

# 2230-2250 Palm Ave

Hialeah, FL 33010



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SECTION 1

# PROPERTY INFORMATION



# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$2,550,000
Building Size:	3,835 SF
Available SF:	
Lot Size:	9,750 SF
Price / SF:	\$664.93
Year Built:	1951
Zoning:	C-2
Market:	Hialeah
Traffic Count:	10,300

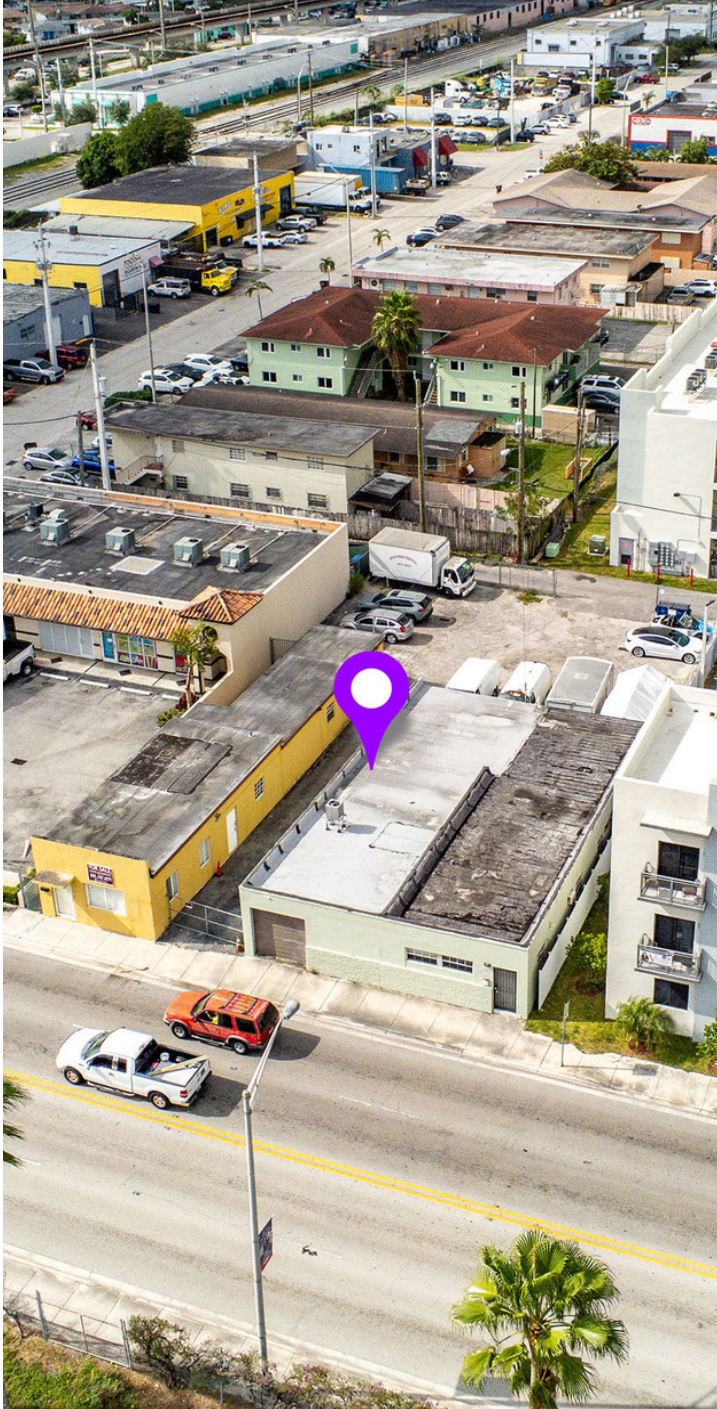
## PROPERTY OVERVIEW

3,835 +/- SF RETAIL/ OFFICE SPACE LOCATED ACROSS THE STREET FROM HISTORICAL HIALEAH PARK AND CASINO.

