



# North Hialeah Shopping Center

6500 W. 4th Avenue | Hialeah, FL 33012

RETAIL SPACE AVAILABLE FOR LEASE

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HORIZON  
PROPERTIES

CoStar  
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# North Hialeah Shopping Center

**6500 W. 4th Avenue | Hialeah, FL 33012**

## EXECUTIVE SUMMARY

North Hialeah Shopping Center is a high-performing neighborhood retail center in the heart of Hialeah. Anchored by Fresco y Más, the 73,865 SF plaza sits just north of Palm Springs Mile and draws steady traffic from both the surrounding community and nearby regional attractions. This is a rare opportunity for tenants to join an iconic Hialeah location with strong co-tenancy, deep neighborhood roots, and growing momentum from nearby residential and mixed-use developments.

## PROPERTY HIGHLIGHTS

- GLA: 73,865 SF
- Anchor Tenant: Fresco y Más (20,000 SF)
- Zoning: C-2 Commercial – City of Hialeah
- Built : 1958/Renovated: 1990 / Recent upgrades
- Pylon signage

## MARKET MOMENTUM

- Steps from Manor Hialeah (642 luxury units) & Amelia District (16-acre mixed-use)
- Adjacent to Westland Mall, Target, and national retailers
- Surrounded by high-density residential and vibrant commercial activity
- Lease rates in the market average \$33–\$36/SF

## STRATEGIC LOCATION

- Just North of West 49th Street (Palm Springs Mile) – Hialeah's premier retail corridor
- Frontage: 461' on 4th Ave | 438' on 65th St
- Traffic Counts: Over 36,000 VPD on West 4th Avenue
- Walk Score: 72 (Very Walkable)

## WHY LEASE HERE?

- Turnkey space in a proven retail center
- Anchored by a culturally aligned, top-performing grocery store
- Strong foot traffic & customer loyalty
- High visibility, easy access, and ample surface parking (290+ spaces)
- Positioned for future growth as Hialeah evolves

