



1025 E 45 ST

1025 E 45 ST
Hialeah FL 33013

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1025 E 45 ST

CONTENTS

- 01 **Executive Summary**
Investment Summary
- 02 **Location**
Location Summary
- 03 **Property Description**
Property Features
Property Images
- 04 **Demographics**
General Demographics

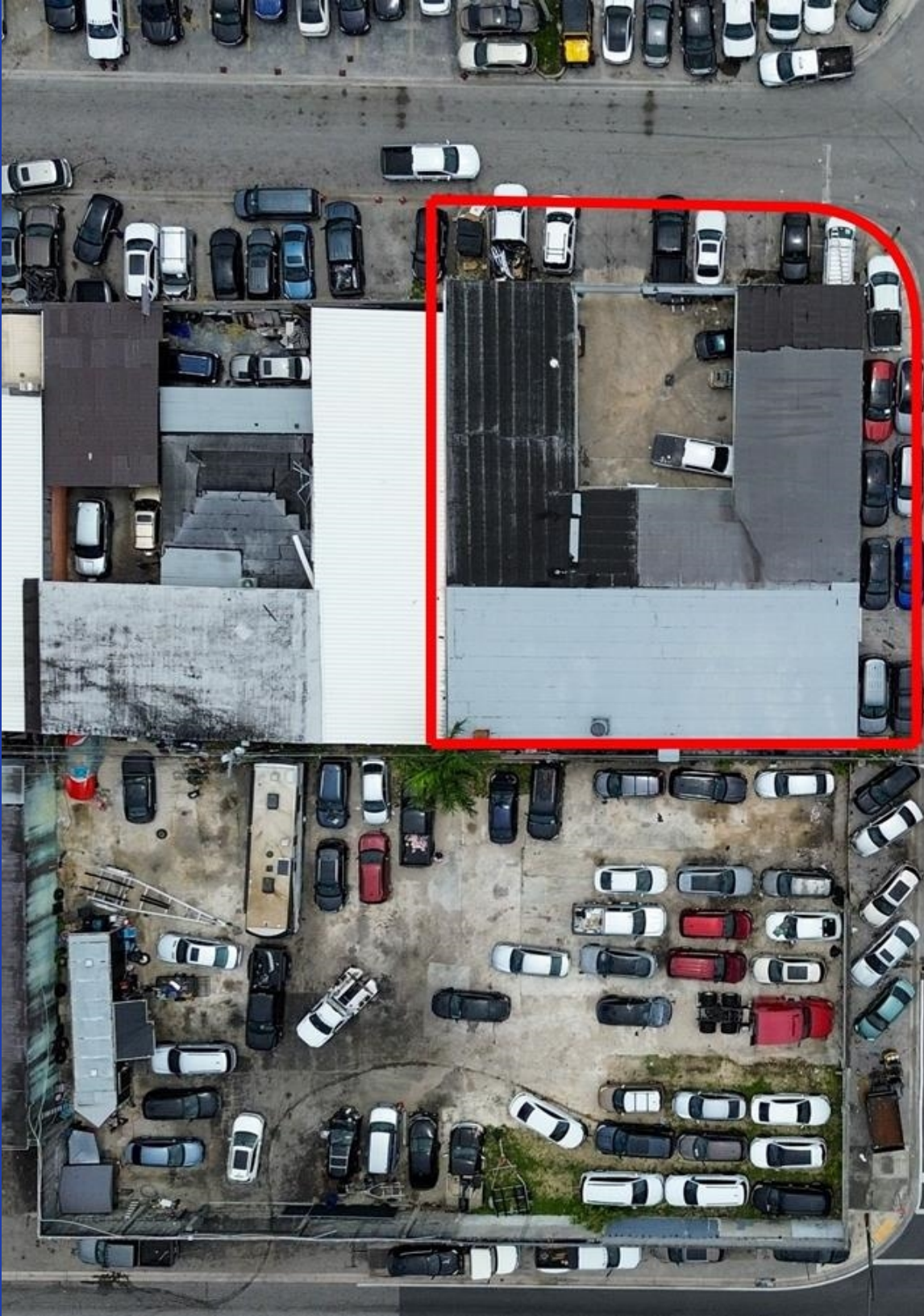
Exclusively Marketed by:



