



**SUBJECT
PROPERTY**

**50,000 SF
HARD CORNER**

W 6TH AVENUE

W 49TH ST - 52,906 VPD

FranklinStreet

OFFERING MEMORANDUM

**50,000 SQFT+ HARD CORNER
HIALEAH DEVELOPMENT OPPORTUNITY**

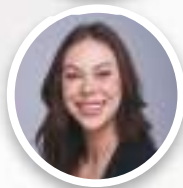
601 W 49th St, Hialeah, FL 33012



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CONTACT US



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FranklinStreet Visit us at: FranklinSt.com
Franklin Street Real Estate Services, LLC

PRINCIPAL CONFIDENTIALITY AND REGISTRATION AGREEMENT

The undersigned Accepting Party (the "Accepting Party") is interested in obtaining information regarding the property known as Hialeah Development which property is located at 601 W 49th Street, Hialeah, FL (Folio(s) 04-3001-001-0120, 04-3001-013-1400, 04-3001-013-1410, 04-3001-013-142 (the "Property") in order to evaluate the possible acquisition (the "Proposed Transaction") from Owner.

Franklin Street ("Owner's Representative"), acting on behalf of Owner, will not deliver to Accepting Party any information with respect to the Property which may be confidential and/or proprietary in nature unless and until Accepting Party executes and delivers this Principal Confidentiality and Registration Agreement (the "Agreement").

By executing and delivering this Agreement and accepting the Evaluation Materials (as hereinafter defined), Accepting Party hereby agrees as follows:

