



Impact Commercial Center Outparcel

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

Member of
International
Council of
Shopping Centers

www.horizonpropertiesfl.com

Impact Commercial Center Outparcel

11093 NW 138th Street | Hialeah Gardens, FL 33018

PROPERTY HIGHLIGHT

- 2,500 SF - Outparcel #1 w/drive thru and grease trap
- Ground Lease Available: 1.5 Acre Outparcel (#2) fronting Okeechobee Rd
- Impact Commercial Center is a new two story mixed use center offering outstanding leasing opportunities of outparcels in the rapidly expanding Hialeah Gardens Trade Area.
- Strategically located at the recently expanded NW 138th Street & Okeechobee Rd just East of the Florida Turnpike Intersection with prime exposure opposite Home Depot
- Recently built with first rate CBS construction and attractive architecture with 15' Ceiling Heights, Twin T Roof Systems and ample parking
- Outparcel Ideal uses include: restaurants, banks, quick service hotels



DEMOGRAPHICS

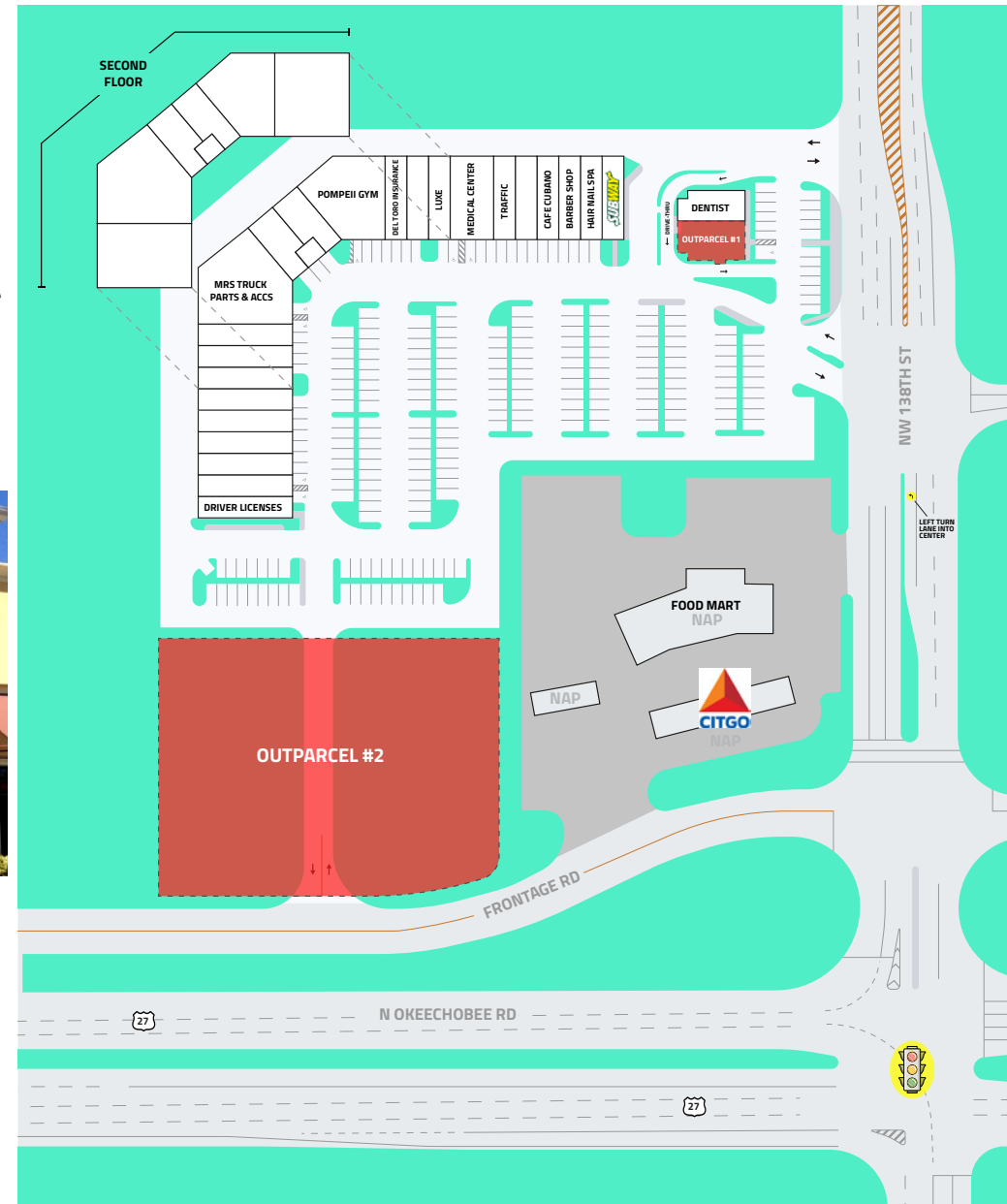
	1 mile	3 mile	5 mile
Total Population:	18,388	121,758	319,430
Average HH Income:	\$77,997	\$79,189	\$74,933