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01

Executive Summary

Investment Summary

1025 E 45 ST

OFFERING SUMMARY

ADDRESS	1025 E 45 ST Hialeah FL 33013
BUILDING SF	4,596 SF
LAND SF	8,000 SF
YEAR BUILT	1953

FINANCIAL SUMMARY

PRICE	\$1,800,000
PRICE PSF	\$391.64

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	20,487	192,170	500,772
2026 Median HH Income	\$74,222	\$54,942	\$55,244
2026 Average HH Income	\$94,725	\$75,068	\$76,507

Use & Operations

- Operating body shop with turnkey, day-one operational
- All business licenses and permits in place and fully transferable
- 2 paint booths on-site (significant infrastructure investment)

Investment Highlights

- Rare opportunity to acquire real estate + operating business in one transaction



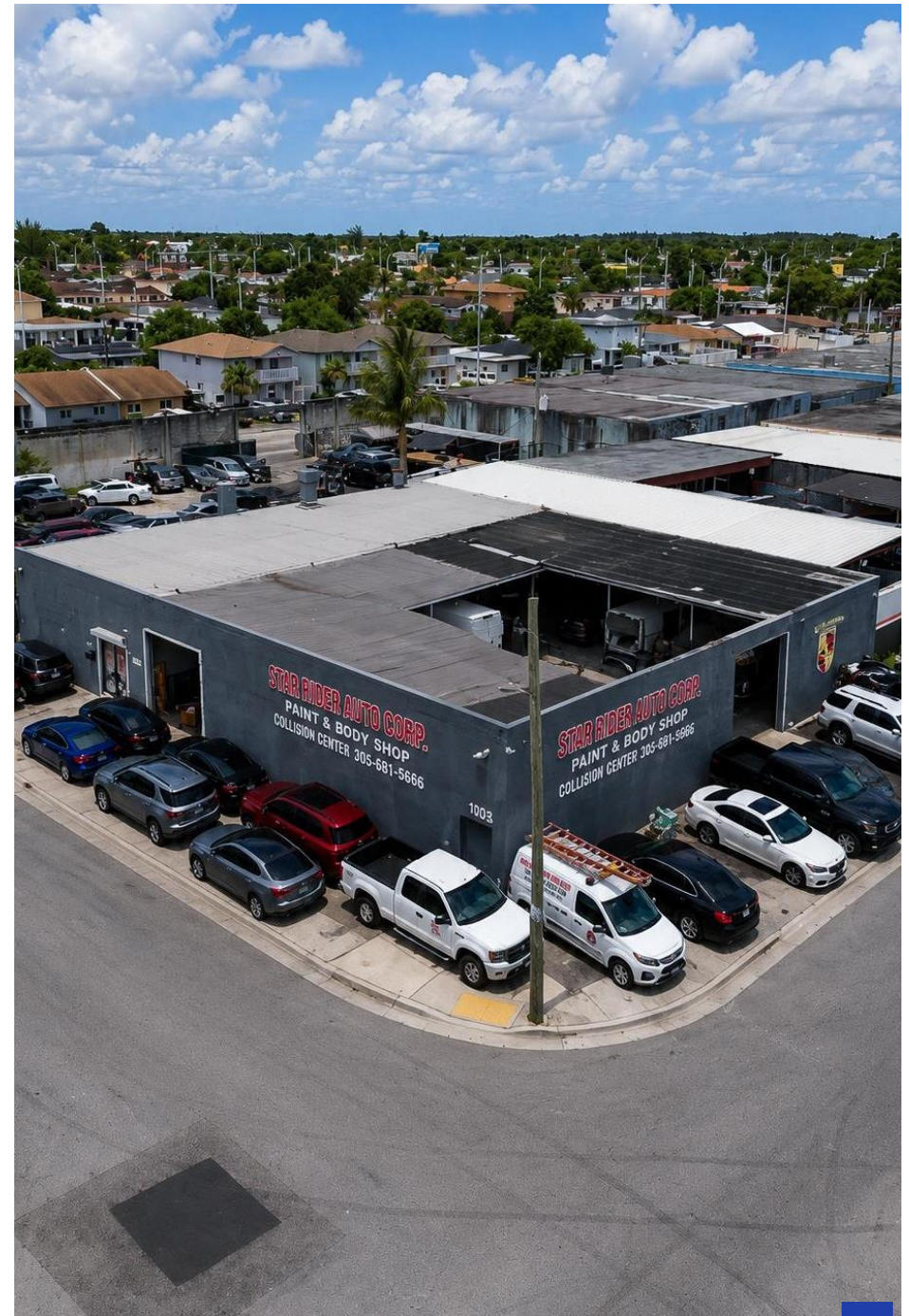
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- No build-out or licensing lag, business is up and running at closing
- Paint booths represent meaningful added value vs. vacant industrial shell

