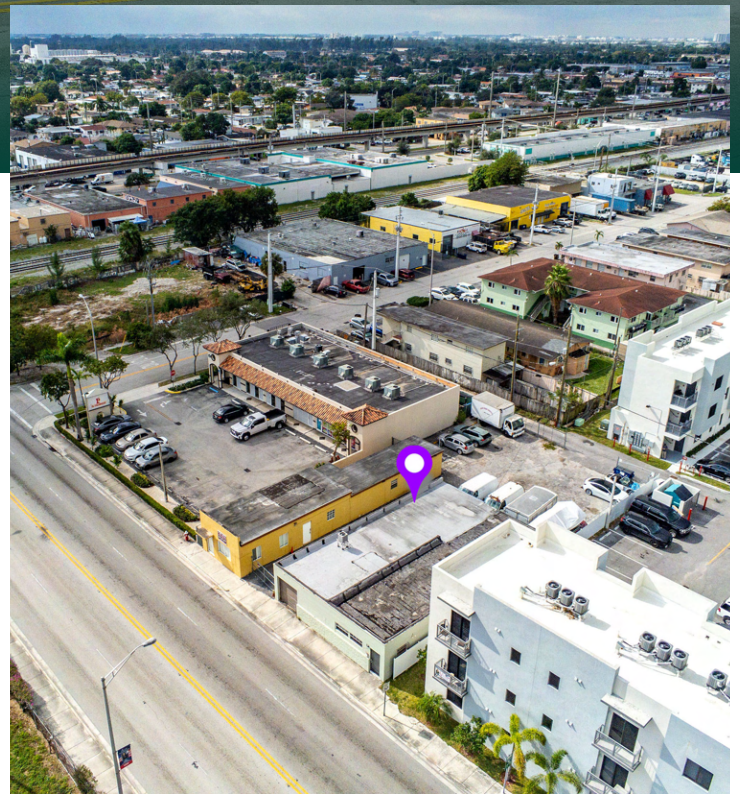




**2230-2250 Palm Avenue
Hialeah, FL 33010**

Sale Price
\$1,700,000

Presenting a rare 9,750 SF contiguous assemblage positioned within the high traffic, high-growth Palm Avenue corridor. These two parcels offer a combined 3,835 SF of existing structures under versatile C-2 zoning. Situated approximately 1,500 feet from the Hialeah Market Station (Tri-Rail/Amtrak), providing exceptional connectivity to the South Florida workforce. The C-2 zoning and NBD Overlay designation support a variety of uses, from retail and medical offices to high-density mixed-use development. Capitalize on Hialeah's "City of Progress" trajectory. Whether pursuing a boutique mid-rise residential project or a stabilized retail footprint, this assemblage offers the scale and zoning flexibility required for a landmark Miami-Dade project. Exclusively offered as a unified development site.



David Gonzalez
Commercial Broker

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Property Description

9,750 SF C-2 Strategic Infill Development Opportunity: 2230-2250 Palm Ave. TOD/NBD/LLA potential. 3,835 SF across 2 buildings (2,560 SF + 1,275 SF) . Sold together/separate.

Location Description

High-traffic Palm Avenue corridor in Hialeah near the Hialeah Market Station with close proximity to the Airport East Industrial sub-market and Leah Arts District entertainment corridor, offering strong transit-oriented development potential.

Offering Summary

Sale Price:	\$1,700,000
Number of Units:	2
Lot Size:	0.22 Acres
Building Size:	3,835 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	497	2,239	11,543
Total Population	1,282	5,829	31,698
Average HH Income	\$54,297	\$53,712	\$59,978

