

# El Paraiso West Shopping Center

1800 West 68th Street, Hialeah, FL 33014

## Outparcel For Lease | Retail



## Property Features

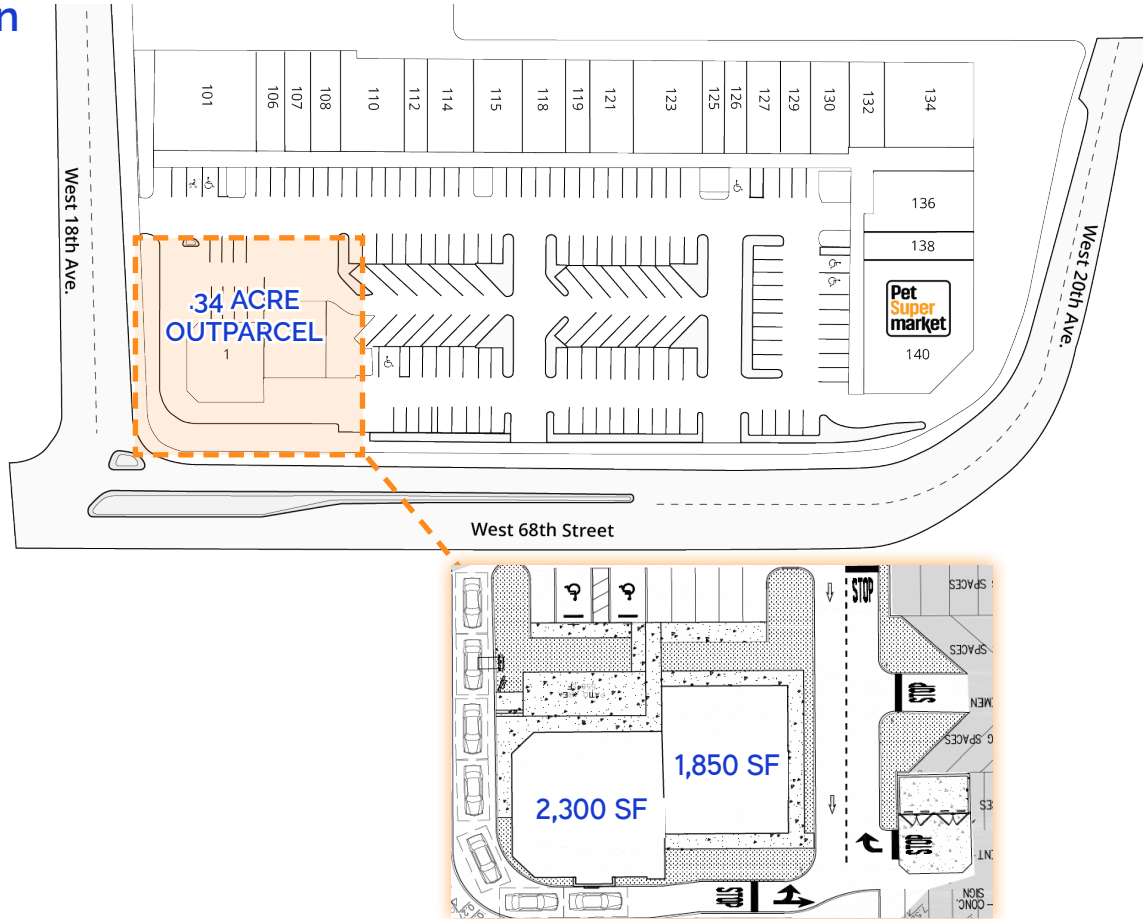
- Approximately .34 acre outparcel for ground lease
- Cross-parking
- 4,150 sf existing structure
- Situated at the highly trafficked corner of the Palmetto Expressway and W. 68th Street
- Surrounded by dense residential neighborhoods and is close to high traffic drivers such as Westland Mall, Palmetto General Hospital, and Sedano's
- Freeway visibility and pylon signage for excellent exposure
- ± 231,000 vpd on Palmetto Expressway
- ± 31,000 vpd on W 68th Street
- GLA: 54,425 sf



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## Site Plan



## Demographics



### Population

1-Mile: 41,253  
3 Miles: 208,408  
5 Miles: 446,824



### Total HH

1-Mile: 14,551  
3 Miles: 66,315  
5 Miles: 131,015



### Median Age

1-Mile: 42.9  
3 Miles: 42.4  
5 Miles: 40.9



### Average HHI

1-Mile: \$56,210  
3 Miles: \$72,652  
5 Miles: \$76,046

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