## PROPERTY HIGHLIGHTS

- RETAIL/ OFFICE SPACE
- NEW ROOF, ELECTRICAL, AND PLUMBING
- 40-YEAR CERTIFICATION
- IMPACT WINDOWS
- 2 WATER & GAS METERS
- C-2 LIBERAL RETAIL COMMERCIAL ZONING
- SITE SITS ON HIGHLY TRAFFICKED PALM AVE ACROSS FROM HISTORICAL HIALEAH PARK AND CASINO PRESENTLY UNDERGOING REDEVELOPMENT

# Property Description



## PROPERTY DESCRIPTION

3,835 +/- SF RETAIL/ OFFICE SPACE LOCATED ACROSS THE STREET FROM HISTORICAL HIALEAH PARK AND CASINO.

## LOCATION DESCRIPTION

HIALEAH 10TH ADDN PB 8-100 LOT 14, 15 & 16 BLK 151

## SITE DESCRIPTION

3,835 +/- SF RETAIL/ OFFICE ACROSS 2 BUILDINGS ON 9,750 SF LOT AVAILABLE FOR SALE. NEW ROOF, ELECTRICAL, AND PLUMBING ALONG WITH 40 YEAR CERTIFICATION. IMPACT WINDOWS. 2 WATER & GAS METERS. PROPERTY SITS ON HIGHLY TRAFFICED PALM AVE WITH C-2 LIBERAL RETAIL COMMERCIAL ZONING. ACROSS FROM HISTORICAL HIALEAH PARK AND CASINO PRESENTLY UNDERGOING REDEVELOPMENT. PERMITTED USES INCLUDE RETAIL STORES, ALL OFFICE AND PROFESSIONAL SERVICES, DRY CLEANERS, LAUNDRIES, GROCERY STORE, VETERINARY CLINIC, CHILD DAY CARE, MEDICAL/ DENTAL CLINIC, BANKS, BARBERSHOP, CAR WASH, AIR CONDITIONING, JEWELRY, REUPHOLSTERY/ FURNITURE REPAIR STORES AND SHOPS. REVIEW ATTACHED PDF FOR PERMITTED USES. USE MUST BE APPROVED BY CITY OF HIALEAH.

# Complete Highlights



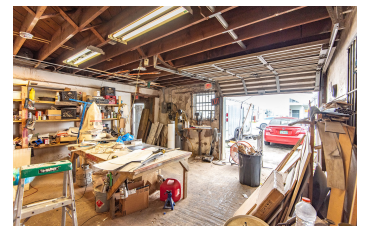
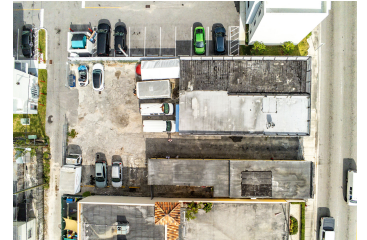
## PROPERTY HIGHLIGHTS

