

Stabilized Retail Investment – 100% Occupied | Hialeah, FL

Prime opportunity to acquire a **fully leased neighborhood shopping center** located just steps from **West 49th Street** in the heart of **Hialeah, Florida**. This **15,750± SF retail asset** sits on a **27,225± SF lot** and offers long-term stability in a highly supply-constrained retail corridor.

The property is **100% occupied** with a strong mix of **service-oriented and government tenants**, including a **U.S. Army Recruiting Center**, creating durable tenant demand. Many leases include **built-in annual escalations**, supporting long-term value growth.

Major capital improvements were completed, including a **new roof** and the **successful completion and issuance of the 40-year recertification**. The entire shopping center has also been **freshly repainted**. Originally constructed in 1983 and fully renovated in 2014, the property is professionally maintained and positioned for low-management ownership.

Surrounded by **national anchor retailers** such as Walmart, Walgreens, Chase Bank, Ross, and Office Depot, the center benefits from strong visibility, traffic, and a proven retail trade area.

This offering is ideal for **1031 exchange buyers, family offices, and long-term investors** seeking a stabilized retail asset with minimal management and appreciation potential in Miami-Dade County.

Offered at \$7,000,000

Confidential Offering – Qualified Investors Only