



Retail Box For Sublease

700 W 49th Street
Hialeah, FL 33012

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KEY FEATURES/HIGHLIGHTS

- › Premier retail area
- › 106,000 SF Big Box
- › Heart of Palm Springs Mile
- › Sublease with 13 + 20 (options) years remaining
- › Pylon signage available

Table of Contents

PROPERTY SUMMARY.....3

DEMOGRAPHICS.....4

ROAD MAPS.....5

AERIAL MAPS.....6

SITE PLAN.....7

BUILDING PLAN.....8

PHOTOGRAPHS.....10

TRADE AREA & CONTACT INFORMATION.....11

FOR SUBLEASE > RETAIL BOX

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PROPERTY OVERVIEW

Colliers International South Florida LLC is pleased to present the only Big Box availability on Palm Springs Mile. Palm Springs Mile is the premier shopping corridor in the Hialeah, Florida market, consisting of over 3,000,000 SF at above 97% occupancy. The portion of the shopping center where the subject property is located contains over 1,500,000 SF across both sides of West 49th Street. Palm Springs Mile is home to many premier national tenants as well as various local businesses. The premises consists of over 106,000 rentable square feet with up to 33 years of term remaining. Building is in excellent condition, traffic counts in excess of 49,000 vehicles per day and average incomes above \$48,000.

PROPERTY SUMMARY

Name of Property:	Palm Springs Mile		
Address:	700 West 49th St., Hialeah, FL 33012		
Land Information/Size:	1,667,794 SF		
Building Information/Size	106,000 SF		
Year Built/Renovated:	2008		
Traffic Counts:	49,113		
Cross Streets:	West 49th St., W 6th Ave. & W. 8th Ave.		
Remaining Lease Term:	13 Years		
Option Terms:	Four (4), five (5) Year Terms		
Rate:	Rate Available Upon Request with a Qualified Prospect		
Co-Tenancy:	LA Fitness, Muvico (14 screens), Burlington Coat Factory, Toys R Us, Michaels, Walmart Neighborhood Market, Rooms To Go Furniture		
Signage:	Pylon (2) and building		
Parking:	213 spaces		
Highlights:	<div><div><ul style="list-style-type: none">• Hialeah’s premier retail corridor• Building in excellent condition• Over 425,000 people within 5 miles</div><div><ul style="list-style-type: none">• Average incomes above \$48,000• 33 years of term• Rare big box vacancy</div></div>		

