

WESTLAND PROMENADE

3595 West 20th Avenue, Hialeah, FL 33018



STERLING
ORGANIZATION

For information: **Jared Aberman**

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P: 855-300-3832

November 2025

MIAMI, FL

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WESTLAND PROMENADE LEASING PLAN

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UNIT	TENANT	SQ. FT.
A-01A	Slick City (Coming Soon)	40,000
A-01B	Guitar Center	17,307
A-02	China Family Buffet	7,000
A-04	PPG Paints	3,500
B-01	Presidente Supermarket	27,820
C-01	America's Best Contacts & Eyeglasses	4,200
C-0203	Dollar Tree	10,887
D-01	United States Postal Service	17,025
E-01	My Suite! @ Beauty Square	8,444
F-01	Ross Dress For Less	23,540
F-02	ABC Jewelry	2,475
F-03	Los Carings Latin American Food & Bakery	1,350
F-04	Q Nails	1,125
G-01	Smoothie Spot	1,800
G-02	Daniela Martinteroso Studio (Coming Soon)	1,454
G-03	Available	946
G-04	Community Medical Group	3,000
G-06	Blue Dental Care	1,236
G-07	Available	966
G-08	US Armed Forces	2,534
G-09	Bubbly Paws	1,750
G-10	Sun Tan Miami (Coming Soon)	1,600
G-12	Pandora Insurance	904
J-01	North Star MultiServices	1,557
J-02	Easy Scripts, LLC	4,000
J-04	Dolce Grazia Cakes	1,600
J-05	Growing Treasures Learning Center	6,932
J-12	Subway	1,468
K-01	Planet Fitness	14,200
K-04	Nilda's Hair Salon	1,266
K-05	Physical Therapy Now	1,317
K-06	So Vain Beauty Aesthetics	1,277
K-070809	The Medical City	8,800
L-01	dd's Discounts	23,423
M-0102	DimeCuba	2,550

UNIT	TENANT	SQ. FT.
M-03	SalonCentric	2,975
M-04	Quest Diagnostics	2,125
M-05	Franci's El Palacio De Las Quinceañeras	2,125
N-03	Community Medical Group	5,500
N-05	Community Medical Group	2,120
N-08	Chuck E. Cheese's	16,680
O-01	McDonald's	4,847
P-01	Burlington	40,040

Total Square Feet: 325,665



	1 Mile	3 Mile	5 Mile
Population:	26,829	204,685	408,576
Avg. HH Income:	\$57,946	\$81,060	\$95,962
Median HH Income:	\$49,044	\$61,623	\$73,446

Traffic Count: 308,100 cars/day
Distance from Freeway (SR-826): 1,000 feet

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