



AVAILABLE FOR LEASE

Restaurant & Entertainment Venue
13155 W Okeechobee Road
Hialeah Gardens, FL 33018

OFFERING SUMMARY

PREMISES SIZE	APPROX. 2,000 SF
LEASE	NEW 10 YEAR LEASE AVAILABLE
LICENSE	BEER & WINE LICENSE
BUSINESS TYPE	RESTAURANT & ENTERTAINMENT VENUE
CONDITION	FULLY EQUIPPED & OPERATING

HIGHLIGHTS

- Turnkey restaurant operation
- Significant stage and entertainment buildout
- Established local presence
- Ideal owner-operator opportunity
- Excellent event and entertainment potential

OPPORTUNITY

An exceptional opportunity to lease a turnkey restaurant and entertainment venue in one of Miami-Dade County's most active commercial corridors. It offers a unique dining and nightlife experience featuring a professionally designed stage, state-of-the-art lighting, large digital display screens, and a vibrant atmosphere that attracts diners, private events, and live entertainment patrons. Turnkey operation with significant buildout value and a new long-term lease available.



CALL FOR DETAILS

● **MARTIJN RENTEMA**
DIRECTOR
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PROPERTY IMAGES



LOCATION OVERVIEW

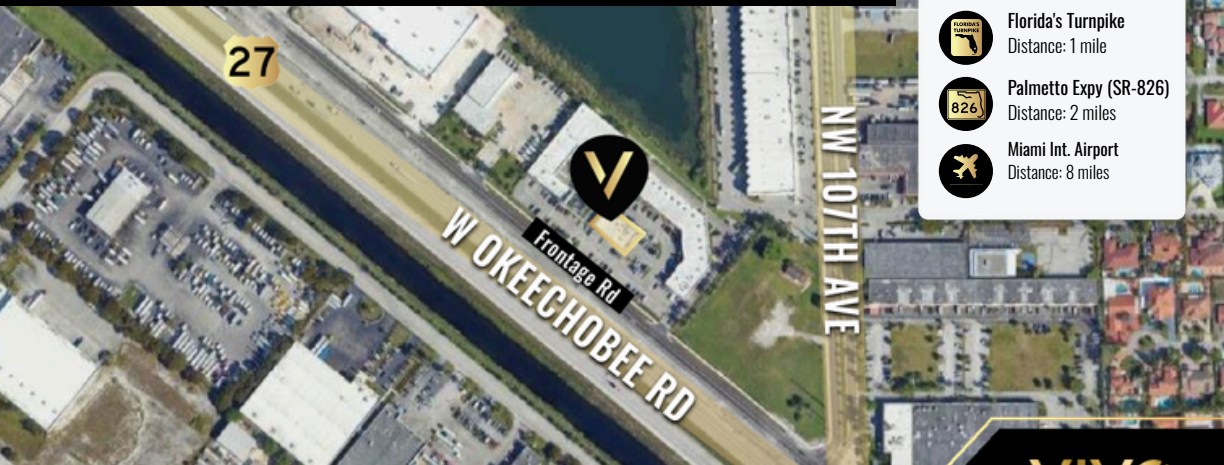
VENUE FEATURES





ENTERTAINMENT INFRASTRUCTURE	RESTAURANT FEATURES
Elevated performance stage	Fully operational kitchen
Professional intelligent LED lighting system	Modern dining room
Large format digital video screens	Stylish interior décor
DJ, karaoke, live music, and dinner show capability	Established customer following
Premium sound and visual presentation environment	Turnkey operation ready for immediate ownership
REVENUE OPPORTUNITIES	
Restaurant dining	Birthday celebrations
Beer and wine sales	Corporate functions
Live entertainment events	Special event programming
Private parties	Community and cultural events

LOCATION ADVANTAGES

LOCATED ALONG THE HIGHLY TRAVELED WEST OKEECHOBEE ROAD CORRIDOR IN HIALEAH GARDENS, THE RESTAURANT BENEFITS FROM EXCELLENT VISIBILITY, STRONG RESIDENTIAL DENSITY, AND CONVENIENT ACCESS FROM MAJOR MIAMI-DADE THOROUGHFARES. THE SURROUNDING MARKET CONTINUES TO EXPERIENCE BOTH POPULATION GROWTH AND INCREASING DEMAND FOR UNIQUE DINING AND ENTERTAINMENT DESTINATIONS.

MAP



-  **Downtown Miami**
Distance: 11 miles
-  **Florida's Turnpike**
Distance: 1 mile
-  **Palmetto Expy (SR-826)**
Distance: 2 miles
-  **Miami Int. Airport**
Distance: 8 miles