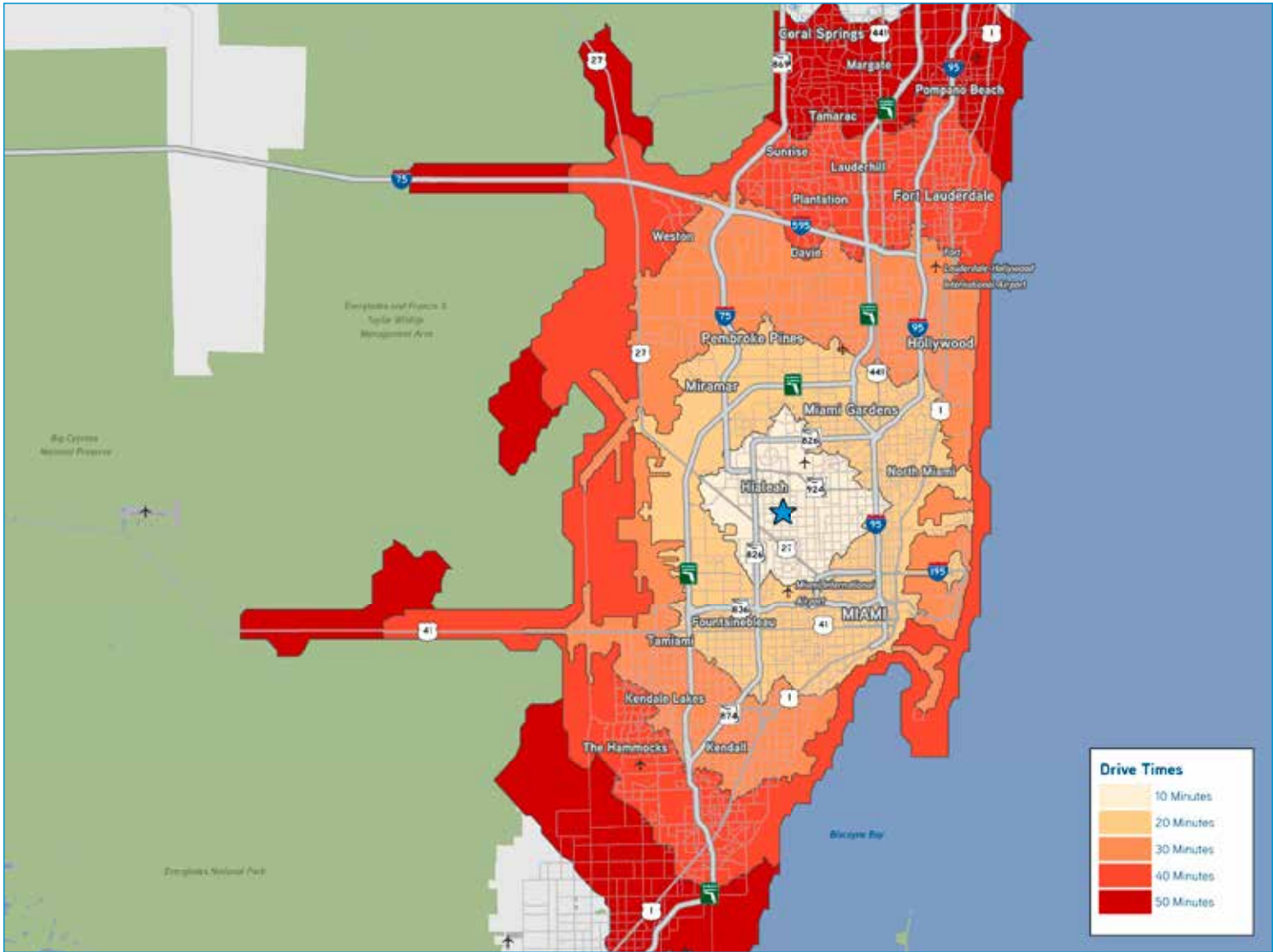
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DEMOGRAPHICS

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	38,916	224,366	427,960
Households:	14,416	70,896	134,859
HH Income:	\$53,288	\$45,025	\$50,356
Employees:	10,623	111,545	280,545
Businesses:	1,255	11,744	28,675