1. Confidentiality. Any information with respect to the Property (collectively, the "Evaluation Materials") provided to Accepting Party by Owner, Owner's Representative and/or Listing Broker and/or any of their respective consultants, agents or representatives (collectively, the "Seller Parties") will be used solely for the purpose of evaluating the possible acquisition of the Property by Accepting Party and will not be used or duplicated for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential; provided, however, that such Evaluation Materials may be disclosed to such persons or entities who, because of their involvement with the Proposed Transaction, need to know such information for the purpose of giving advice with respect to, or consummating, the Proposed Transaction (collectively, the "Related Parties"); provided, however, that any such Related Parties shall be informed by Accepting Party of the confidential nature of such information and shall be directed by Accepting Party (and Accepting Party shall cause such Related Parties) to keep all such information in the strictest confidence and to use such information only in connection with the Proposed Transaction and in accordance with the terms of this Agreement. All Related Parties are to be disclosed prior to receiving Evaluation Materials. In any event, Accepting Party will be responsible for the Related Parties' compliance with the confidentiality provisions hereof. Accepting Party will not communicate with tenants, vendors, staff, lenders or investors of the Property without the prior written consent of Owner and Owner's Representative.
2. Return of Evaluation Materials. If, at any time, Accepting Party elects not to proceed with the Proposed Transaction, at least one (1) business day prior to the expiration of this Agreement or, upon request of Owner's Representative, Accepting Party will promptly deliver to Owner's Representative all Evaluation Materials received by Accepting Party, whether received before or after the date of this Agreement, without retaining copies thereof or destroy and provide certification of the destruction of all Evaluation materials.
3. Brokerage Commissions. Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Listing Broker. All fees due Listing Broker in connection with the sale of the Property shall be paid by Owner. Accepting Party hereby acknowledges that it is a principal or an investment advisor acting in a fiduciary capacity on behalf of a principal in connection with the possible acquisition of the Property and Accepting Party hereby agrees that it will not look to any of the Seller Parties for any commissions, fees or other compensation in connection with the sale of the Property. Accepting Party represents to Seller Parties that it has not had any discussions regarding the Property with any broker or agent other than Owner's Representative and Listing Broker. Accepting Party hereby agrees to indemnify and hold harmless each of the Seller Parties against any and all costs, loss, liability or expense, including attorney's fees, arising from claims by any other broker or other parties claiming to have had dealings with Accepting Party in connection with the sale of the Property, excluding Listing Broker.
4. No Disclosure. Accepting Party shall not (i) disclose the fact that discussions or negotiations are taking place concerning the possible acquisition of the Property or any of the terms thereof, or (ii) conduct any discussions, negotiations or make any inquiries concerning the possible acquisition of the Property with any other person or entity (including tenants) except for Owner and Listing Broker, except as may be expressly permitted elsewhere in this Agreement and, in such case, only in strict accordance with the provisions hereof. In the event that Accepting Party or a Related Party becomes legally compelled to disclose all or any part of the Evaluation Materials, Accepting Party will provide Owner's Representative with prompt written notice to Mr. Ari I. Bittel, Terranova Corporation, 834 Lincoln Road, Miami Beach, Florida 33139, so that Owner may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement. Accepting Party acknowledges that damages may be inadequate to protect against breach of these provisions and therefore agrees in advance to the granting of injunctive relief as described above in Owner's favor without proof of actual damages, in addition to any other remedies available at law or in equity. In the event that such protective order or other remedy is not obtained, or that Owner waives compliance with the provisions of this Agreement, in such instance, Accepting Party will furnish only that portion of the Evaluation Materials which is legally required and will exercise best efforts to obtain reliable assurance that confidential treatment will be accorded the Evaluation Materials. Accepting Party shall reimburse Seller Parties for all costs and expenses, including reasonable attorneys' fees incurred by Seller Parties in successfully enforcing Accepting Party's obligations under this Agreement.
5. As a natural consequence of the relationship of this Agreement, Owner or Owner's Representative may introduce Recipient to certain third parties which may include, without limitation, entrepreneurs, public and private companies, developers, placement agents, broker-dealers, potential investors, lenders, agents, brokers, partners, individuals, trusts, attorneys, auditors, buyers and sellers (hereinafter each individually referred to as a "Contact" or collectively as the "Contacts"). Accepting Party recognizes therefore that the Contacts are exclusive to Owner and Owner's Representative and will remain so, unless specified in writing and mutually agreed to by Owner/Owner's Representative and Accepting Party. The Accepting Party agrees not to directly or indirectly circumvent, avoid or bypass (collectively, "Circumvention") the terms of this Agreement, in an attempt to gain a benefit to the exclusion of Owner or Owner's Representative.
6. Both parties expressly agree not to circumvent the express or implied provisions of this Agreement. The Accepting Party agrees not to take any action regarding the Transaction without directly and solely communicating and negotiating with Owner and Owner's Representative.
7. Both parties expressly agree not to enter onto any private property connected to the Transaction without prior request, approval, and Certificate of Insurance approved at Owner's Representative's sole discretion.
8. No Representations by Seller Parties. None of Seller Parties make any representations or warranties as to the accuracy or completeness of the Evaluation Materials or that actual results will conform to any projections contained therein. Owner, Owner's Representative and Listing Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained in the Evaluation Materials, or in any other written, oral or other communications transmitted or made available to Accepting Party by Seller Parties, including, without limitation, computer disks containing files with financial data or projections. Accepting Party acknowledges and agrees that all Evaluation Materials made available to Accepting Party are made available as a convenience and accommodation only and Accepting Party expressly disclaims any intent to rely on any such materials and agrees that it shall rely solely on its own independently developed or verified information.
9. No Obligation. Owner is under no legal obligation of any kind whatsoever with respect to the Proposed Transaction by virtue of this Agreement, the delivery of any Evaluation Materials, any discussions concerning the Proposed Transaction or otherwise, unless and until a binding written agreement is executed and delivered by all parties thereto. Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers regarding the Property and to terminate discussions with any person or entity at any time with or without notice.
10. Accepting Party understands and agrees that money damages would not be a sufficient remedy for any breach of this Agreement by Accepting Party or any of its Related Parties and that Owner shall be entitled to, without the requirement of posting a bond or other security, or by posting bond at the lowest amount required by law, equitable relief, including injunction and specific performance, as a remedy for any such breach or threat thereof. Such remedies shall not be deemed to be the exclusive remedies for a breach by Accepting Party of this Agreement, but shall be in addition to all other remedies available at law or equity.
11. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and merges all prior discussions between them as Confidential Information. It shall not be modified except by a written agreement dated subsequent to the date of this Agreement and signed by both parties.
12. Any waiver of any provision of this Agreement shall be effective only if in writing, and the waiver of any term or condition of this Agreement or the granting of an extension of time for performance by a party in one instance shall not constitute a waiver or extension by that party in any other instance.
13. Applicable Law. This Agreement shall be construed and controlled by the laws of the State of Florida, without regard to any choice or conflict of laws, rule or principle, that will result in the application of the laws of any other jurisdiction, and venue shall lie exclusively in the any state or federal court lying, being, and situated in Miami-Dade County. If any provision of this Agreement shall be held by a court of competent jurisdiction to be illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect. Each party hereby irrevocably waives its right to trial by jury of any claim or defense against the other arising out of or related in any way to this Agreement and each agree that a final non-appealable judgment in any such suit, action or proceeding brought in any such court shall be conclusive and binding upon the parties and may be enforced in any other courts to whose jurisdiction the parties are or may be subject, by suit upon such judgment. Any prevailing party in an action under this Agreement shall be entitled to recover from the non-prevailing party reasonable attorneys' fees and court costs.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

