

4300  
LUDLAM  
PROFESSIONAL PLAZA

**DOCTORS & PHYSICIAN GROUPS**  
**Opportunity to Choose your Custom Built Space to Own!**

PRESENTED BY:



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# PROPERTY HIGHLIGHTS

APPROXIMATELY

**43,824**  
square footage

PALMETTO HOSPITAL

**3 Miles**  
8 mins

LEASING STARTING FROM

**\$29-\$32**  
psf NNN

PALMETTO EXPY

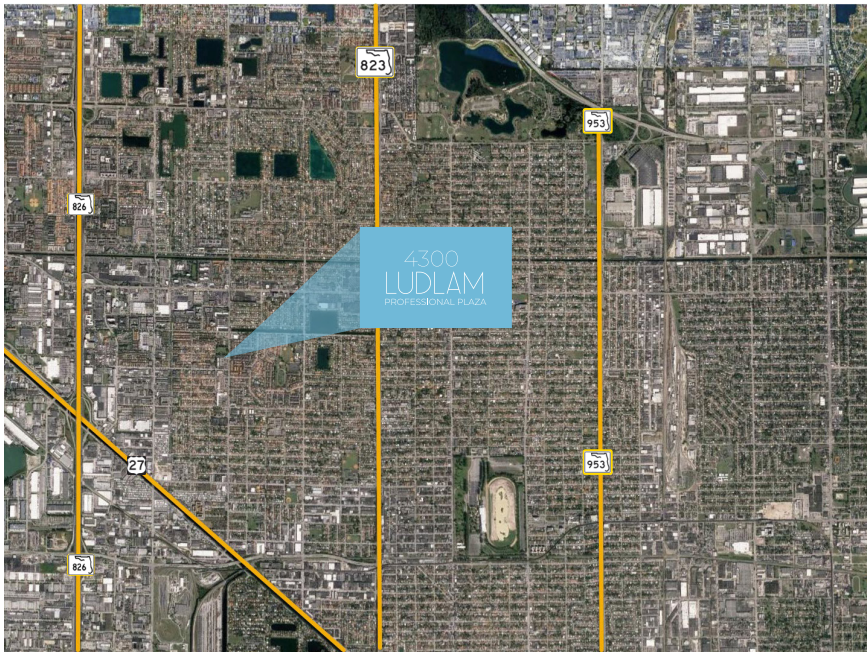
**1.3 Miles**  
5 mins



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ADDRESS **4300 West 12th Ave**  
CITY, STATE **Hialeah, FL**  
COUNTY **Miami-Dade**

RealMed Properties and Lee & Associates South Florida presents this pristine 43,824 SF Medical and Professional Office building that will be available for lease. Located in the heart of Hialeah, the building will have close proximity with Hialeah Hospital, and Palmetto Hospital just 3 miles away. Hialeah is the sixth largest city in Florida with an estimated population of 6,198,782. The project will offer everything necessary for tenants and physicians to provide high-quality service for patients and professionals alike. Every architectural and planning detail has been carefully considered, from ensuring there is plenty of parking to accommodating patients with special needs.

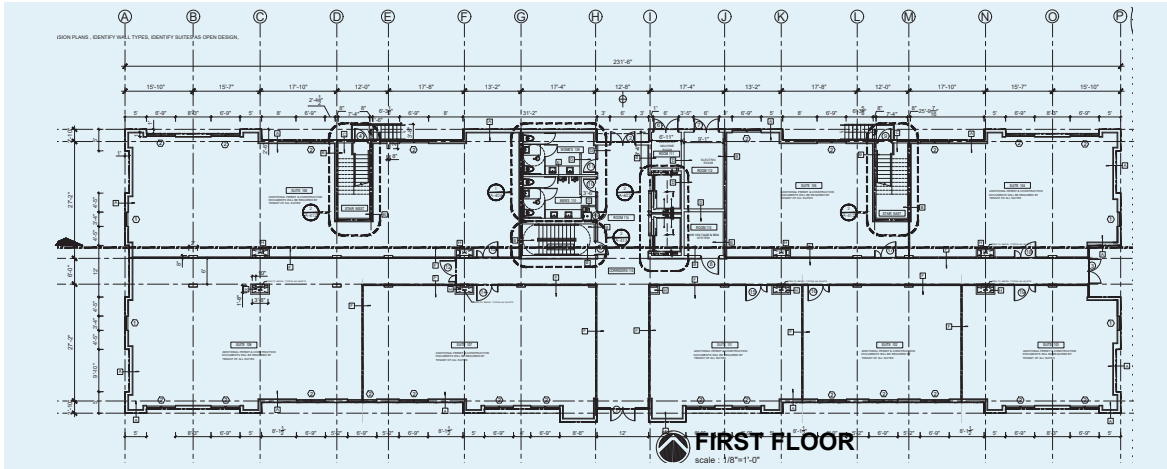


**Building Class**  
**A**

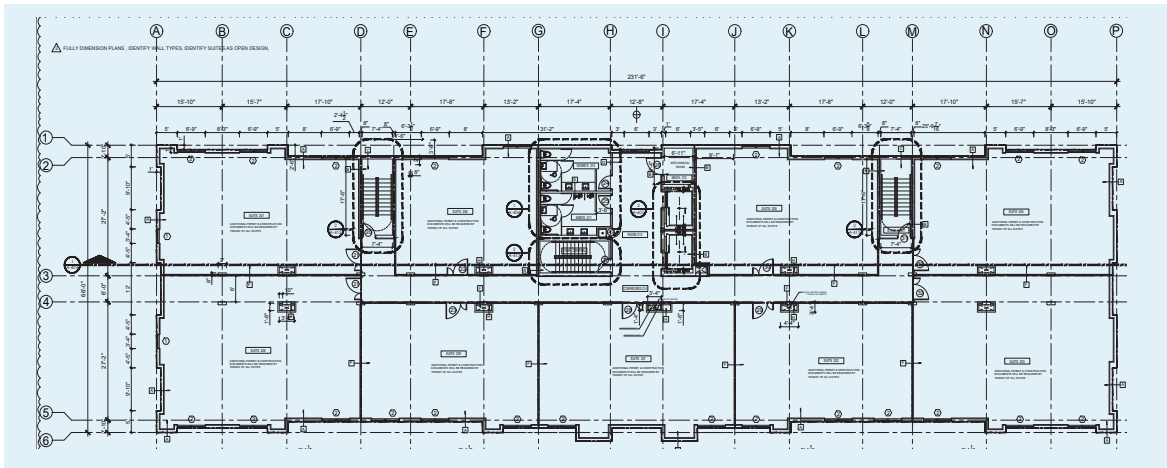
**Number of Floors**  
**3**

**Parking Ratio**  
**4/1000 SF**

**GROUND FLOOR** TOTAL AREA  
1ST FLOOR = 14,536 S.F.



**SECOND & THIRD FLOOR** TOTAL AREA  
2ND & 3RD FLOOR = 14,644 S.F.



**DEMOGRAPHIC PROFILE**  
Drive time of 5 minutes

POPULATION  
**61,093**

MEDIAN AGE  
**46.1**



AVERAGE  
HOUSEHOLD SIZE  
**3.0**



AVERAGE  
HOUSEHOLD  
INCOME  
**51,058**

SERVICES **17%**

**6.9%**  
UNEMPLOYMENT  
RATE

BLUE COLLAR **37%**

WHITE COLLAR **46%**