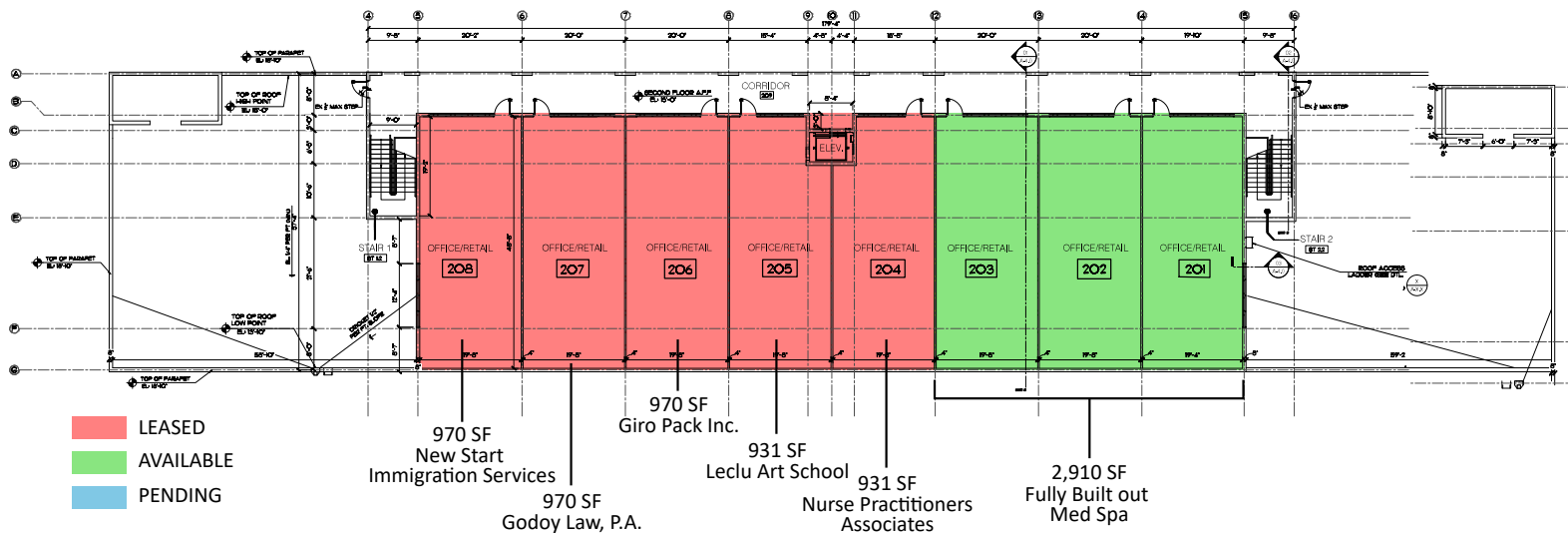
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BUILDING 1, GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING 1, SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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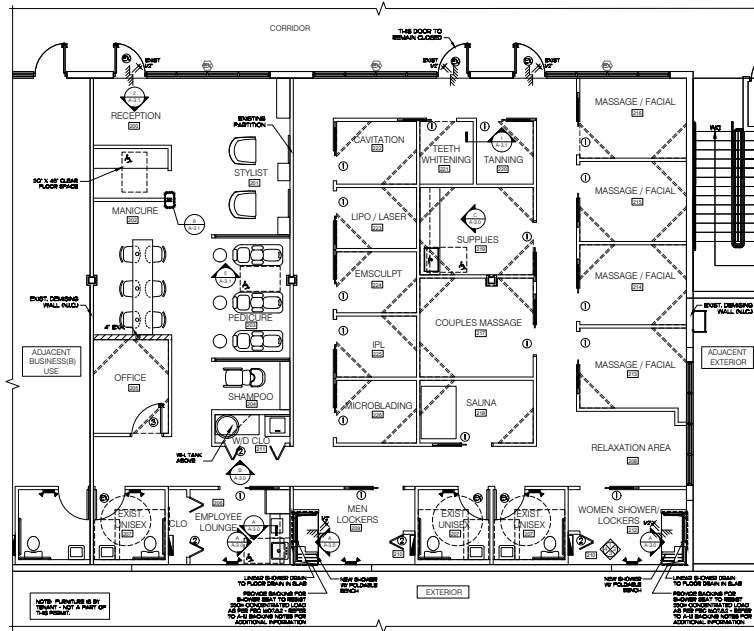
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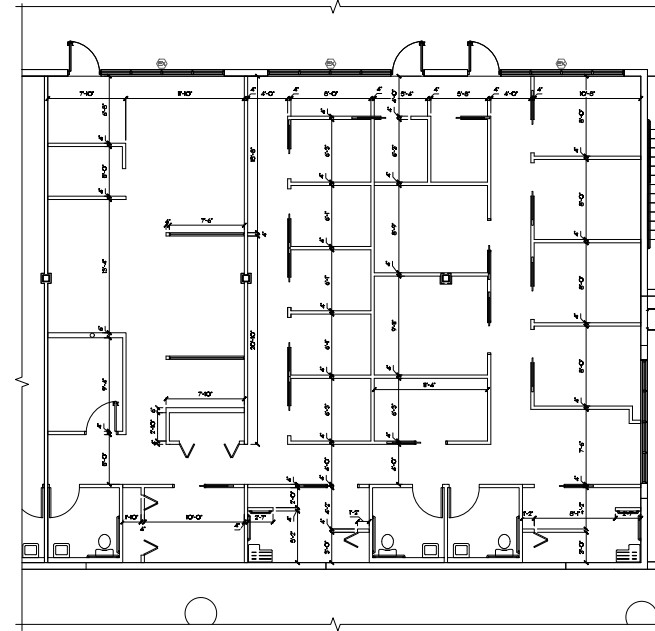
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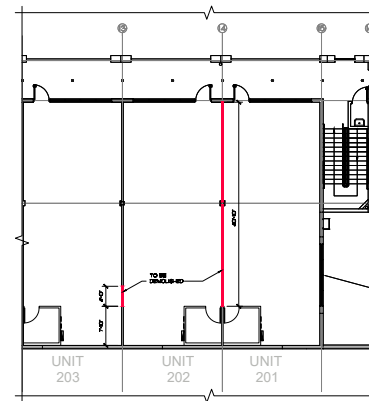
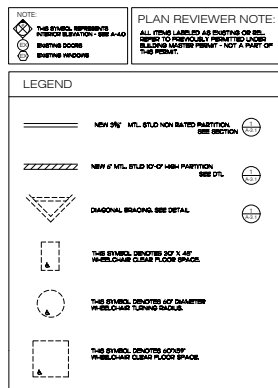
Fully Built Out Med Spa



REFERENCE FLOOR PLAN
SCALE: 1/4" = 1'-0"



DIMENSION FLOOR PLAN
SCALE: 1/4" = 1'-0"

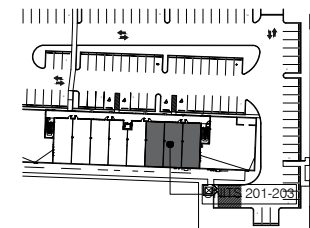


PARTIAL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

OCCUPANT LOAD & TOILET FACILITIES CALCULATIONS UNITS 201-203

TABLE 404.1 MIN. FLOOR AREA REQUIRED PER OCCUPANCY LOAD

OCCUPANCY	BUSINESS	UNITS 201-203	201-203	201-203
WATER CLOSET	0000 X 30' X 0004	1	5	
WATER CLOSET	0000 X 30' X 0004	1	5	
TOILET	1 PER 100 SEATING	1	1	
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KEY PLAN
SCALE: NTS

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