HIALEAH DEVELOPMENT OPPORTUNITY

 601 W 49th Street, Hialeah, FL, 33012

PRICE: \$9,995,000

Portfolio Numbers	04-3001-001-0120, 04-3001-013-1400, 04-3001-013-1410, 04-3001-013-1420
Square Feet	50,664 SF
Number of Acres	1.16 ACRES
Price Per Acre	\$8,577,586
Zoning	C-1

PROPERTY DESCRIPTION

Former Bank with Drive-Thru & QSR with Drive-Thru - Prime Hialeah Development Opportunity

601 W 49th Street presents a rare opportunity to acquire a high-profile trophy property at a signalized corner on one of Hialeah's most heavily trafficked and densely populated corridors with over 1.75 Million people within 10 miles. The property is 1.16 acres and currently has a vacant former bank building measuring 5,959 SF with double drive-thrus. Previously, a former QSR with dedicated drive-thru occupied the hard corner as well. Strategically located along W 49th Street (SR-932), the Property offers exceptional visibility, accessibility, and is primed for redevelopment. Whether for an owner-user, investor, or developer, this asset presents a tremendous opportunity in one of Miami-Dade's most sought-after markets.

INVESTMENT HIGHLIGHTS



Hialeah, Florida, boasts a prime location just 10 miles Northwest of downtown Miami, with **easy access to major highways, Miami International Airport, and Port Miami**



Hialeah, Florida, is one of the most densely populated cities in the state, providing a strong customer base. **Additional housing needed in the heart of the workforce**



The **LA Fitness** that is shadow to our center and gets more than 636k visitors a year and ranks **SECOND in the state of Florida** and ranks 30th out of 511 nationwide



The Walmart Neighborhood Market - Over \$1.3 million visitors annually and **ranks 4th out of 97** in the state of Florida and 71st out of 674 stores nationally



Palm Springs Mile - Over 6.1 million visits yearly **Ranks 1st out of 58 Power Centers** in the state. Ranks 26th/844 Nationwide



Westland Mall - Over 5.1 million annual visits yearly Major retailers like Macy's, Footlockers, Outback and Hobby Lobby, H&M all rank in the top 3 of those retailers in the state. This mall **ranks 17th out of 39 Super Regional Malls in the state of Florida and 262/500 nationwide**



C-1 Zoning allows for many commercial uses. The City of Hialeah has encouraged mixed-use development allowing up to 70-units per acre (or up to 100 units per acre if project includes affordable housing)

PERMITTED USES

The City of Hialeah

The City of Hialeah is in favor of a mixed-use development here and is willing to grant an overlay allowing 70 residential units per acre or up to 100 units per acre if there's an affordable housing component to the project. Subject to proposed plan, the city may grant up to seven stories in height.