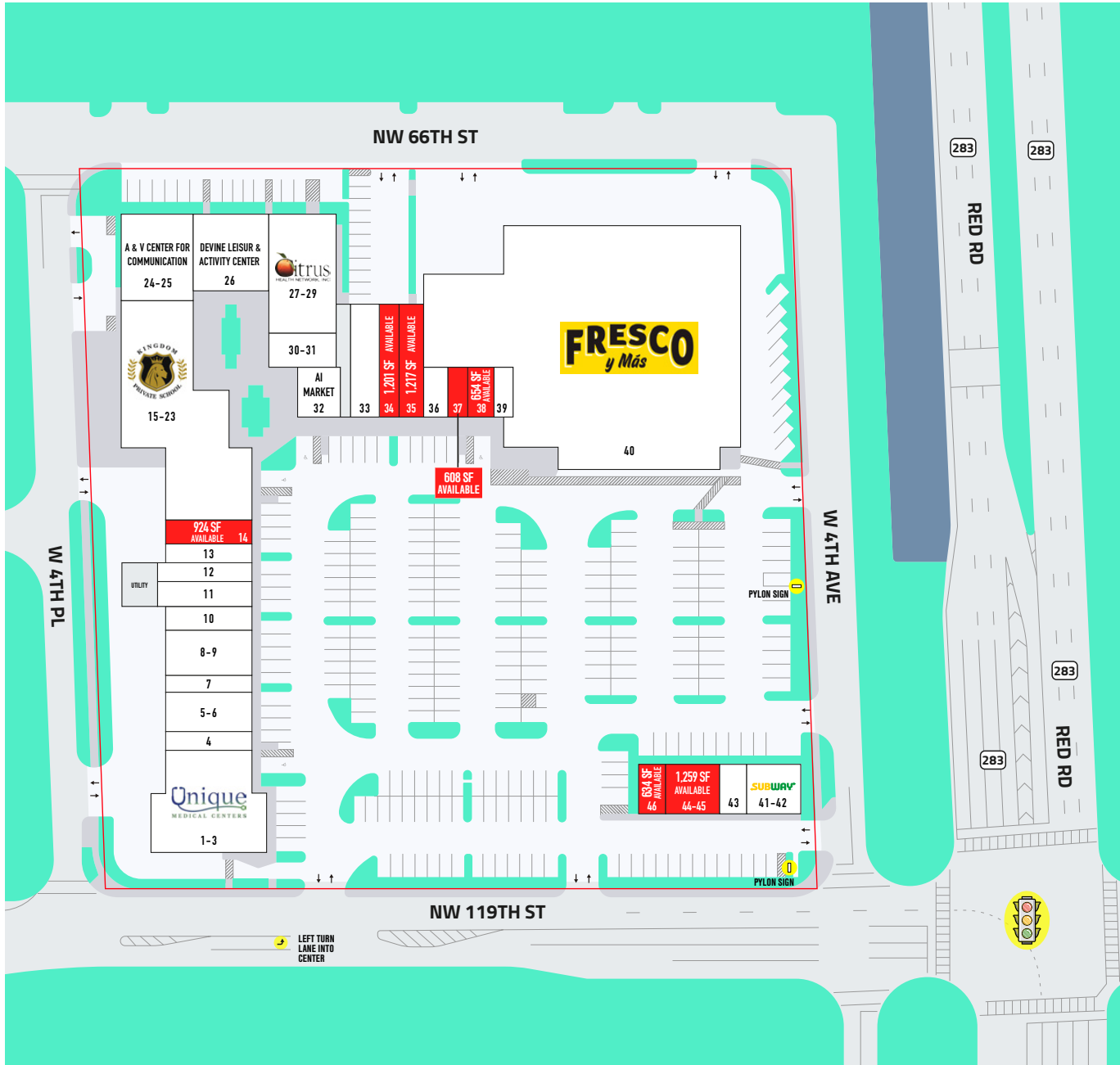


## DEMOGRAPHICS

|                   |   |
|-------------------|---|
|                   | 3 mile  |
| Total Population  | 180,217                                       |
| Households        | 60,588  |
| Median HH Income  | \$44,317                                      |
| Daytime Employees | 108,346                                       |
| Retail Occupancy  | +100% at property<br>  0.9% submarket vacancy |

**HORIZON**  
PROPERTIES

# SITE PLAN



## North Hialeah Center

6500 W 4th Ave | Hialeah, FL 33012, USA

| UNIT  | TENANT                         | SF     |
|-------|--------------------------------|--------|
| 1-3   | Unique Medical Center          | 5,200  |
| 4     | Eye Fashion Optical, Inc       | 889    |
| 5-6   | Health Professional Services   | 1,474  |
| 7     | Mercy's Barbe                  | 737    |
| 8-9   | Hope Medical Center            | 1,672  |
| 10    | Casa China                     | 923    |
| 11    | Market Holdings, Corp.         | 936    |
| 12    | Mar Azul Jewelry               | 889    |
| 13    | Sol Pediat                     | 890    |
| 14    | VACANT                         | 924    |
| 15-23 | Kingdom Palace Daycare         | 7,237  |
| 24-25 | A & V Center for Communication | 1,965  |
| 26    | Divine Leisure & Activity      | 2,160  |
| 27-29 | Citrus                         | 4,770  |
| 30-31 | Sensi Medical Center           | 1,500  |
| 32    | AI Market                      | 1,124  |
| 33    | Tradition Insurance Group      | 1,540  |
| 34    | VACANT                         | 1,201  |
| 35    | VACANT                         | 1,217  |
| 36    | Neyda's Hair Stylist           | 639    |
| 37    | VACANT                         | 608    |
| 38    | VACANT                         | 654    |
| 39    | Top Notch Labs                 | 577    |
| 40    | Fresco y Mas                   | 29,574 |
| 41-42 | Subway                         | 1,200  |
| 43    | Perla Azul                     | 630    |
| 44-45 | VACANT                         | 1,259  |
| 46    | VACANT                         | 634    |
| Total |                                | 86,897 |



MIDRANGE AERIAL





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