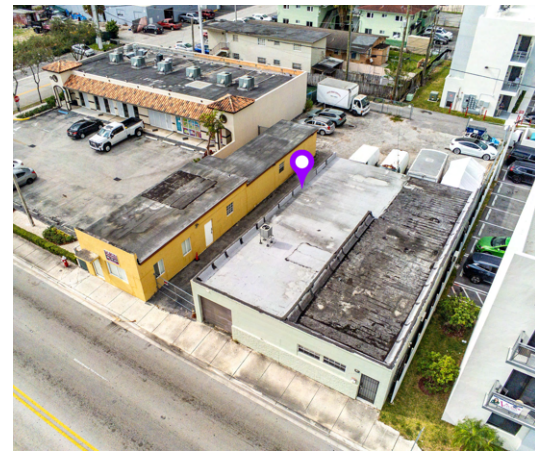
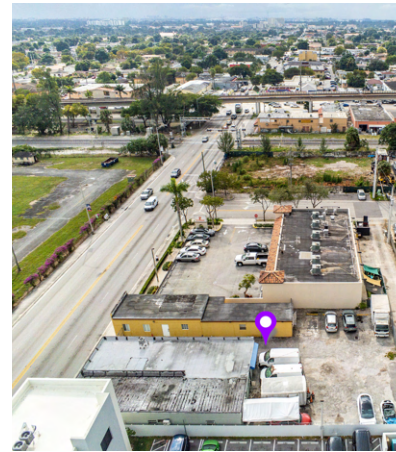
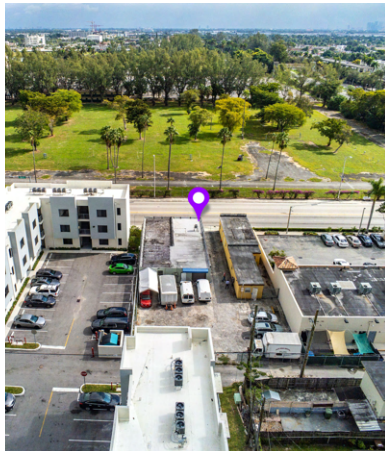
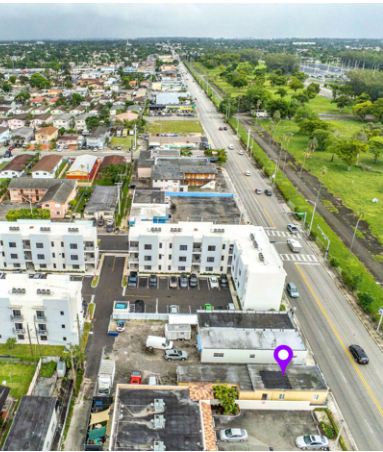


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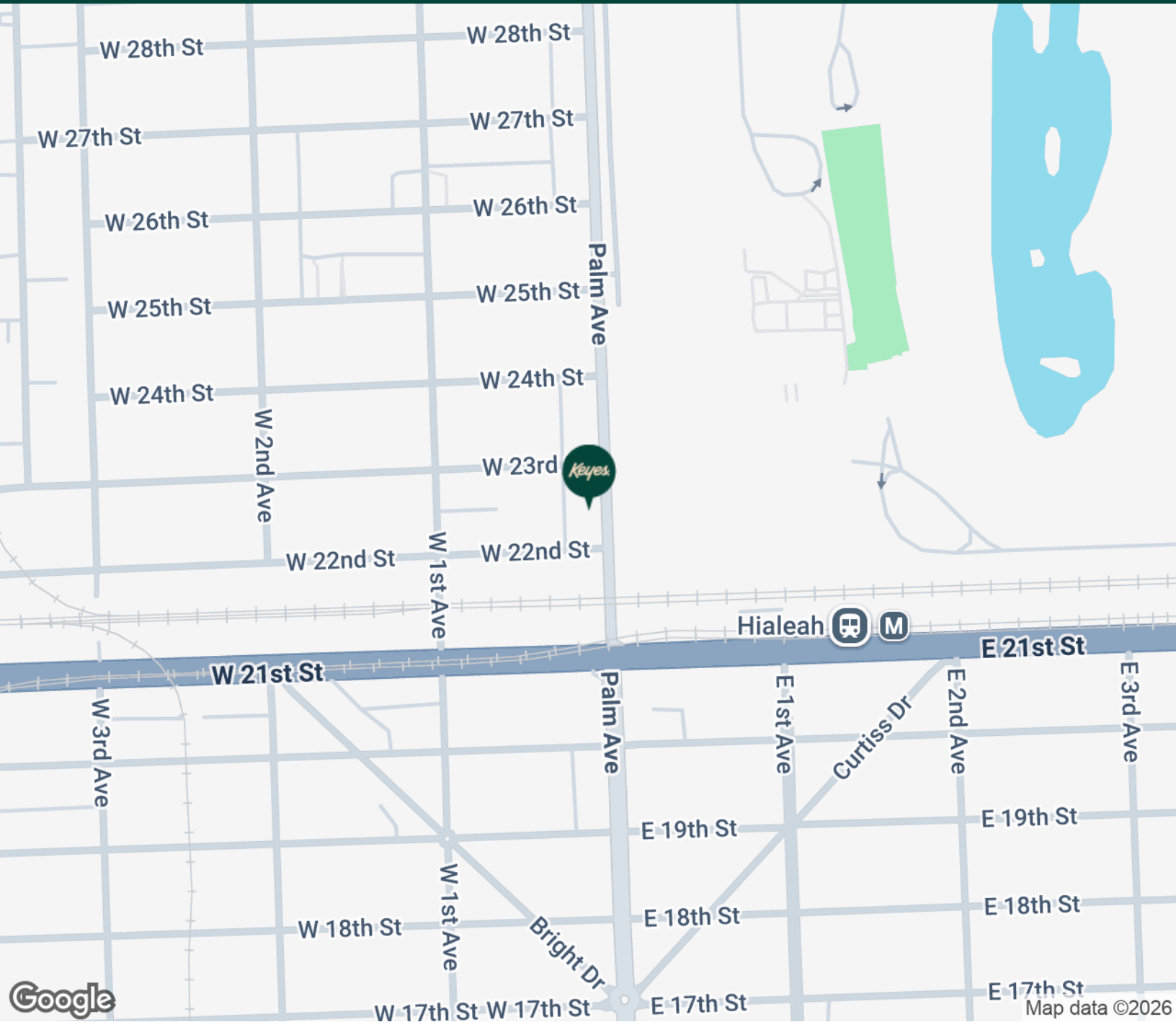