C-1 Zoning

In the C-1 restricted retail commercial district, the permitted uses for land, buildings and other improvements are subject to the general conditions requiring that all storage of materials and products and all operations of work of every character are carried on entirely within the enclosing walls and under the roof of a building and the following:

Permitted Commercial Uses:

- Multiple-family dwellings
- Hotels and residential but excluding rooming houses and motels
- Small Child care centers
- Public-owned and/or operated neighborhood centers, auditoriums, libraries, museums, art galleries and similar uses; recreation buildings and facilities, parks and playgrounds
- All B-1 highly restricted retail district uses
- Restaurants and cafes. Outdoor dining or seating for restaurants and cafes may be permitted only until 11:00 p.m.
- Office for business and professional purposes; are only allowed within interior settings, not facing the street
- Publicly owned or operated parks or recreational/cultural facilities
- Karate studios, dance, aerobics and health/exercise studios
- Medical and dental offices are only allowed within interior settings, not facing the street
- Structures and other uses required for governmental operations
- Banquet halls, cultural & facilities and museums
- Civic and social organizations
- Work/Live units
- Antique stores
- Arts, fitness, sports and recreational instruction

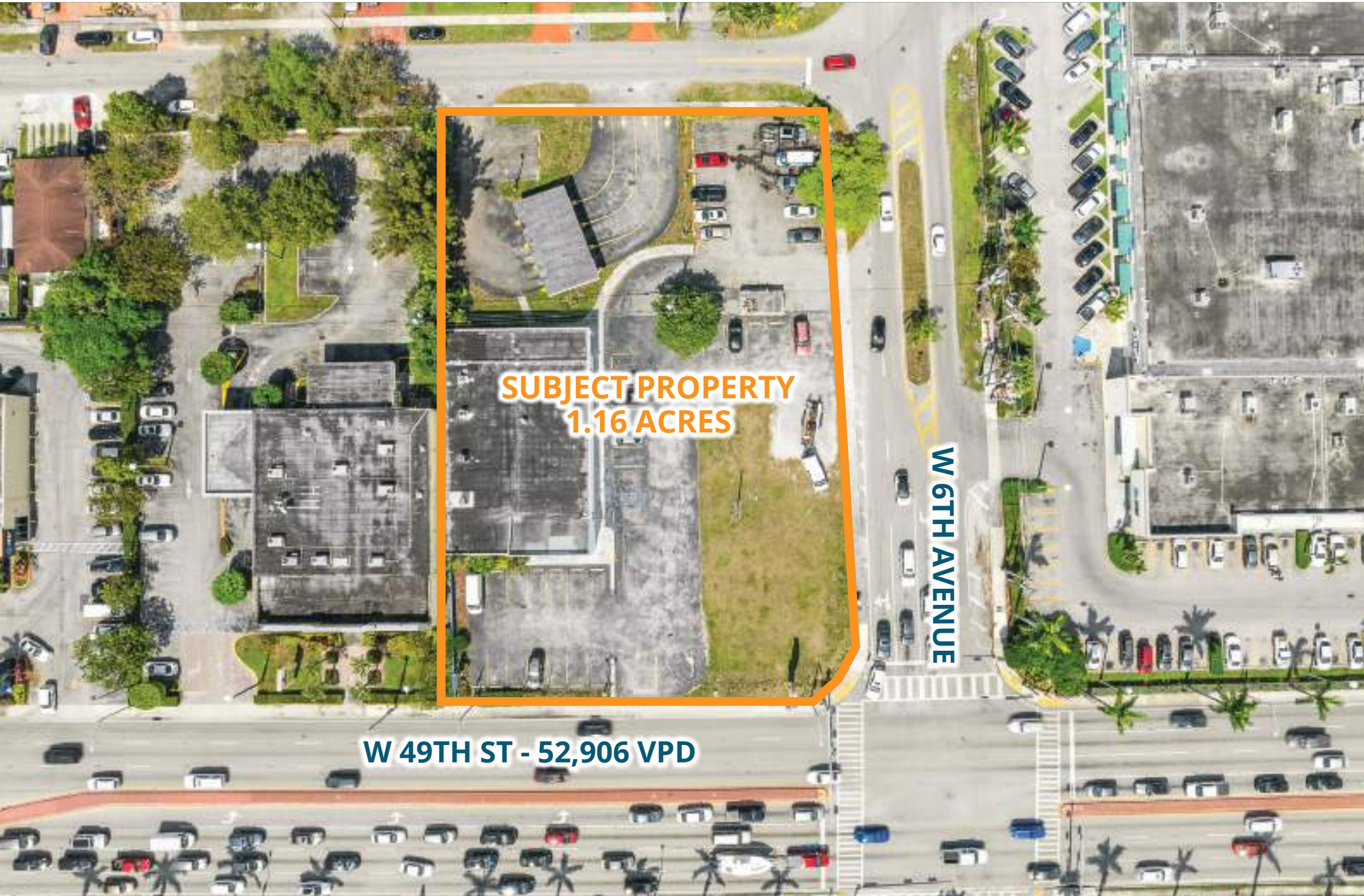
- Awards and trophies stores
- Automotive new parts and equipment or accessory stores (salesroom only)
- Coin-operated or self-service laundries
- Copy services or quick printing
- Grocery stores and supermarkets
- Motion picture theaters
- Vocational and technical schools
- Veterinary clinics
- Beer, wine and liquor stores
- Places of worship
- Travel agencies
- Public and private schools, excluding vocational and technical schools, post-secondary educational facilities, colleges or universities
- Bus terminals and depots for city circulator system



