

# 4148 E 8th Ave, Hialeah, FL 33013

## Development Site For Sale



Contact Us

305 446 2586

William Kerdyk

305 300 4090

John-Paul Piedra

KERDYK REAL ESTATE





# Property Details

**41,920 SF**  
**C2 Zoning**

Folio 1      4148 E 8th Ave  
26,200 SF

Folio 2      780 E 42 St  
7,860 SF

Folio 3      790 E 42 St  
7,860 SF

## Contact Us

**305 446 2586**  
William Kerdyk

**305 300 4090**  
John-Paul Piedra

**\$4,750,000**

**KERDYK REAL ESTATE**



# Demographics

## Population

	1 mile	3 mile
2023 Population	23,098	190,503
Median Age	45.9	43.6
Bachelor's or Higher	11%	13%

## Income

	1 mile	3 mile
Avg. Household	\$57,220	\$50,783
Median Household	\$43,021	\$36,397
< \$25,000	2,052	20,848
\$25,000 - \$50,000	1,576	16,350
\$50,000 - \$75,000	1,023	10,382
\$75,000 - \$100,000	661	5,152
\$100,000 - \$125,000	476	2,871
\$125,000 - \$150,000	215	1,499
\$150,000 - \$200,000	345	1,629
\$200,000+	54	809

## Traffic

Collection St.	Cross St.	Vol.	Count Yr.
E 8th Ave	E 37th St N	31,795	2022
E 8th Ave	E 48th St N	33,240	2022
E 49th St	E 9th Ct W	38,556	2022
E 4th Ave	E 45th St N	20,926	2022
E 49th St	E 5th Ave W	39,597	2022
E 8th Ave	E 51st St N	38,059	2022
E 4th Ave	E 47th St S	23,915	2018
E 49th St	E 4th Ave	41,338	2022
E 41st St	E 2nd Ave	9,500	2020
E 41st St	E 2nd Ave	10,219	2022



# Contact Us

**305 446 2586**  
William Kerdyk

**305 300 4090**  
John-Paul Piedra

**KERDYK REAL ESTATE**