- RETAIL/ OFFICE SPACE
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SECTION 1 | PROPERTY INFORMATION

# Additional Photos

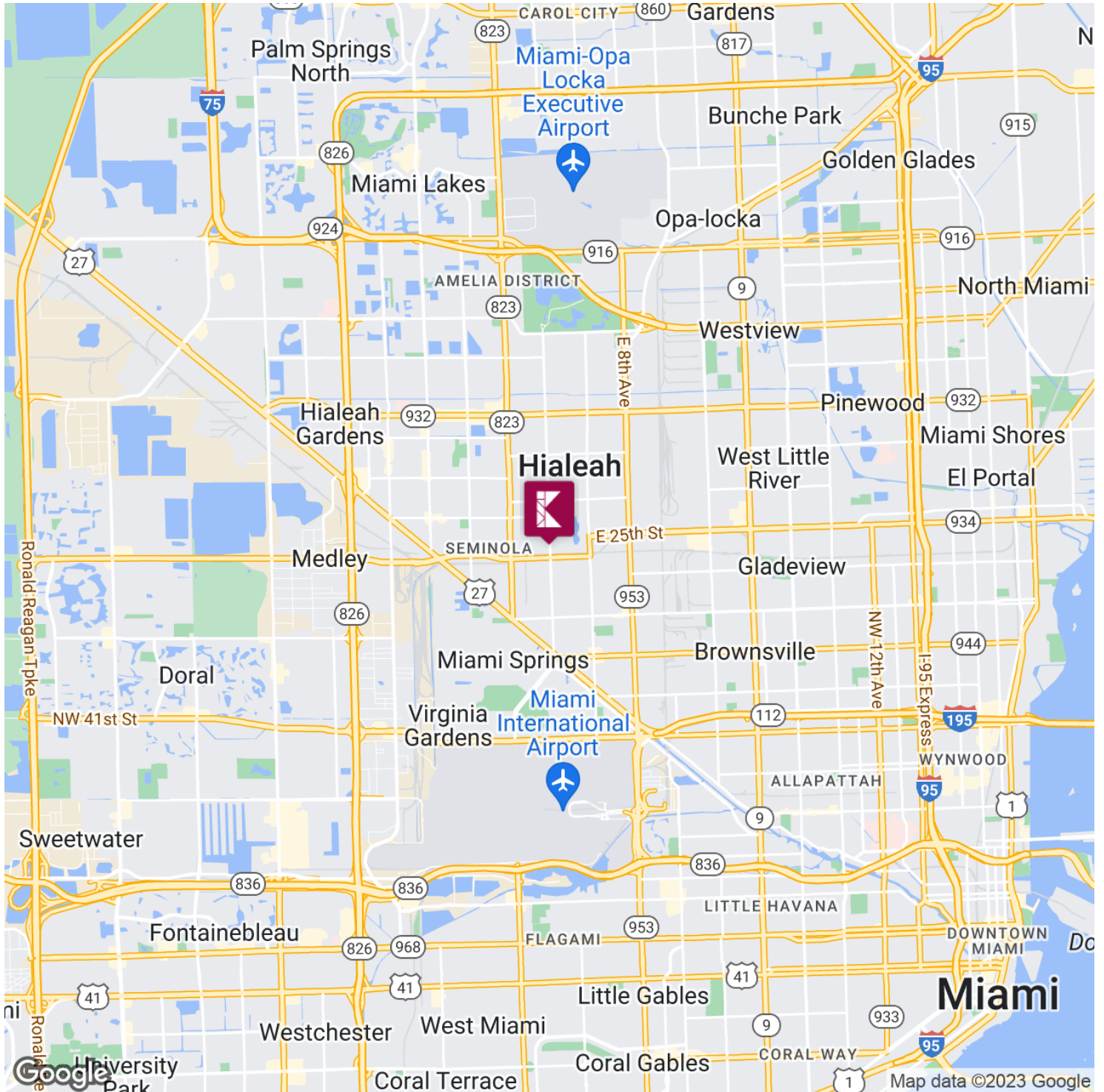


SECTION 2

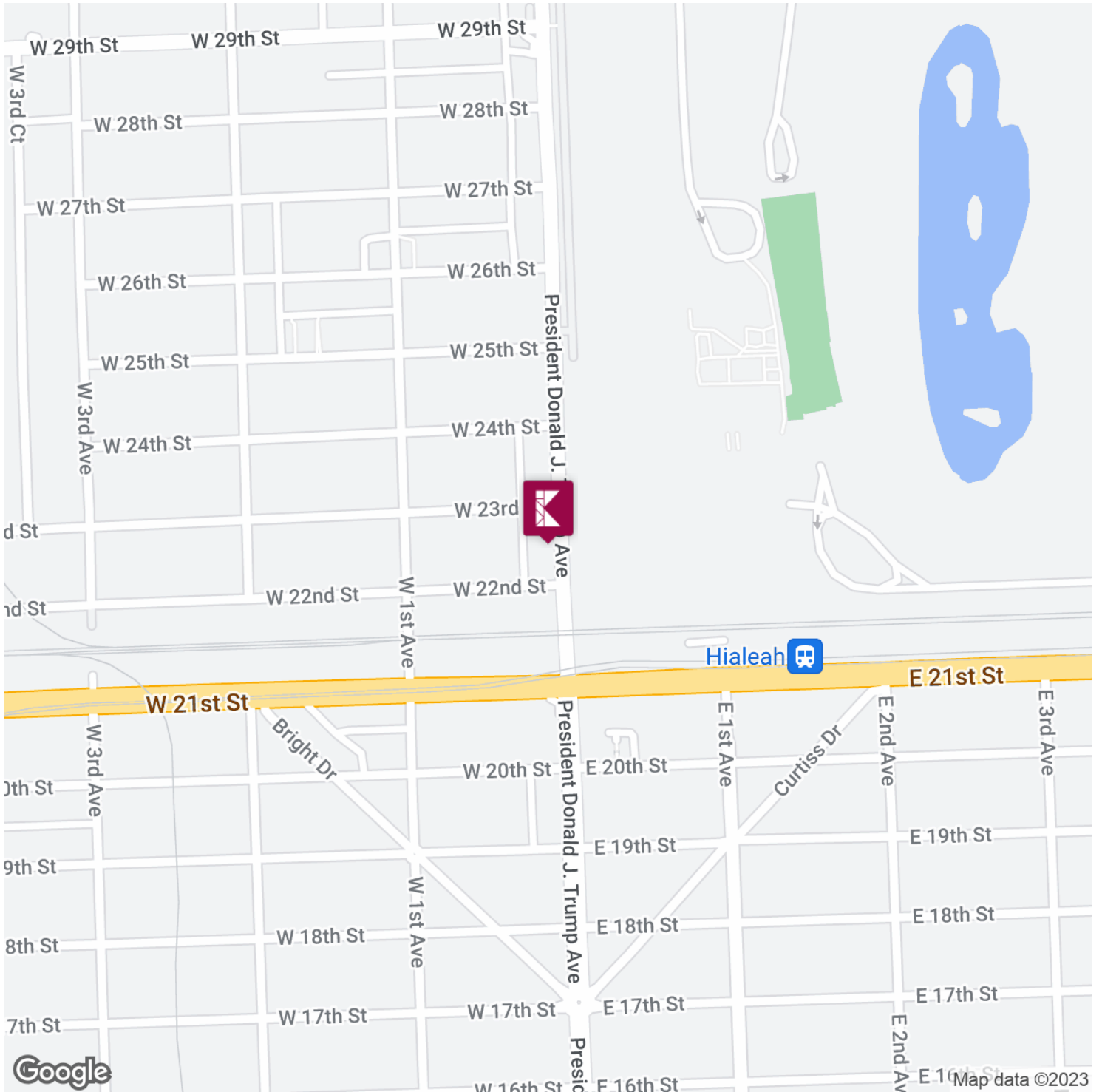