PROPERTY PHOTOS



PARCEL OUTLINE



**SUBJECT PROPERTY
1.16 ACRES**

W 6TH AVENUE

W 49TH ST - 52,906 VPD

AREA OVERVIEW

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
Estimated Population (2024)	25,051	199,732	451,853	1.75 M
Estimated Households (2024)	7,910	67,840	152,964	641,768
Estimated Average Household Income (2024)	\$92,212	\$76,124	\$83,978	\$99,325
Estimated Average Household Net Worth (2024)	\$1.09 M	\$735,050	\$761,114	\$840,171



HIALEAH IS LOCATED 10 MILES FROM DOWNTOWN MIAMI



220,000 RESIDENTS, MAKING IT ONE OF THE LARGEST CITIES IN FLORIDA



WELL-CONNECTED BY I-75, THE PALMETTO EXPRESSWAY, AND U.S. ROUTE 27



GDP GROWTH RATE FOR FLORIDA IS 4.3% PER YEAR



FLORIDA IS RANKED 4TH IN ECONOMIES ACROSS THE US



SOUTH FLORIDA IS A PRIME LOCATION AND A INFLUENTIAL HUB



FLORIDA IS THE 3RD MOST POPULOUS STATE



THE STATE OF FLORIDA IS A TAX FREE STATE



FLORIDA'S ECONOMY IS RANKED 15TH GLOBALLY

DORAL

HIALEAH

HIALEAH GARDENS

1 MILE

SUBJECT PROPERTY

3 MILES

MIAMI LAKES

MIAMI-OPA LOCKA AIRPORT

5 MILES

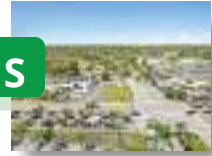
SURROUNDING RETAIL



AERIAL EAST



SALE COMPARABLES MAP



HIALEAH DEVELOPMENT OPPORTUNITY

601 W 49th St
Hialeah, FL 33012

S



EL CAR WASH

1270 W 49th St
Hialeah, FL 33012

1



3051 W 16TH AVE

Hialeah, FL
33012

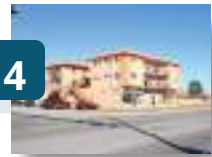
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665 E 49TH ST

