



# Lakeside Center Shoppes

13750 NW 107th Ave | Hialeah Gardens, FL 33018

## INVESTMENT SUMMARY

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PARTNER

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HORIZON  
PROPERTIES

CoStar  
POWERBROKER

Member of  
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Council of  
Shopping Centers

[www.horizonpropertiesfl.com](http://www.horizonpropertiesfl.com)

## INVESTMENT SUMMARY

<b>Price</b>	\$13,000,000
<b>Parcel Number</b>	27-2030-014-0070
<b>Owner</b>	ERE Investment Inc.
<b>Parcel Size</b>	47,480 SF
<b>GLA</b>	20,741 SF
<b>Building Size</b>	26,176 SF
<b>Frontage</b>	200' on NW 107th Ave
<b>Zoning</b>	Retail Commercial District
<b>Legal Description</b>	Shoma Commercial PB 160-69 T-21007 Tract G Lot Size 1,090 Ac M/L FAU 30- 2030-001-0020 F/A/U 30-2030-014- 0070 COC 24192-1495 01 2006 2(2
<b>Major Tenant</b>	Concentra

- Two story retail/commercial building
- Located on major East/West artery of NW 138th St.
- Daily traffic count exceeds 49,000 VPD at the signalized intersection
- Demographics indicate rapidly expanding residential and commercial market
- New construction in August 2020
- Ample parking with 5.33/1,000 SF



## INVESTMENT PROPERTY SUMMARY



Rare Strip Retail Center Offering in Hialeah Gardens



Centrally located in the heart of North West Miami Dade County, one of the hottest submarkets in Miami



High density trade area



86k in a 2-mile radius; Over 12.0 msf of industrial space and 1.5 msf of office space in a 1-mile radius



High traffic location; 41,000 VPD at the intersection of W 138 St & NW 107 Ave

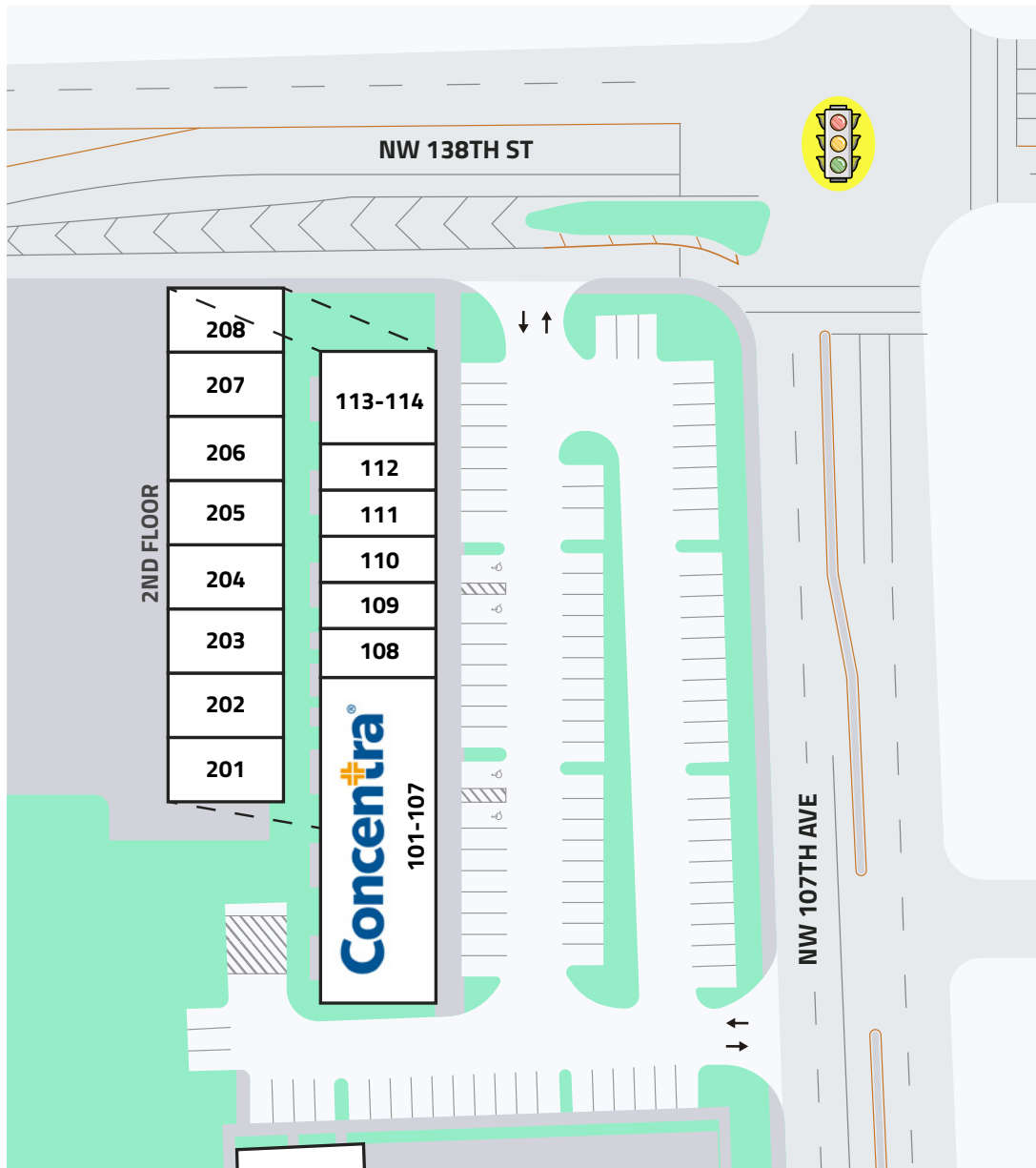


Regional connectivity; 0.25 miles from Florida Turnpike, I-75, SR 826 & Gratigny Parkway