# LOCATION INFORMATION



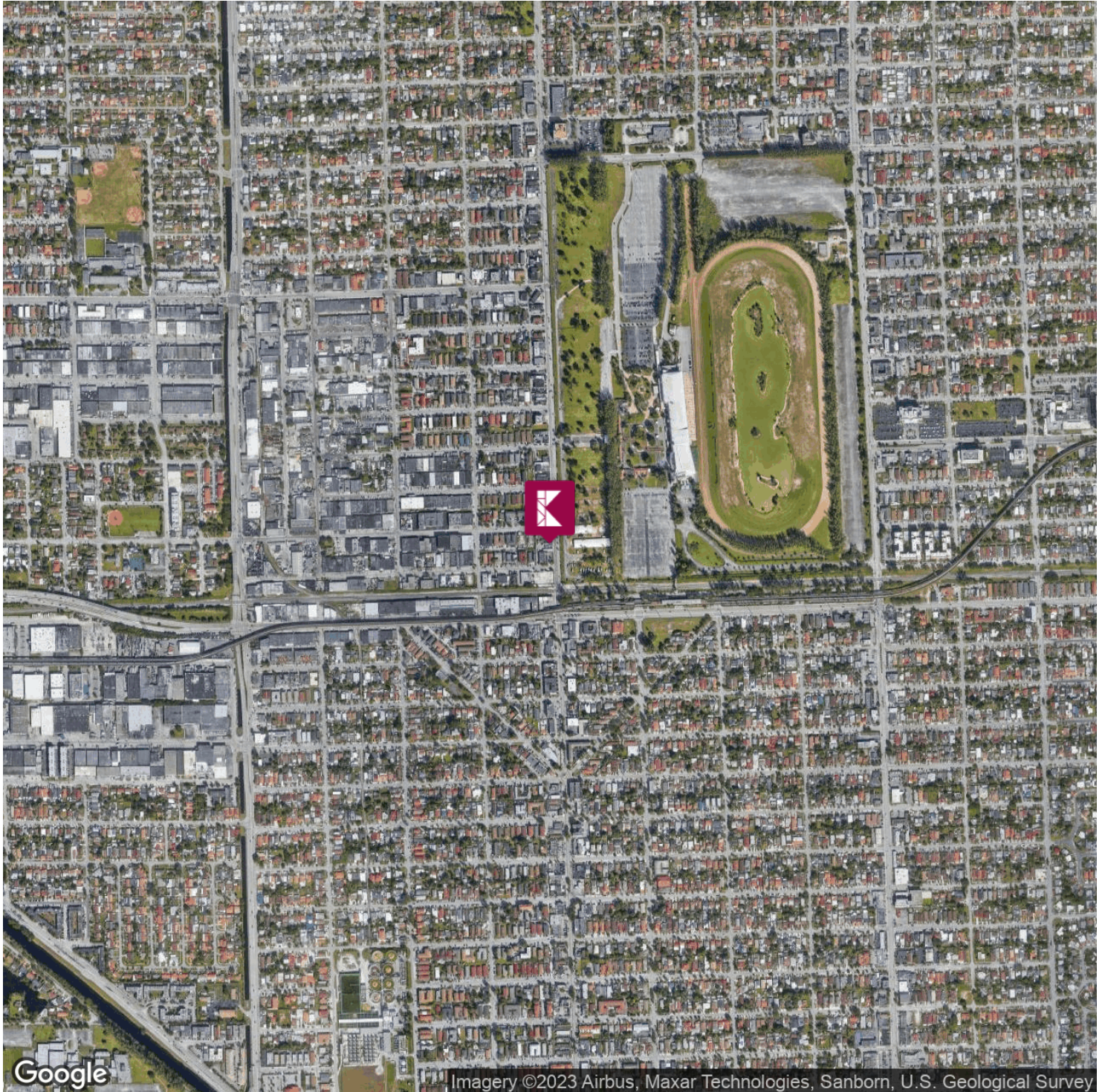
# Regional Map



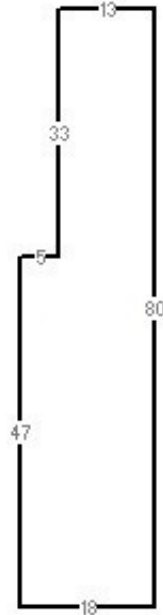
# Location Map



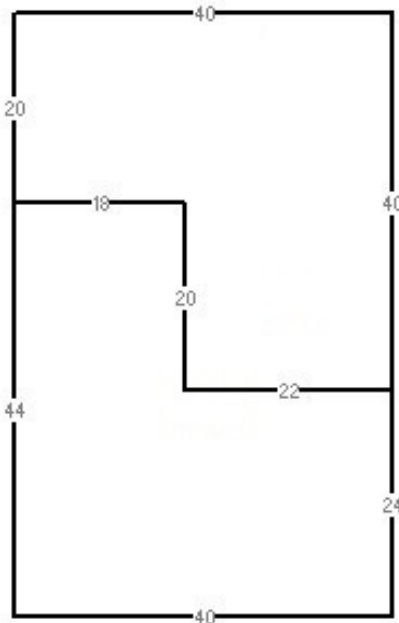
# Aerial Map



# Site Plans



**2230 Palm Ave**

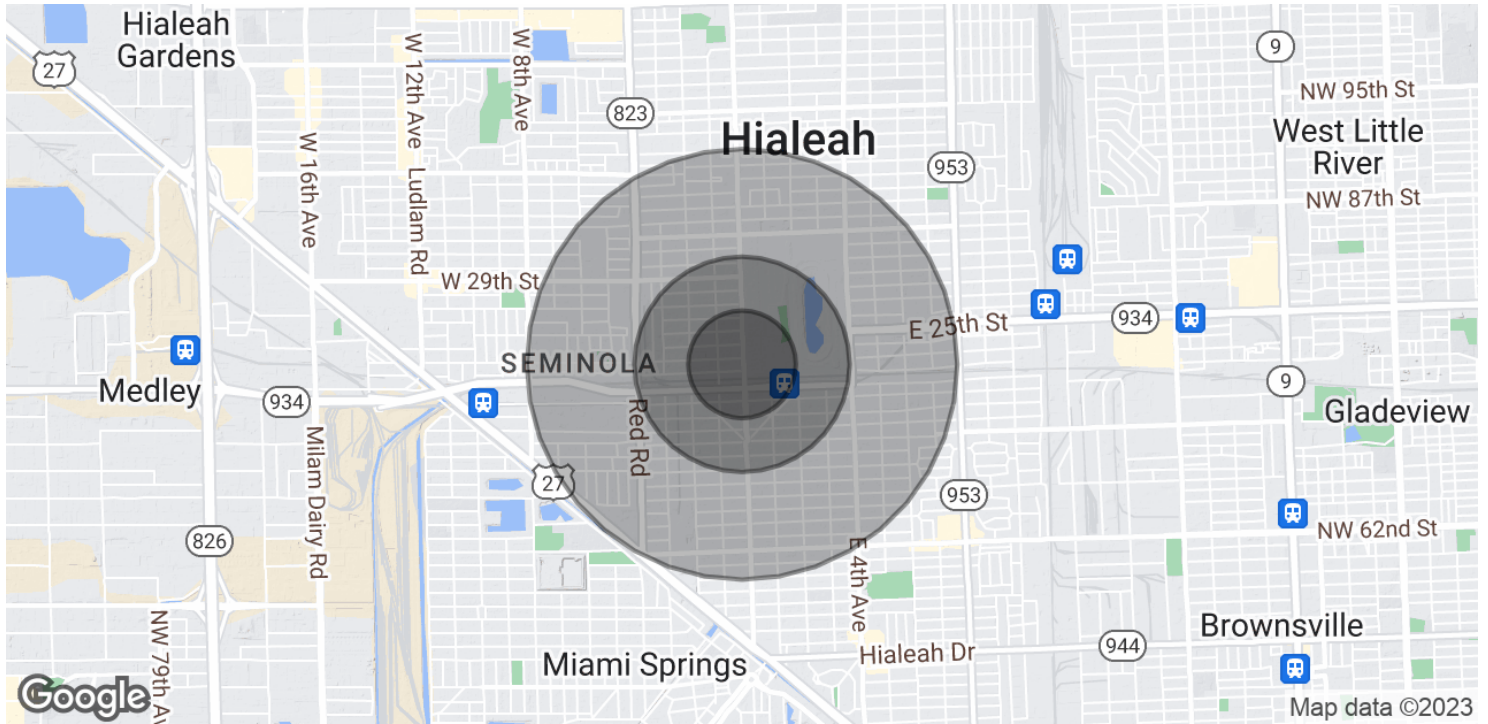


**2250 Palm Ave**

SECTION 3

# DEMOGRAPHICS

# Demographics Map & Report



**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	3,784	11,471	32,107
Average Age	49.6	49.2	47.9
Average Age (Male)	43.5	44.5	44.7
Average Age (Female)	53.5	52.1	49.7

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,729	4,785	12,122
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$29,470	\$35,594	\$49,178
Average House Value	\$197,272	\$193,499	\$267,518

\* Demographic data derived from 2020 ACS - US Census