

CBC - OFFERING MEMORANDUM

HIALEAH STRIP CENTER OFF EAST 4TH AVENUE

1202 East 4th Avenue Hialeah, FL 33010



SALE PRICE

\$3,475,000

Rolando Alvarez, PA, CCIM, CPM
(305) 302-6737



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

PROPERTY SUMMARY

HIALEAH STRIP CENTER OFF EAST 4TH AVENUE
1202 East 4th Avenue Hialeah, FL 33010



PROPERTY SUMMARY

Located on busy E. 4th Avenue in the heart of Hialeah submarket poised for rapid growth and new developments.

OFFERING SUMMARY

Sale Price:	\$3,475,000
Lot Size:	20,250 SF
Building Size:	7,772 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	28,809	185,949	646,912
Total Population	83,048	516,244	1,740,401
Average HH Income	\$69,297	\$63,377	\$90,502

Rolando Alvarez, PA, CCIM, CPM
(305) 302-6737



COLDWELL BANKER
COMMERCIAL
REALTY

PROPERTY DESCRIPTION

HIALEAH STRIP CENTER OFF EAST 4TH AVENUE
1202 East 4th Avenue Hialeah, FL 33010



PROPERTY DESCRIPTION

- Strip Retail Center located on busy E. 4th Avenue in the heart of Hialeah submarket poised for rapid growth and new developments.
- Anchor Tenant (Sir Speedy) will execute new market rent lease for 3 years or vacate at closing.
- Purchase as value-add asset or owner/user property
- Immediate Upside opportunity to Increase Rents

SITE DESCRIPTION

The site is comprised of approximately 7,772SF of improved area. Constructed in 1972.

EXTERIOR DESCRIPTION

Block/Brick

INTERIOR DESCRIPTION

All of the retail spaces are second generation and occupied.

