



# Impact Commercial Center

11093 NW 138th Street | Hialeah Gardens, FL 33018

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**HORIZON**  
PROPERTIES

CoStar  
**POWERBROKER**

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## AVAILABILITIES



- 14,111 SF Firmer school on the 2nd floor (space will be subdivided)
- Suite 211 - 1,391 SF

## PROPERTY HIGHLIGHTS

- Move-in ready educational or vocational school facility.
- Facility available for a variety of business uses.
- Strategically located at the recently expanded NW 138th Street & Okeechobee Rd just East of the Florida Turnpike Intersection with prime exposure opposite Home Depot. Permanent monument signage in front of the facility is available.
- Recently built with first rate CBS construction and attractive architecture with 15' Ceiling Heights, Twin T Roof Systems and ample parking.



## DEMOGRAPHICS

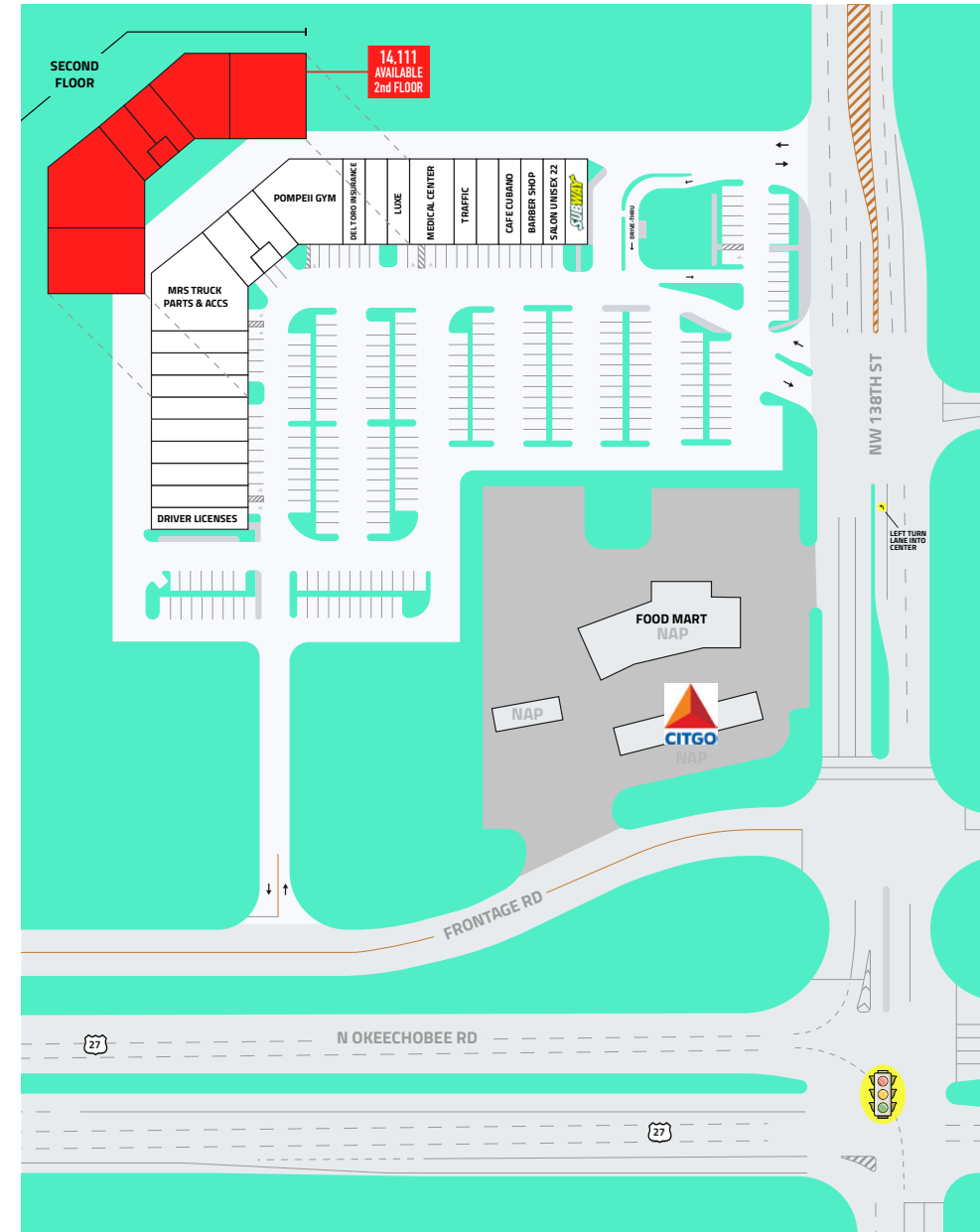
	1 mile	3 mile	5 mile
 Total Population:	18,388	121,758	319,430
 Average HH Income:	\$77,997	\$79,189	\$74,933