Hialeah, FL
33013

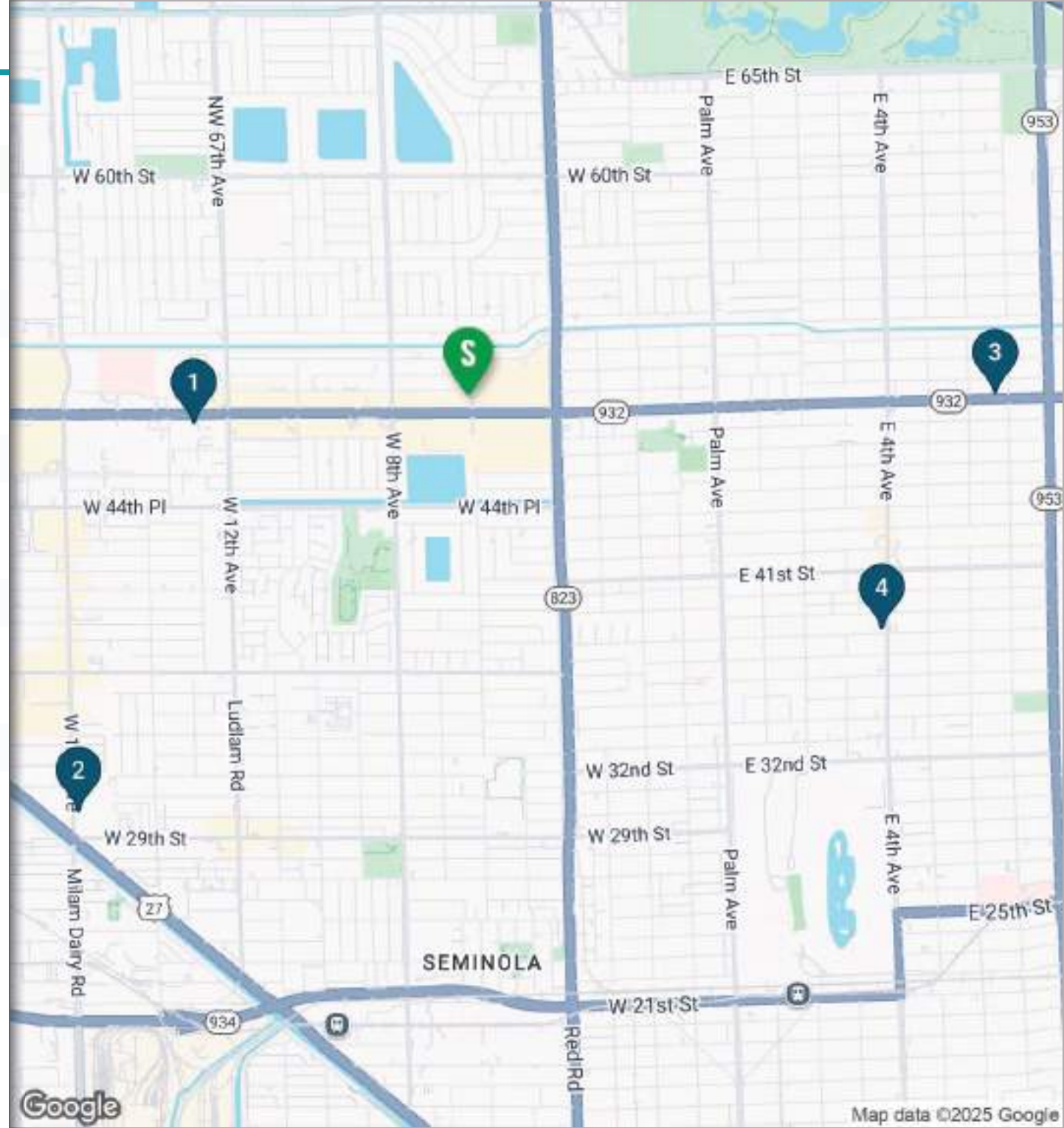
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3800 E 4TH AVE