Owner Financing Available

- Seller offering owner financing with a substantial down payment requirement
- Streamlined closing process with no traditional lender delays or contingencies
- Ideal for qualified buyers seeking to avoid conventional financing hurdles



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02

Location

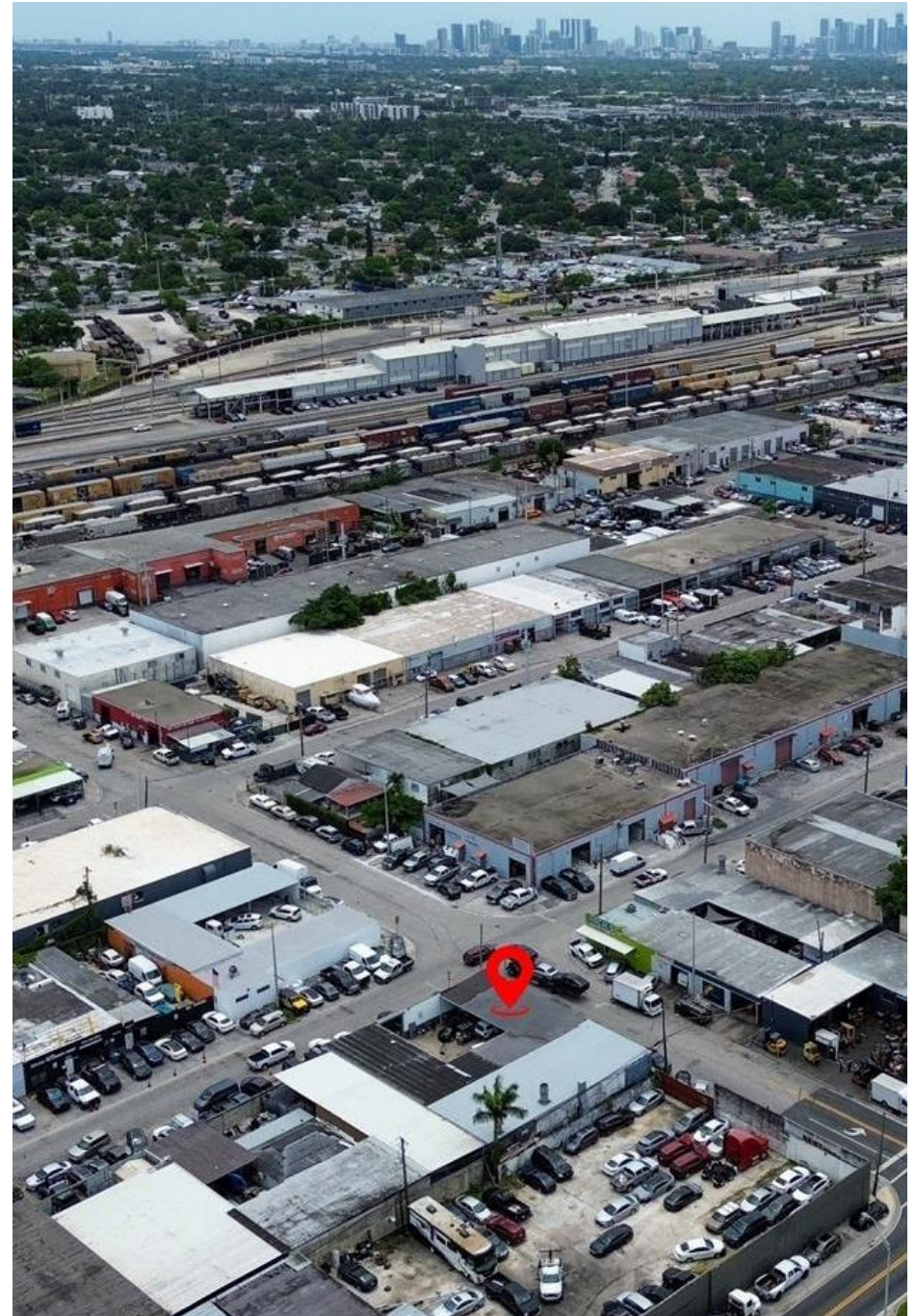
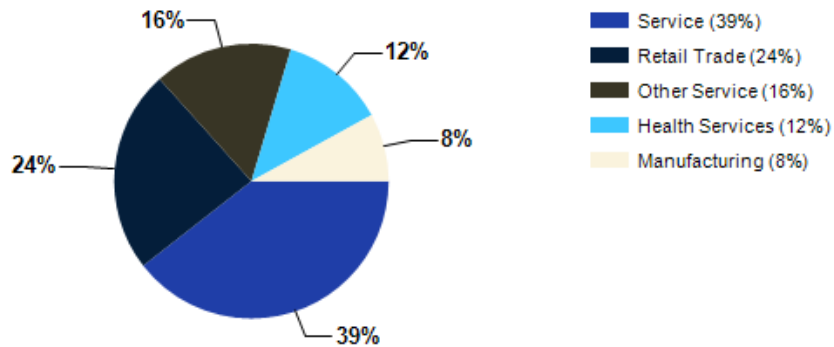
Location Summary

