

# LEASING OPPORTUNITY

**West Hialeah Commercial Center**

3825 W 16th Ave, Hialeah, FL 33012

**AVAILABLE SPACE**  
**Unit 4 - 815 SF. | Unit 5 - 815 SF.**



Located in the heart of Hialeah's established commercial corridor, this property presents a well-positioned mixed-use retail and office investment opportunity. The two-story, multi-tenant property encompasses approximately 12,056 square feet on a 0.57-acre site with excellent visibility and accessibility along heavily traveled W 16th Avenue.

Constructed in 2004, the property features Class B storefront retail and office space designed to accommodate a variety of professional, retail, and service-oriented users. The asset benefits from approximately 163 feet of frontage on W 16th Avenue, providing strong exposure within one of Miami-Dade County's most active commercial submarkets.

## Demographics

### 1 Mile

Population - 32,583

Households - 12,084

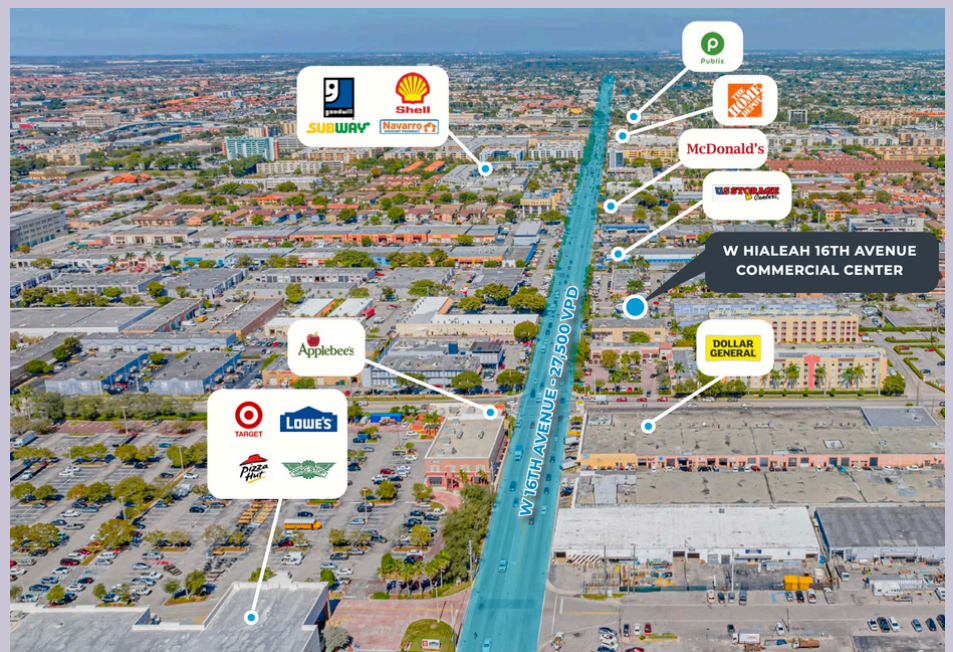
Median HH Income - \$47,510

### 3 Mile

Population - 211,412

Housholds - 73,470

Median HH Income - \$54,756



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