Hialeah, FL
33013

4



Google

Map data ©2025 Google

SALE COMPARABLES SUMMARY

	PROPERTY NAME	SALES PRICE	LOT SIZE	PRICE/ACRE	SALE DATE
1	EL CAR WASH	\$6,044,776	0.34 Acres	\$17,778,752	12/01/2023
2	3051 W 16TH AVE	\$95,000,000	5.04 Acres	\$18,849,206	01/31/2025
3	665 E 49TH ST	\$8,100,000	0.62 Acres	\$13,064,516	04/29/2024
4	3800 E 4TH AVE	\$3,200,000	0.27 Acres	\$11,851,851	01/29/2025
		SALES PRICE	LOT SIZE	PRICE/ACRE	
	TOTALS/AVERAGES	\$28,086,194	1.57 ACRES	\$15,386,081	

SALE COMPS

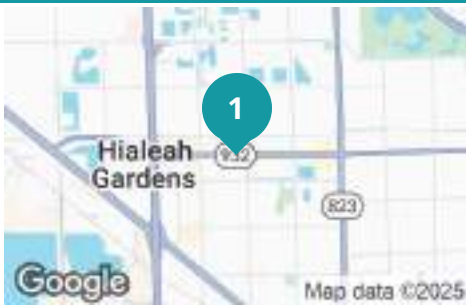


1

EL CAR WASH

1270 W 49th St, Hialeah, FL 33012

Comp was purchased by a STNL investor/developer out of NY. Comp is inferior to subject in terms of location, parcel size and accessibility.

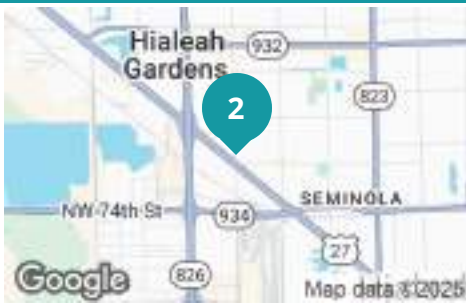


2

3051 W 16TH AVE

Hialeah, FL 33012

Five-story property built in 2022. Comp has 11,000 SF of retail space.

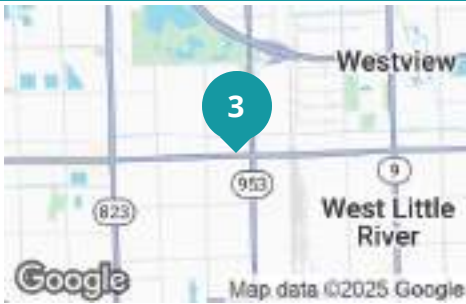


3

665 E 49TH ST

Hialeah, FL 33013

New construction. Three-story property was built in 2024.

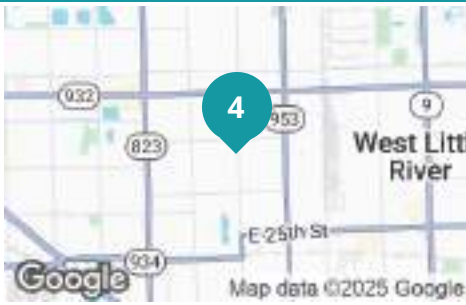


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3800 E 4TH AVE

Hialeah, FL 33013

Three-story property. Comp was 100% leased at time of sale.



50,000 SQFT+ HARD CORNER HIALEAH DEVELOPMENT OPPORTUNITY

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