TRAFFIC



■ Average Daily Traffic: 87,500 VPD

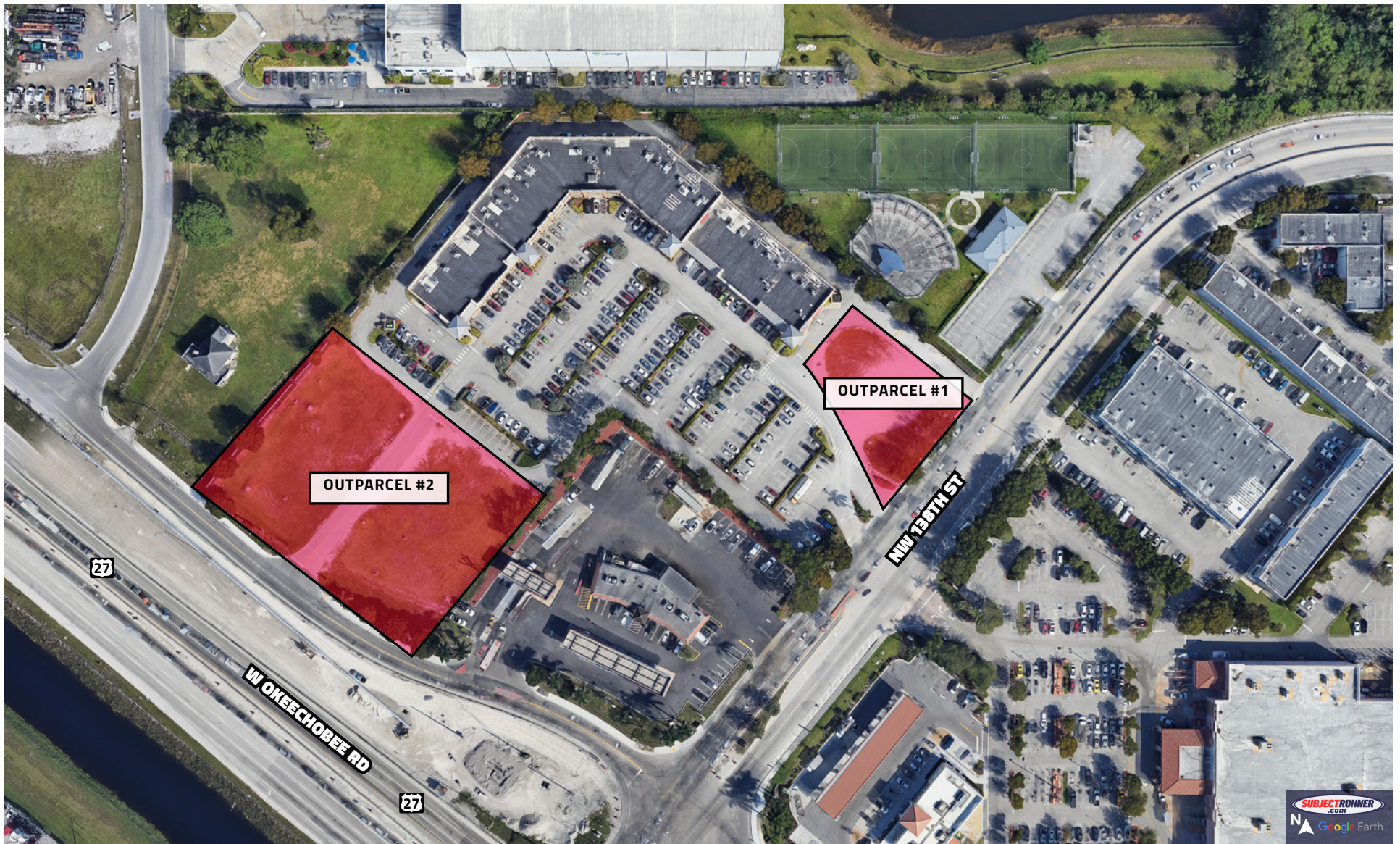
Site Plan and Availabilities



Impact Commercial Center Outparcel



Impact Commercial Center Outparcel



Contact:

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

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

HORIZON
PROPERTIES

CoStar
POWERBROKER

Member of
International
Council of
Shopping Centers

Commercial Alliance
LoopNet

www.horizonpropertiesfl.com