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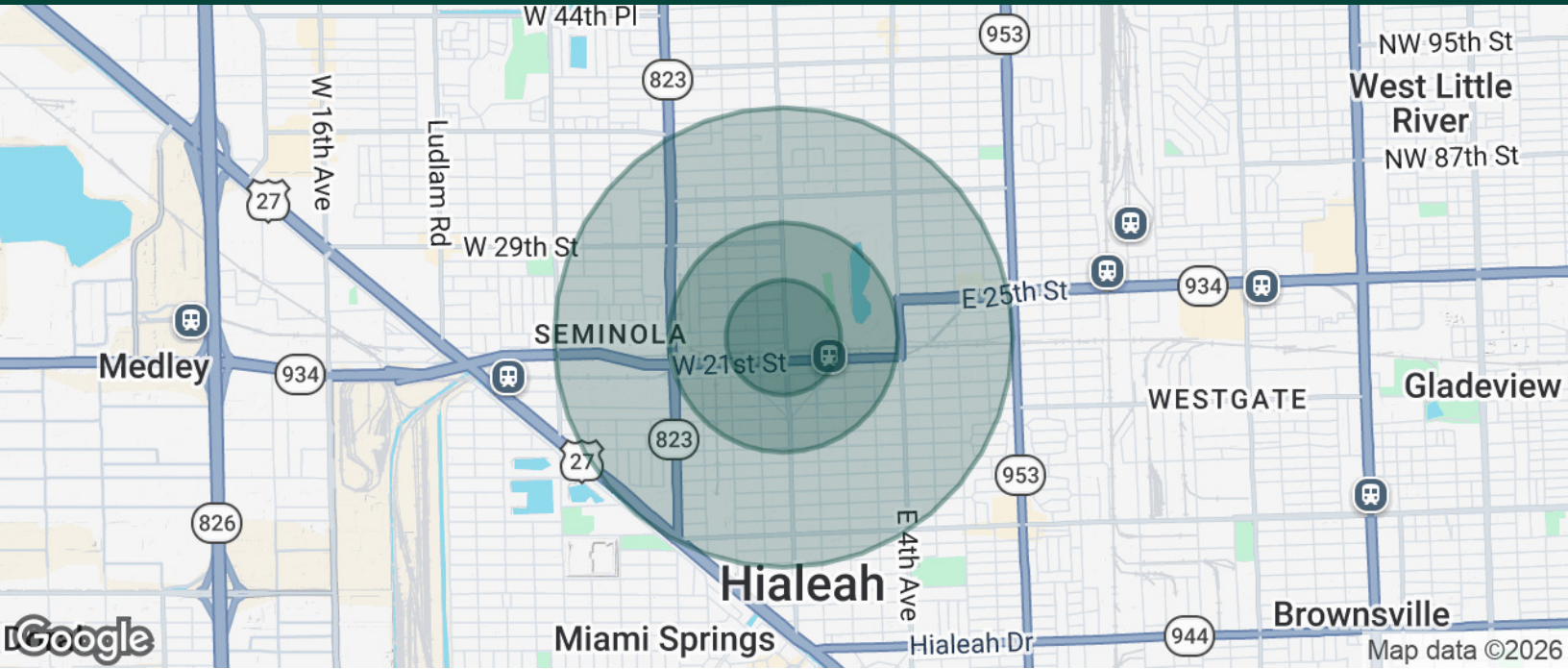
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,282	5,829	31,698
Average Age	50.0	50.4	47.4
Average Age (Male)	49.1	49.4	46.6
Average Age (Female)	51.9	52.1	48.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	497	2,239	11,543
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$54,297	\$53,712	\$59,978
Average House Value	\$363,189	\$371,860	\$361,412

2023 American Community Survey (ACS)



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