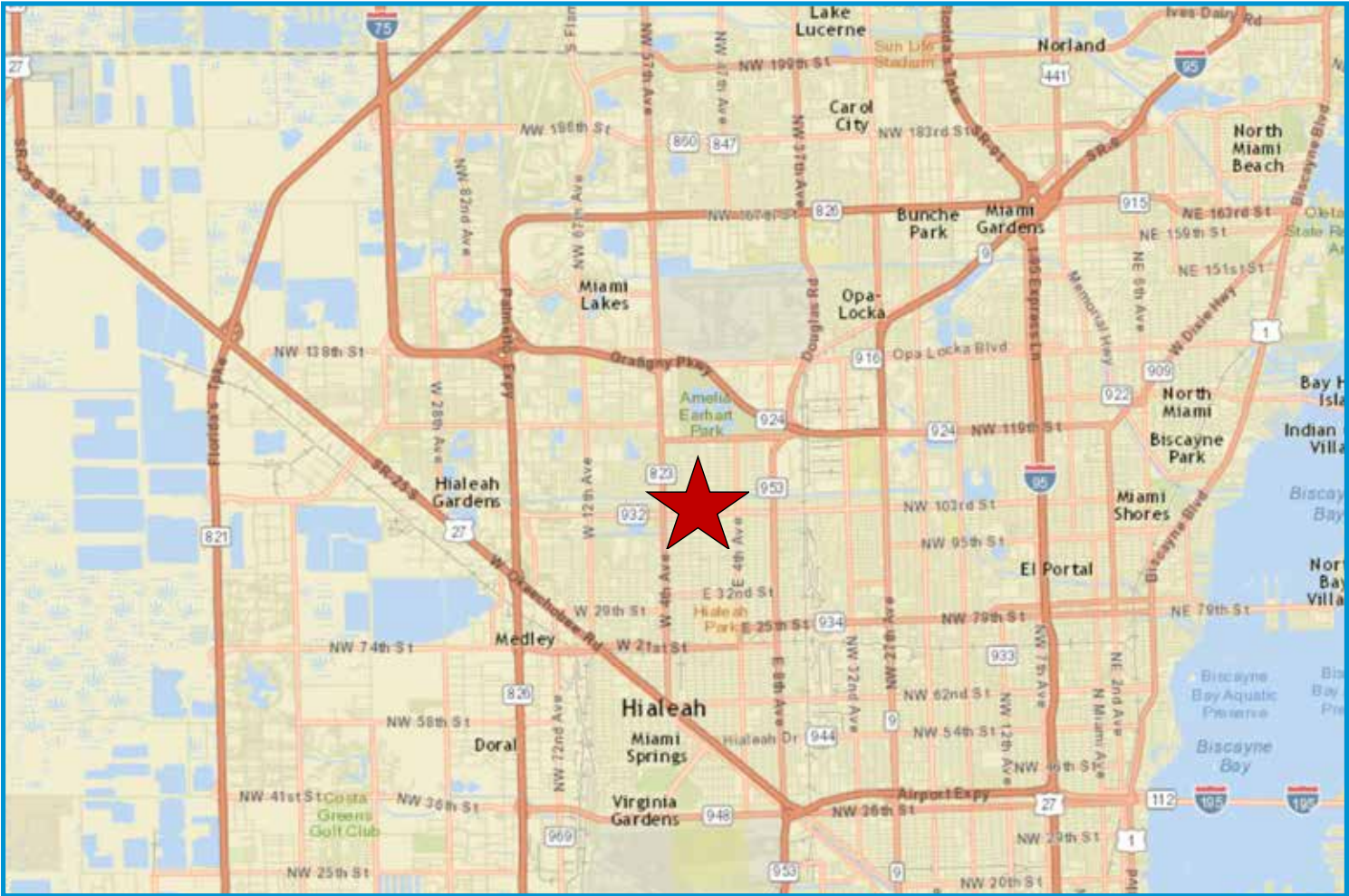
DRIVE TIME MAPS



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ROAD MAP