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Location highlights

- Located in the heart of Hialeah's established industrial corridor
- Central Miami-Dade location, convenient for commercial and residential customers across the county
- Dense surrounding population drives steady demand for automotive services
- Corner lot with enhanced visibility and dual street frontage
- Multiple points of entry, ideal for automotive traffic flow

Major Industries by Employee Count



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03

Property Description

Property Features

Property Images

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PROPERTY FEATURES

BUILDING SF	4,596
LAND SF	8,000
YEAR BUILT	1953
# OF PARCELS	1
ZONING TYPE	7100 INDUSTRIAL - LIGHT MFG
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	14'
CLEAR CEILING HEIGHT	13'
GRADE LEVEL DOORS	1
OFFICE SF	675+/-



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Property Features | 1025 E 45 ST



Private Office



Reception



Bathroom



Break Room



Covered Area



Covered Area



Paint Booth

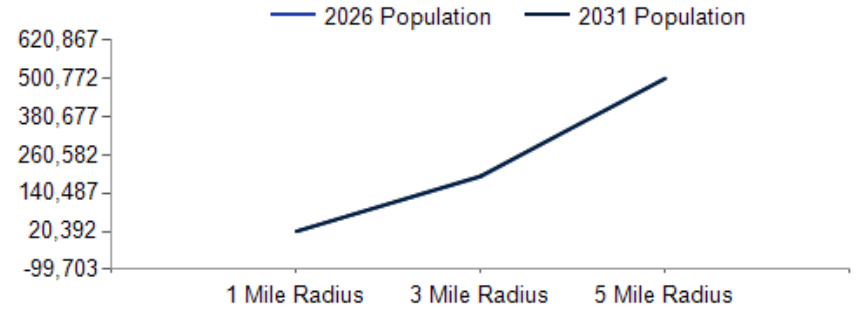


