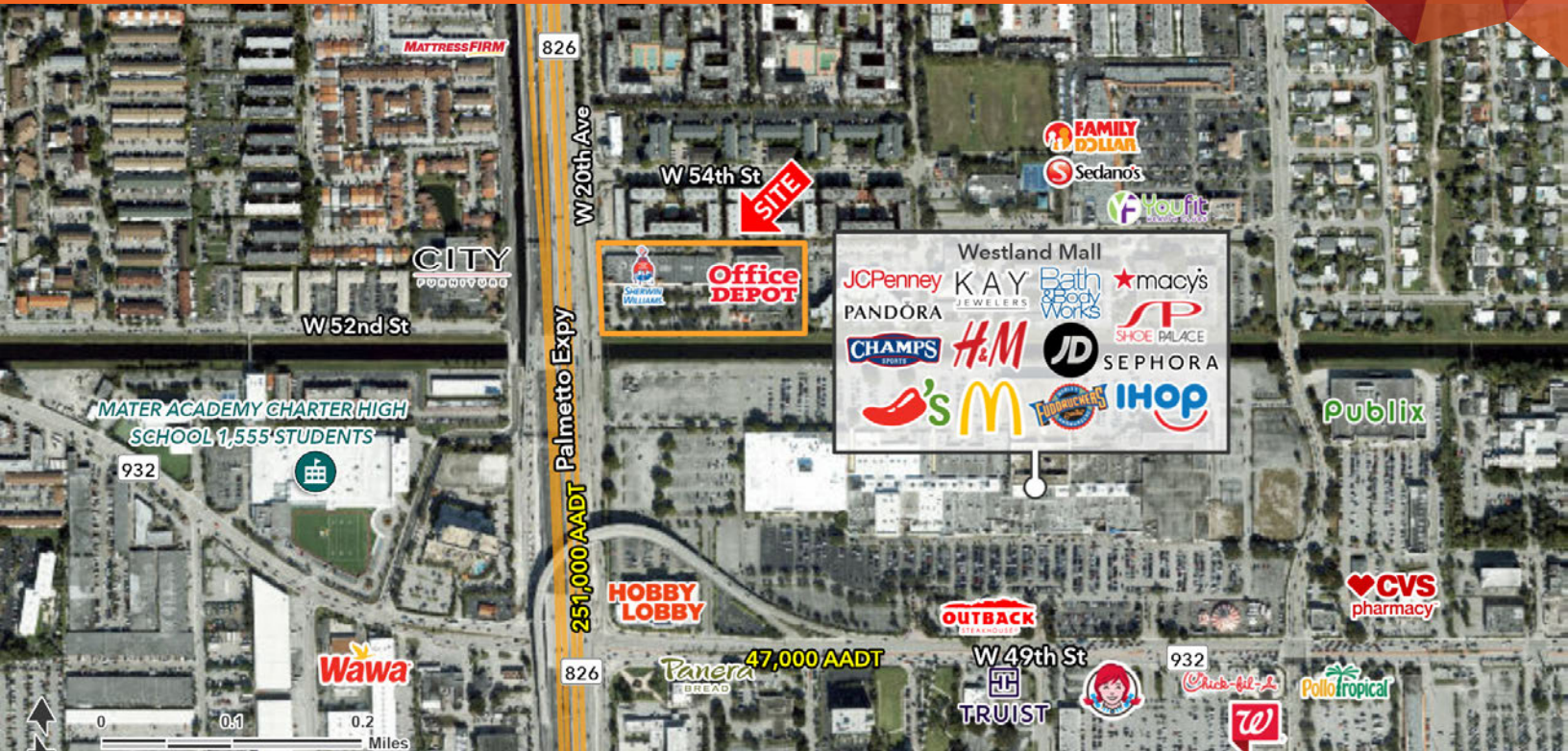


WESTLAND SHOPPING PLAZA

FOR LEASE

5317 WEST 20TH AVENUE, HIALEAH, FL 33012



PROPERTY HIGHLIGHTS

- Convenient access to major transportation routes
- High visibility in a bustling commercial area
- Modern and well-maintained exterior and interior
- Flexible floor plan for versatile retail layouts
- Ample parking for customers and employees
- Close proximity to popular retail and dining destinations
- Strong signage and branding opportunities
- Spacious storefront windows for showcasing merchandise
- Proximity to residential neighborhoods for built-in customer base



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	47,022	201,488	439,169
2025 Total Households	17,970	70,597	151,897
2025 Average HH Income	\$60,271	\$84,414	\$96,154