PARKING DESCRIPTION

35 Surface parking spaces and 2 handicapped parking spaces

UTILITIES DESCRIPTION

FPL, Miami-Dade Water & Sewer

POWER DESCRIPTION

110/220 V

GAS DESCRIPTION

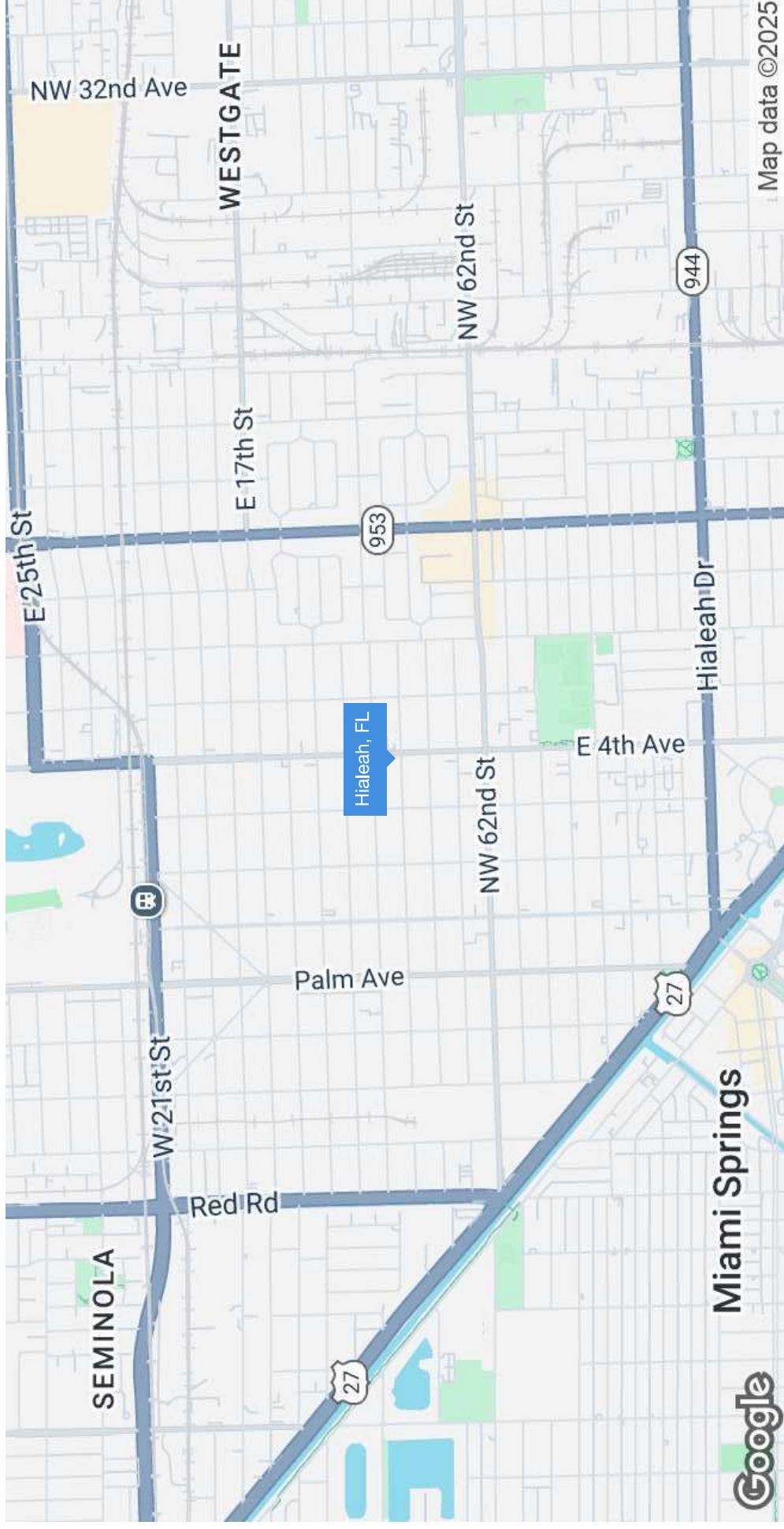
City Vendor

Rolando Alvarez, PA, CCIM, CPM
(305) 302-6737



REGIONAL MAP

HIALEAH STRIP CENTER OFF EAST 4TH AVENUE
1202 East 4th Avenue Hialeah, FL 33010



Rolando Alvarez, PA, CCIM, CPM
(305) 302-6737



COLDWELL BANKER
COMMERCIAL
REALTY

FINANCIAL SUMMARY

Current and Projected Tenant Rent Roll				
Unit Number	Tenant Name	Total Monthly Rent	Total Annual Rent	Lease Term
1202	Havana Tobacco (Kayla Discount)	\$1,005	\$12,059	10/1/23-9/30/26
1204	MiamiMichel Barbershop	\$1,350	\$16,200	Month-to-Month
1208-1224	* Guimar, Inc./Sir Speedy	\$0	\$0	Month-to-Month
1234	24K Jewelers	\$1,390	\$16,680	Month-to-Month
1240	Iglesia Bautista del Rey de Paz	\$1,100	\$13,200	Month-to-Month
1244	Italian Gold Jewelry	\$1,075	\$12,900	Month-to-Month
Annual Total Income:			\$71,039	
Projected Market Rental Income Assumptions				
Avg. Unit Sq. Ft. +/- 864 to be leased at \$30.00 PSF / 3 Yr. Term / 4% Fixed Increases				
Operating Expenses 2024				
Details	Yearly Amount			
R.E. Property Taxes / Actual	\$22,668	(2024)		
Insurance: Property	\$5,879	No windstorm		
Waste Management	\$3,656			
Maintenance	\$3,350			
Repairs / Reserve	\$3,000			
Professional Fees	\$2,000	Accounting / Legal		
Total:	\$40,553			
The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.				

DEMOGRAPHICS

HIALEAH STRIP CENTER OFF EAST 4TH AVENUE

1202 East 4th Avenue Hialeah, FL 33010

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	83,048	516,244	1,740,401
Average Age	46	44	42
Average Age (Male)	45	42	41
Average Age (Female)	48	45	44

