



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

Member of
International
Council of
Shopping Centers

www.horizonpropertiesfl.com

Impact Commercial Center

11093 NW 138th Street | Hialeah Gardens, FL 33018

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
- Suite 210 - 1,391 SF
- Outparcel #1 - 2,500 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

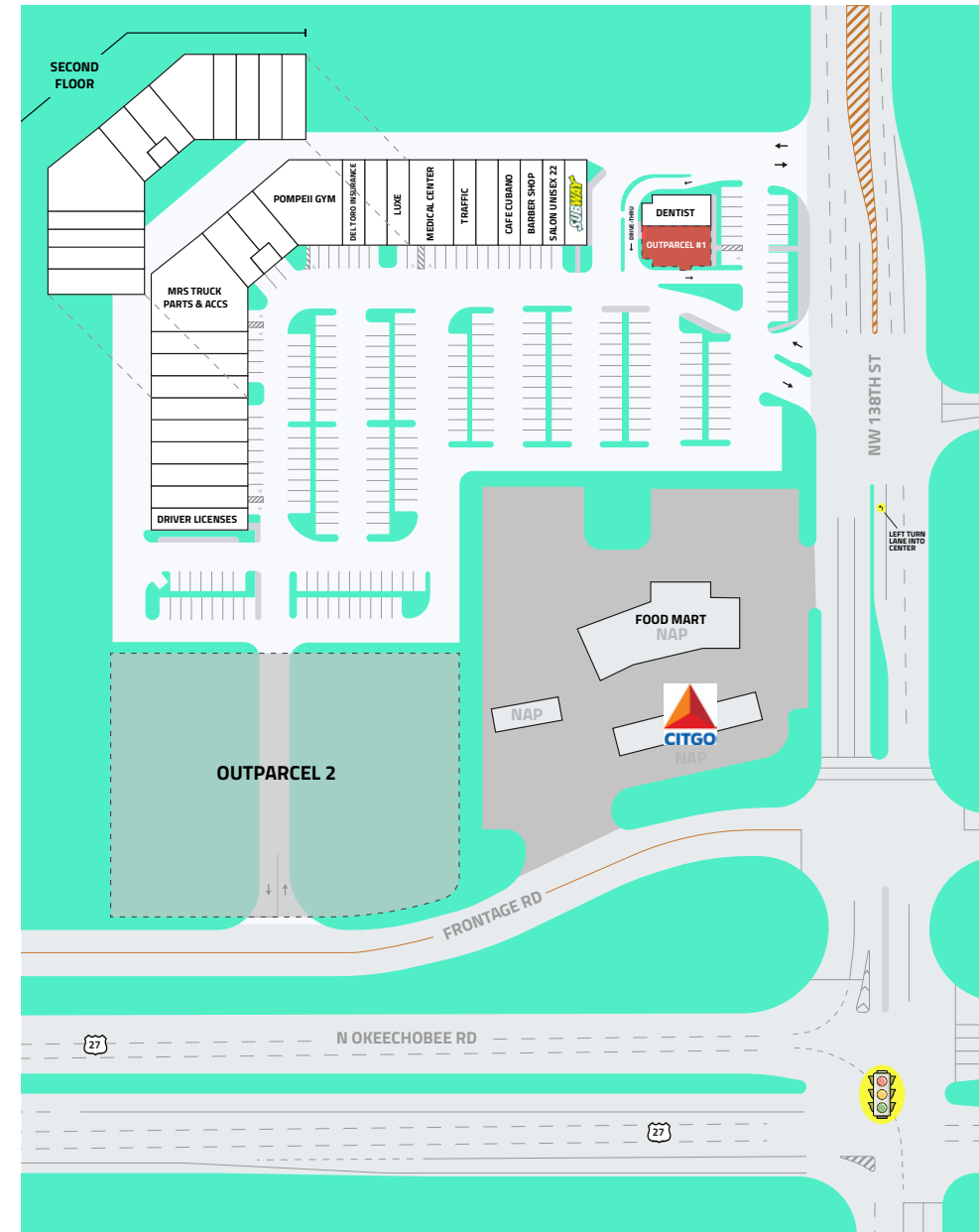
	1 mile	3 mile	5 mile
 Total Population:	18,388	121,758	319,430
 Average HH Income:	\$77,997	\$79,189	\$74,933

TRAFFIC



■ Average Daily Traffic: 87,500 VPD

Site Plan and Availabilities



Impact Commercial Center



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

www.horizonpropertiesfl.com