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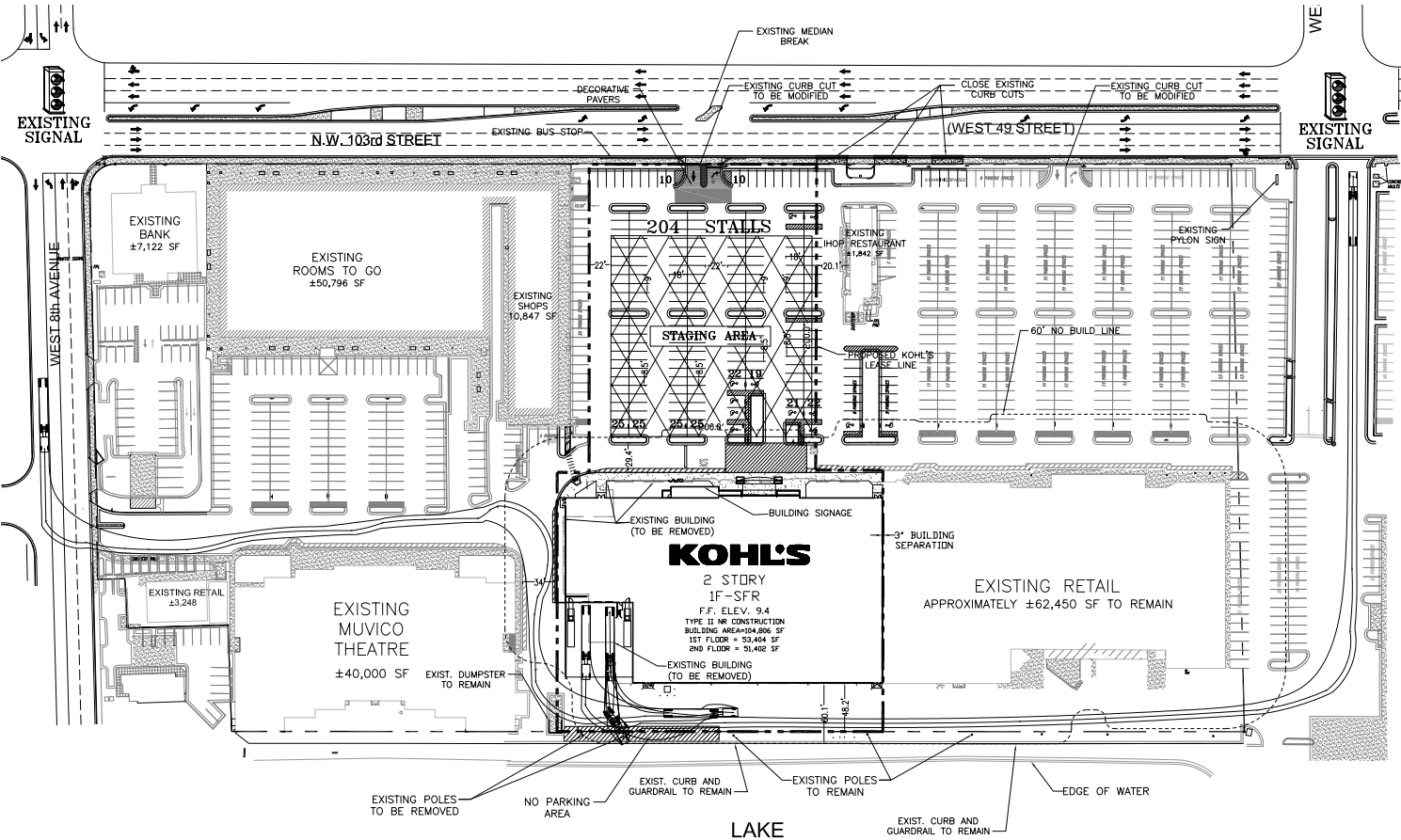
AERIAL MAPS