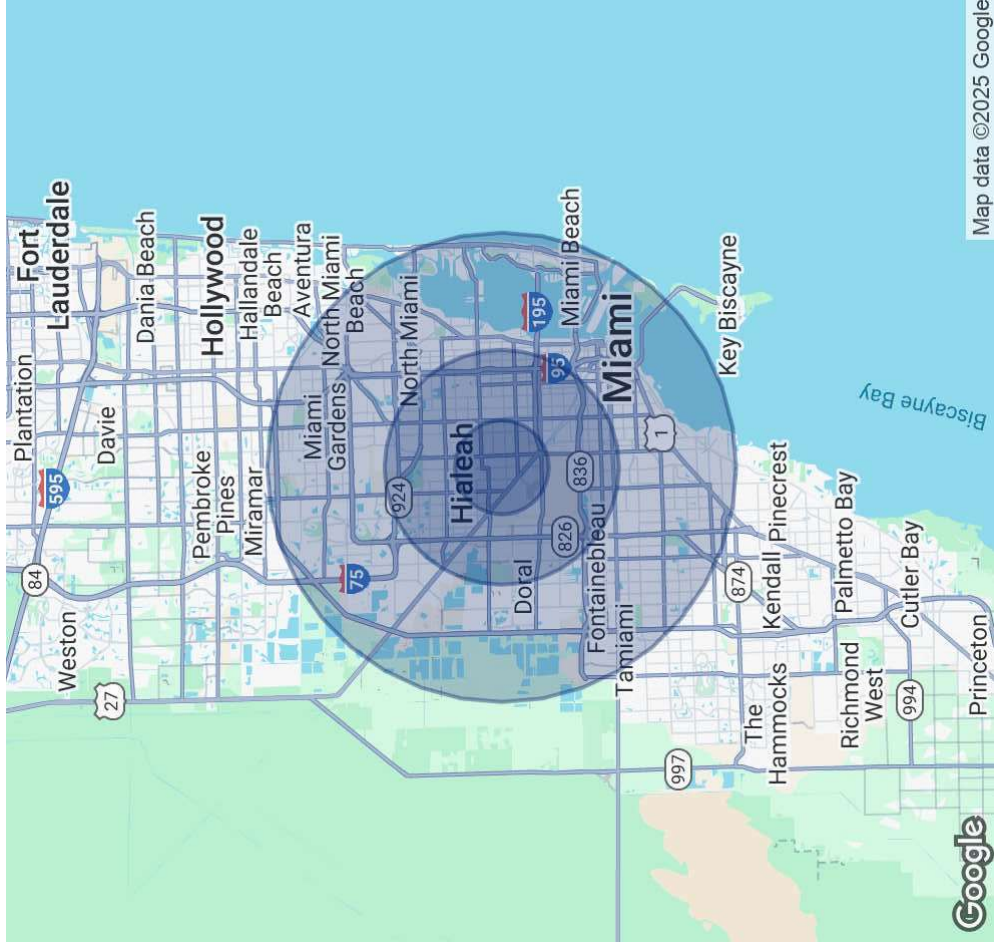
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	28,809	185,949	646,912
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$69,297	\$63,377	\$90,502
Average House Value	\$405,153	\$410,682	\$504,552

TRAFFIC COUNTS

12th Street & E 4th Avenue

38,871/day

Demographics data derived from AlphaMap



Rolando Alvarez, PA, CCIM, CPM
(305) 302-6737



COLDWELL BANKER
COMMERCIAL
REALTY

PROFESSIONAL BIO

HIALEAH STRIP CENTER OFF EAST 4TH AVENUE
1202 East 4th Avenue Hialeah, FL 33010



ROLANDO ALVAREZ, PA, CCIM, CPM

Investment Sales and Leasing

Rolando.Alvarez@cbcncrt.com

Direct: (305) 302-6737

Florida #BK0415533

PROFESSIONAL BACKGROUND

Seasoned Commercial Practitioner in the Miami Region since 1984. Past Regional Commercial Director for Coldwell Banker Commercial NRT - Miami Region.
Contact Agent for references.

EDUCATION

Bachelor of Arts Degree - 1984 - Florida International University, Miami, Florida

MEMBERSHIPS

A Certified Commercial Investment Active Member (CCIM) Designee (2000) A Certified Property Manager (CPM) Designee (1992) Bachelor of Arts Degree (1984) Past Regional Commercial Director for CBC NRT - Miami Dade Region Past CCIM Institute Board of Director - Miami-Monroe District

Coldwell Banker Commercial Realty

4000 Ponce De Leon Blvd Ste 700
Coral Gables, FL 33146

Rolando Alvarez, PA, CCIM, CPM
(305) 302-6737



COLDWELL BANKER
COMMERCIAL
REALTY