## TRAFFIC

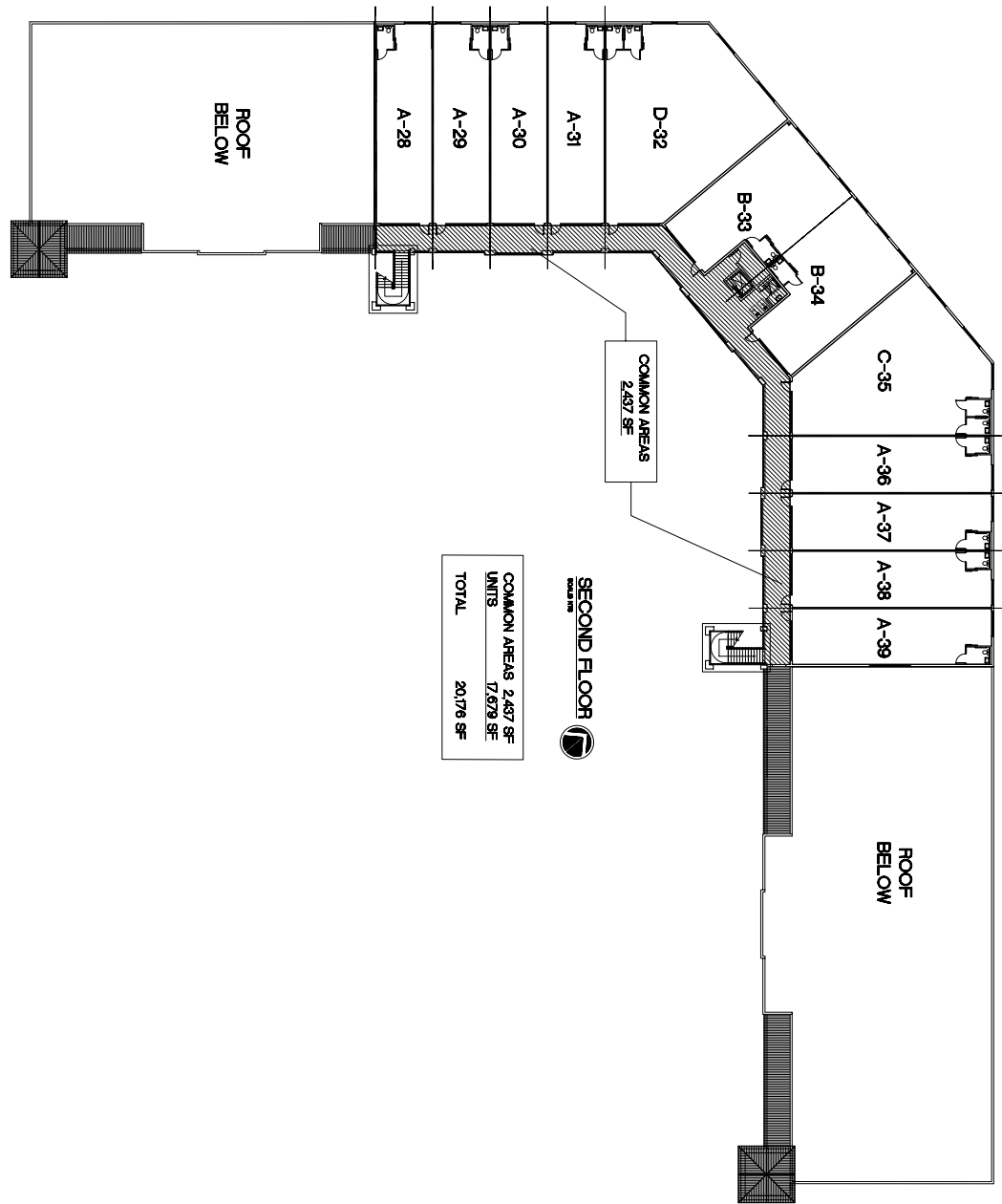


■ Average Daily Traffic: 87,500 VPD

## Site Plan and Availabilities