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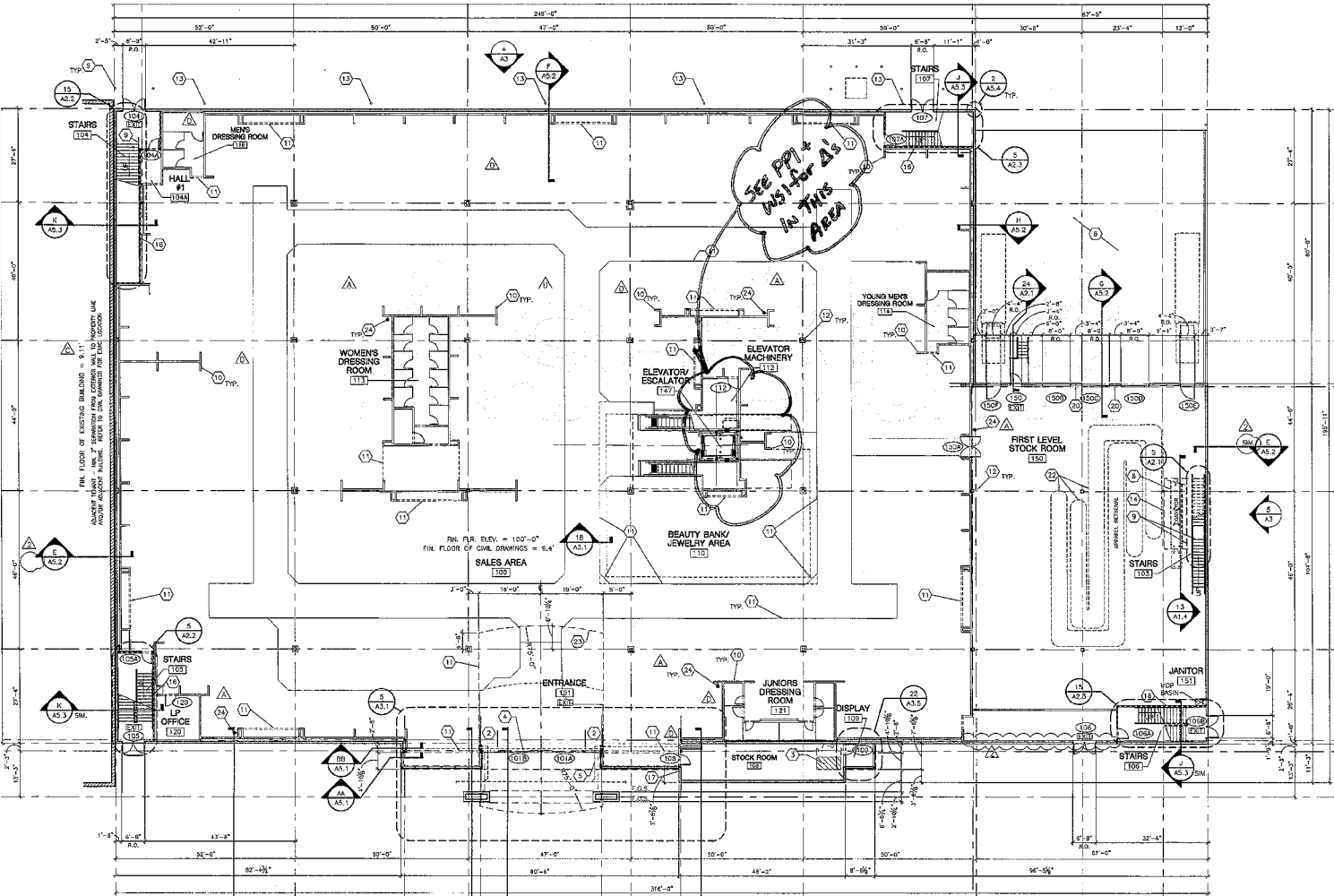
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SITE PLAN



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BUILDING PLAN - FIRST FLOOR



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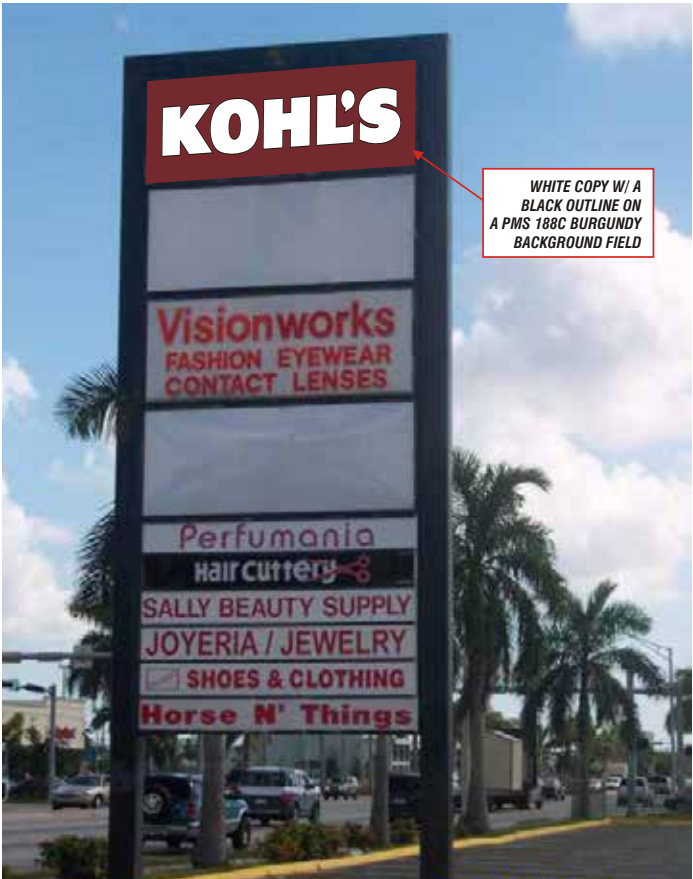
This detailed architectural floor plan illustrates the second level of a retail store, organized into several functional zones. The plan includes the following areas and features:

