



# Impact Commercial Center

11093 NW 138th Street | Hialeah Gardens, FL 33018

**Eric Duval**  
ASSOCIATE  
eric@horizonpropertiesfl.com  
(305) 364-9945

**Joel Benes**  
PARTNER  
jbenes@horizonpropertiesfl.com  
(305) 364-9945

**HORIZON**  
PROPERTIES

CoStar  
**POWERBROKER**

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Shopping Centers

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

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## AVAILABILITIES

- Suite 201 - 1,415 SF
- Suite 202 - 1,391 SF
- Suite 203 - 1,391 SF
- Suite 204 - 1,391 SF
- Suite 205 - 3,208 SF
- Suite 206 - 1,884 SF
- Suite 207 - 1,933 SF
- Suite 208 - 2,770 SF
- Suite 209 - 1,391 SF

## PROPERTY HIGHLIGHTS

- Facility available for a variety of business uses.
- Strategically located at the recently expanded NW 138th Street & Okeechobee Rd just East of the Florida Turnpike Intersection with prime exposure opposite Home Depot. Permanent monument signage in front of the facility is available.
- Recently built with first rate CBS construction and attractive architecture with 15' Ceiling Heights, Twin T Roof Systems and ample parking.



## DEMOGRAPHICS

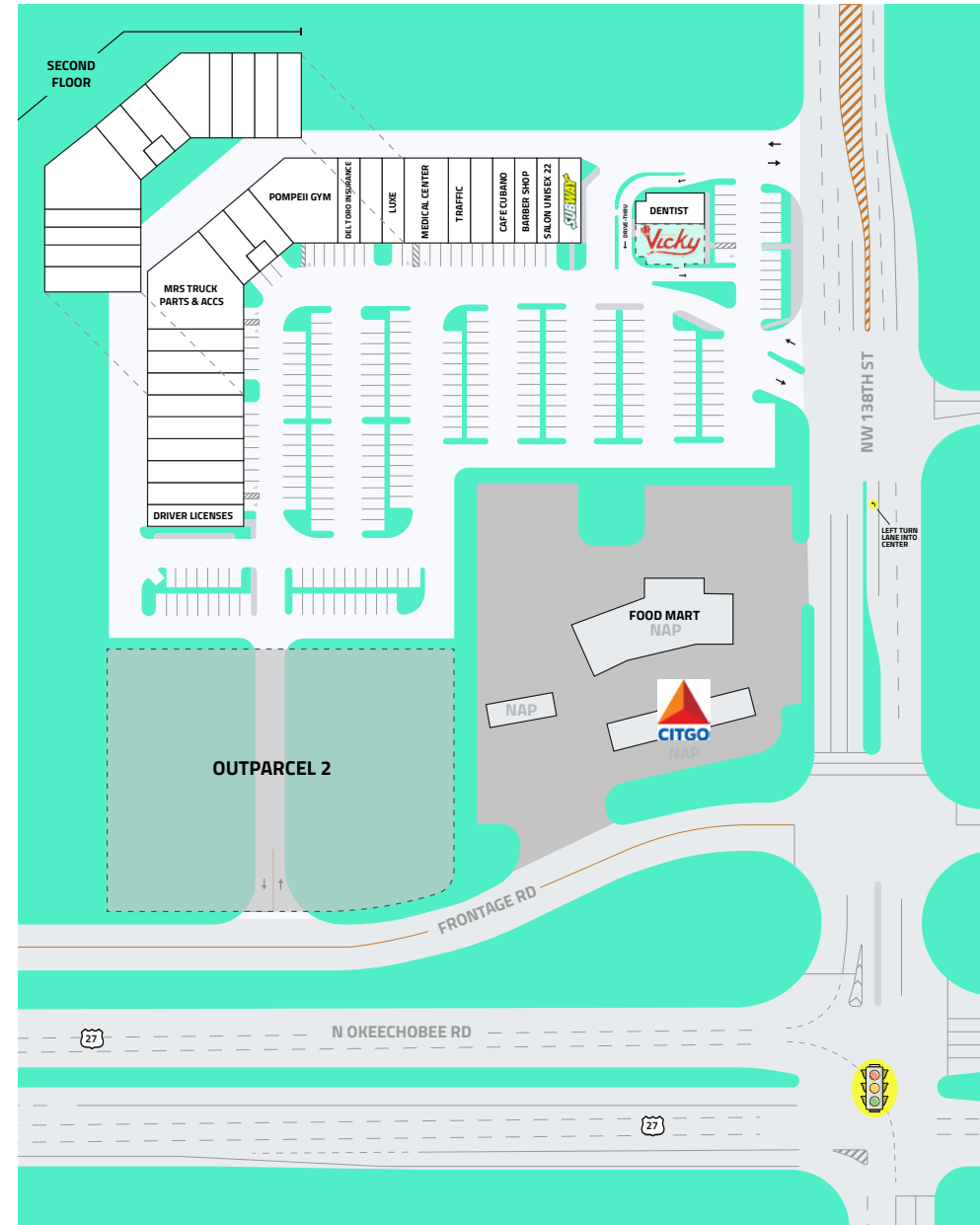
|                                                                                                        | 1 mile   | 3 mile   | 5 mile   |
|--------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  Total Population:  | 18,388   | 121,758  | 319,430  |
|  Average HH Income: | \$77,997 | \$79,189 | \$74,933 |

## TRAFFIC



- Average Daily Traffic: 87,500 VPD

## Site Plan and Availabilities



**VACANT**

**208**

**209**

**210**  
Ybella Spa

**211**  
X-Press Freight Transport

**212**  
LBA Community Foundation

**205**

**206**

**207**

**204**

**203**

**202**

**201**

**ENLARGED SECOND FLOOR**

**LEGEND**

**KEY PLAN**



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