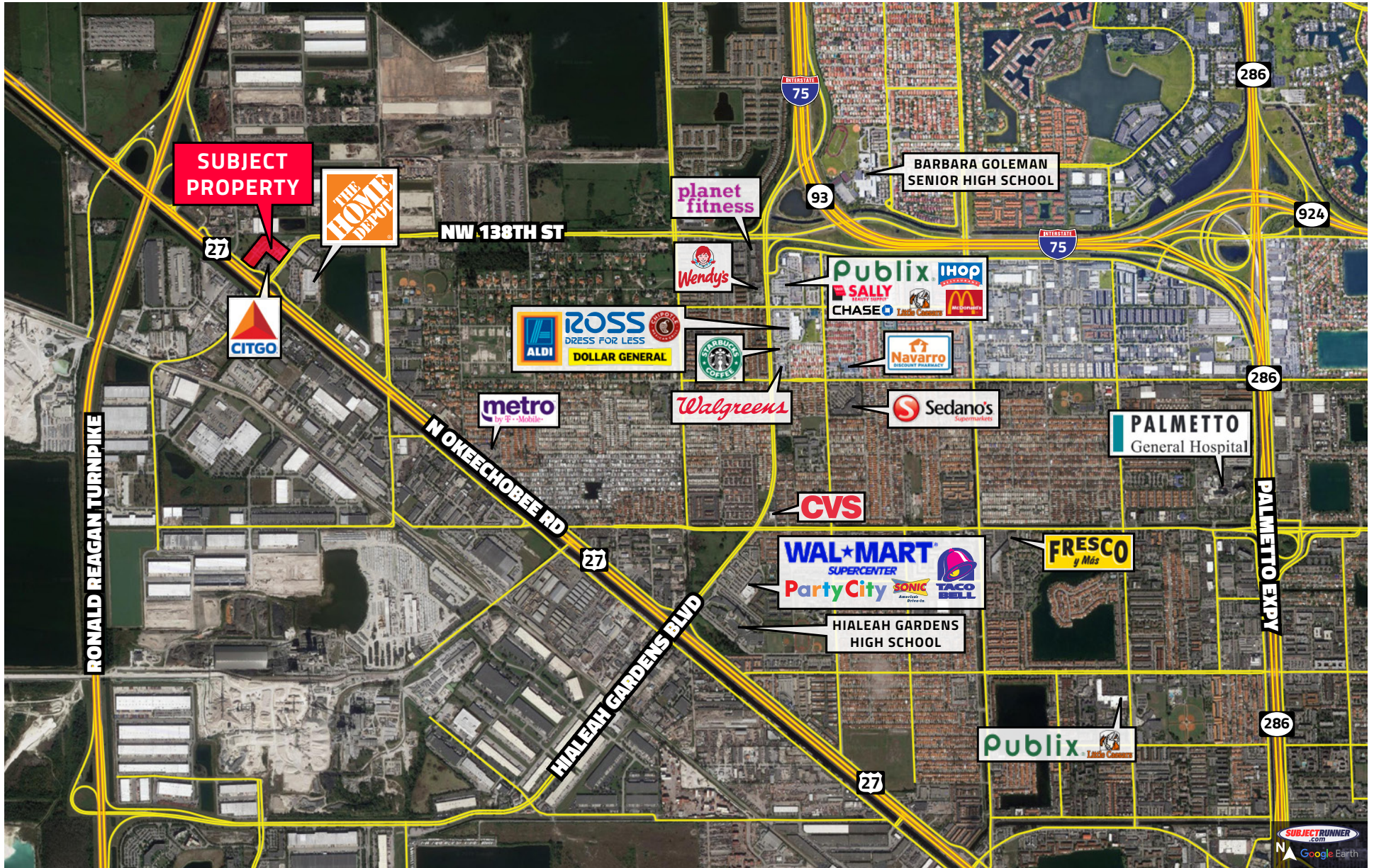


# Impact Commercial Center ~~Outparcel~~ 2nd Floor





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