## DEMOGRAPHICS

	5 mile		5 mile
Total Population:	269,275	Total Businesses:	10,858
Households:	82,477	Total Employees:	104,226
Avg HH Income:	\$63,636	Traffic Counts	26,500 VPD

## SITE PLAN

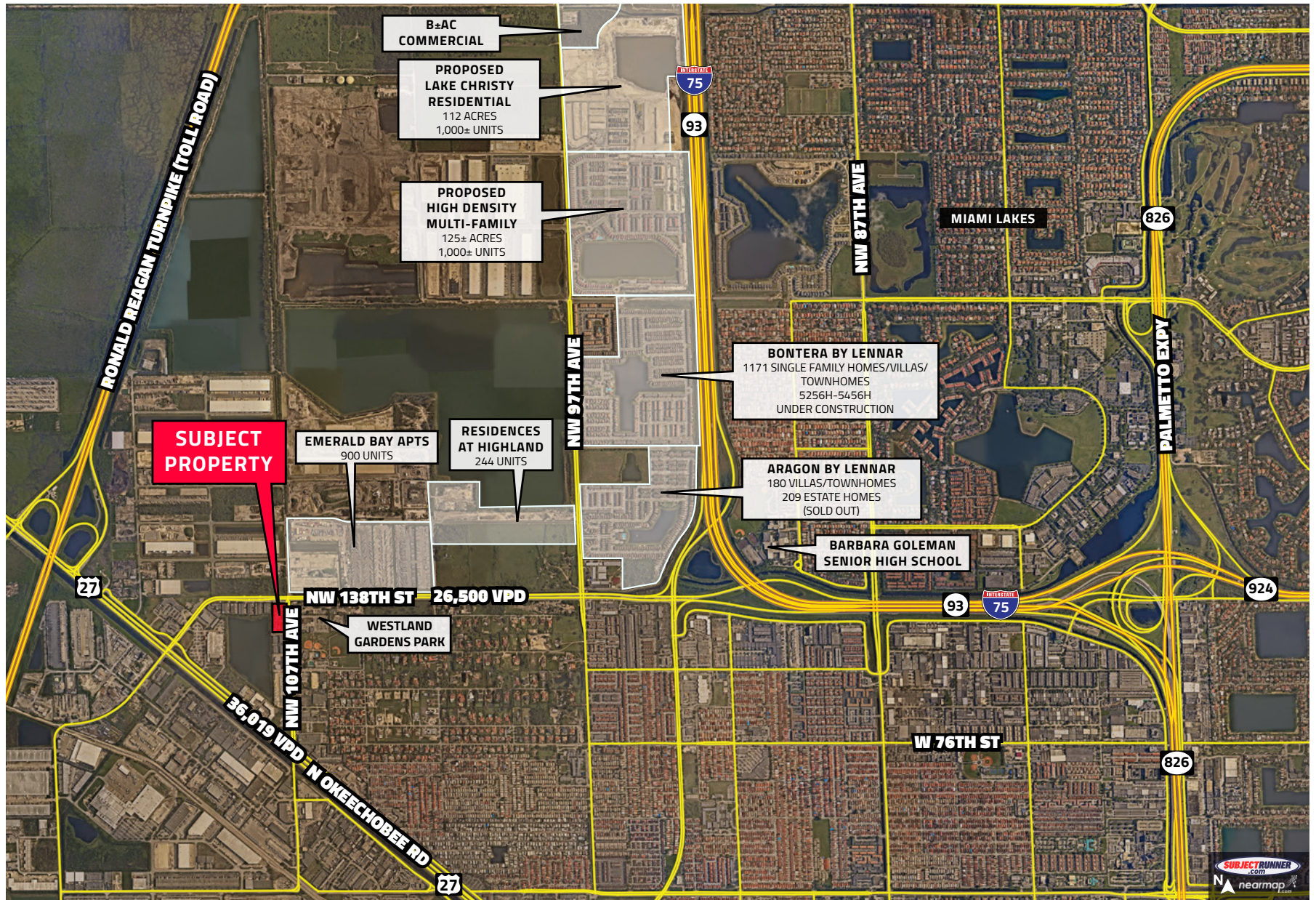


UNIT	TENANT	SF
101-107	Concentra	6,513
108	Sebanda Insurance	901
109	Artcutz Barbershop	970
110	Clark Liquor	970
111	Florida Specialty Pharmacy	970
112	Feel Good Coffee	797
113-114	Craig's Cafe & Bakery	1,940
201-203	Skin Is In	2,910
204	Nurse Practitioners	930
205	Leclu Music & Events	930
206	Giro Pack	970
207	Godoy Law	970
208	New Start Immigration	970
<b>TOTAL</b>		<b>20,741</b>

## RETAIL MAP



## RESIDENTIAL DEVELOPMENT MAP





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