- Top Section:** A long corridor at the top contains the **SECOND LEVEL STOCK ROOM [209]** and **STAIRS [107]**. A cloud-shaped note indicates *Access Panels for Fire Dampers* along this corridor.
- Central Section:** The **SALES AREA [205]** is the central hub, featuring a **ELEVATOR/ESCALATOR [122]**. Surrounding it are the **GIRLS DRESSING ROOM [211]**, **BOYS DRESSING ROOM [212]**, **SHOE STOCK ROOM [214]**, and **IDF ROOM [217]**.
- Bottom Left Section:** This area includes the **INTIMATES DRESSING ROOM [213]**, **STOCK ROOM [216]**, and **STAIRS [108]**.
- Bottom Right Section:** A service and lounge area containing the **CASH ROOM [232]**, **COAT ROOM [241]**, **STAIRS [103]**, **UNISEX RESTROOM [235]**, **MENS RESTROOM [236]**, **WOMENS RESTROOM [233]**, **LOUNGE [242]**, **STORE MANAGER [243]**, **OPEN OFFICE [244]**, **TRAINING ROOM [245]**, and **STAIRS [104]**.
- Right Side:** The **SECOND LEVEL STOCK ROOM [208]** is located on the right side of the plan.
- Dimensions and Annotations:** The plan is marked with numerous dimensions (e.g., 246'-0", 116'-0", 67'-0") and various callouts (e.g., A3, A5.2, A5.3, A5.4, A5.5, A5.6, A5.7, A5.8, A5.9, A5.10, A5.11, A5.12, A5.13, A5.14, A5.15, A5.16, A5.17, A5.18, A5.19, A5.20, A5.21, A5.22, A5.23, A5.24, A5.25, A5.26, A5.27, A5.28, A5.29, A5.30, A5.31, A5.32, A5.33, A5.34, A5.35, A5.36, A5.37, A5.38, A5.39, A5.40, A5.41, A5.42, A5.43, A5.44, A5.45, A5.46, A5.47, A5.48, A5.49, A5.50, A5.51, A5.52, A5.53, A5.54, A5.55, A5.56, A5.57, A5.58, A5.59, A5.60, A5.61, A5.62, A5.63, A5.64, A5.65, A5.66, A5.67, A5.68, A5.69, A5.70, A5.71, A5.72, A5.73, A5.74, A5.75, A5.76, A5.77, A5.78, A5.79, A5.80, A5.81, A5.82, A5.83, A5.84, A5.85, A5.86, A5.87, A5.88, A5.89, A5.90, A5.91, A5.92, A5.93, A5.94, A5.95, A5.96, A5.97, A5.98, A5.99, A5.100). It also shows typical (TYP.) and standard (STD.) symbols for doors, windows, and furniture.

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PHOTOGRAPHS



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TRADE AREA INFORMATION

Major Area Employers:	Hialeah Hospital Westland Mall Palm Springs Mile retail centers Miami-Dade Community College
Area Attractions:	Hialeah Park Racing & Casino Westland Mall Amelia Earhart Park
Misc. Notables:	Within a 1-mile radius: 95% of the population are of Hispanic origin 42% of the population is married

AREA MAP



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