KATIE FERNANDEZ-ESPINOSA

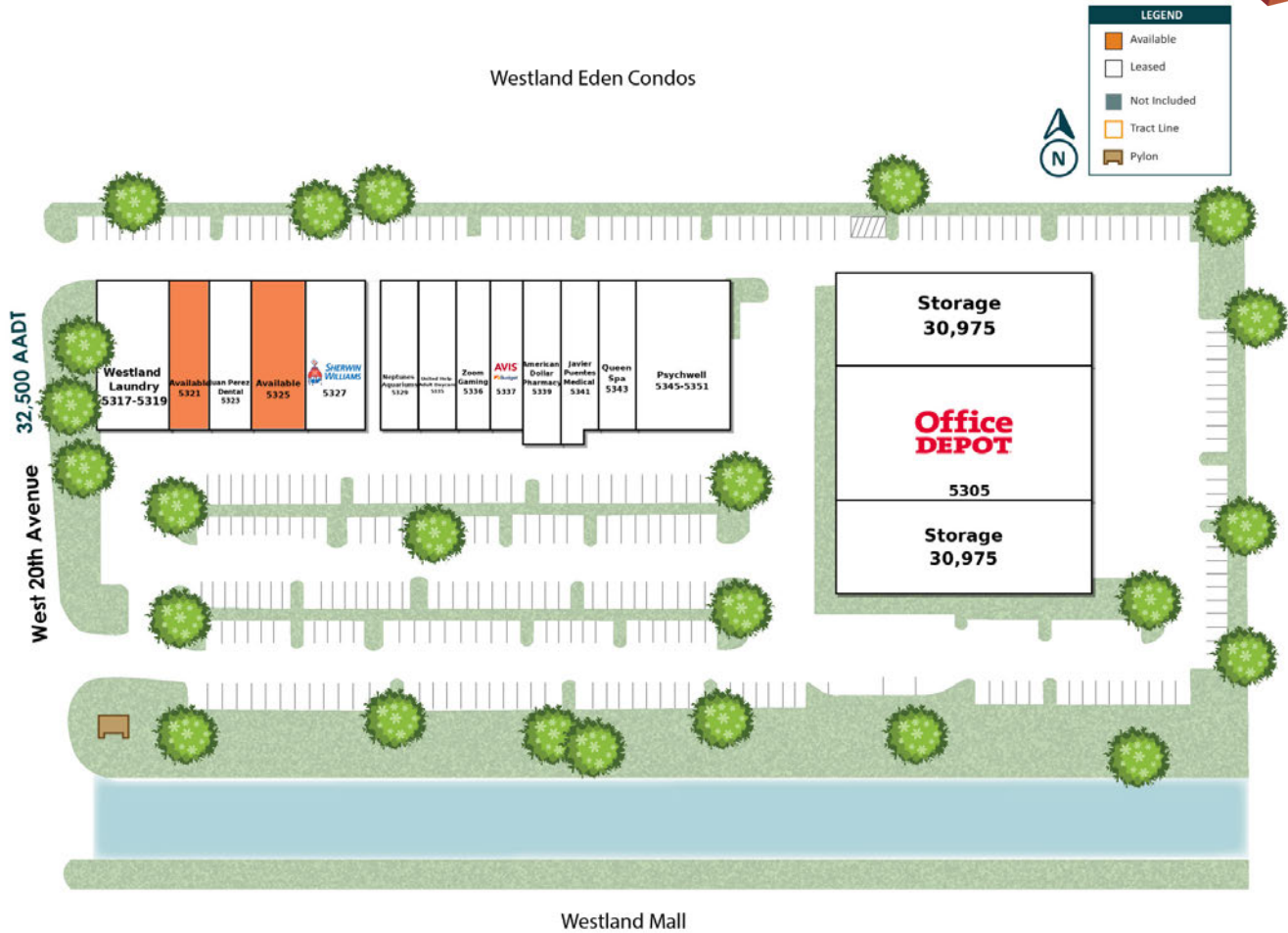
katie.fernandez-espinosa@tscg.com

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SUITE	TENANT NAME	SPACE SIZE
5317-5319	Westland Laundry	5,140 SF
5321	Available	1,710 SF
5323	Juan Perez Dental	1,800 SF
5325	Available	2,850 SF
5327	Sherwin Williams	4,275 SF
5329	Neptunes Aquariums	1,310 SF
5335	United Help Adult Daycare	1,290 SF

SUITE	TENANT NAME	SPACE SIZE
5336	Zoom Gaming	1,290 SF
5337	Avis Budget	1,290 SF
5339	American Dollar Pharmacy	1,290 SF
5341	Javier Puentes Medical Center	1,290 SF
5343	Queen Spa	1,290 SF
5345-5351	Psychwell	6,200 SF
5305	Office Depot	16,800 SF



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