Hall

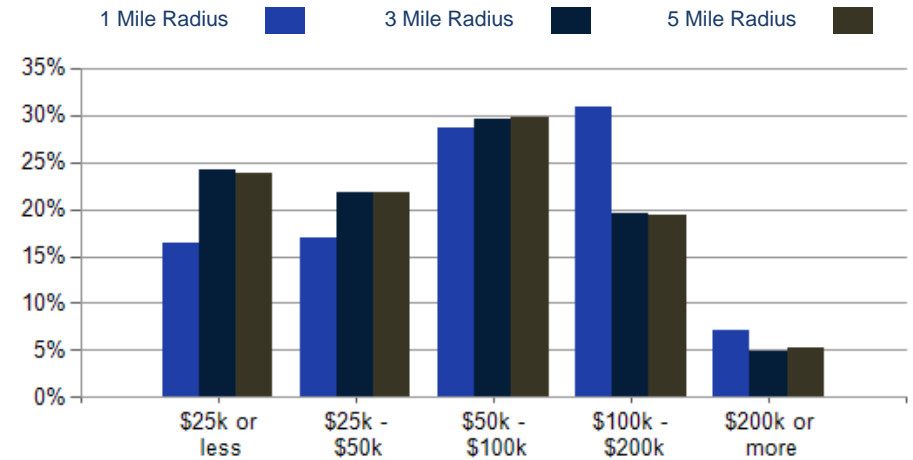


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,395	194,455	510,552
2010 Population	23,332	193,417	509,131
2026 Population	20,487	192,170	500,772
2031 Population	20,392	194,446	500,328
2026 African American	895	37,943	128,296
2026 American Indian	58	502	1,661
2026 Asian	31	431	2,528
2026 Hispanic	18,780	147,293	343,881
2026 Other Race	2,747	22,135	59,744
2026 White	5,845	43,037	104,980
2026 Multiracial	10,905	88,099	203,470
2026-2031: Population: Growth Rate	-0.45%	1.20%	-0.10%

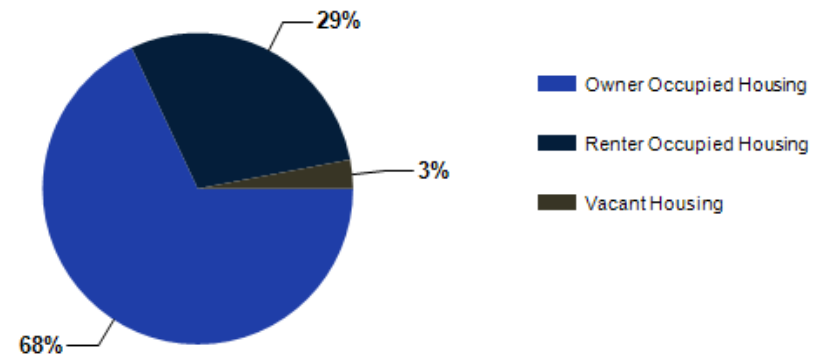
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	583	9,406	24,831
\$15,000-\$24,999	419	6,242	16,757
\$25,000-\$34,999	461	5,935	16,109
\$35,000-\$49,999	576	8,218	21,736
\$50,000-\$74,999	1,028	10,966	31,059
\$75,000-\$99,999	712	8,171	20,699
\$100,000-\$149,999	1,198	8,700	24,197
\$150,000-\$199,999	684	3,939	9,611
\$200,000 or greater	432	3,169	9,199
Median HH Income	\$74,222	\$54,942	\$55,244
Average HH Income	\$94,725	\$75,068	\$76,507



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



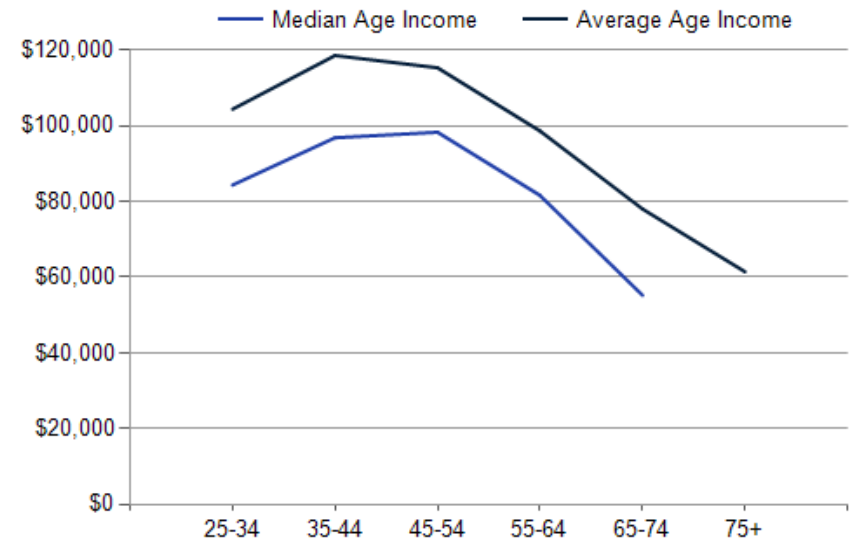
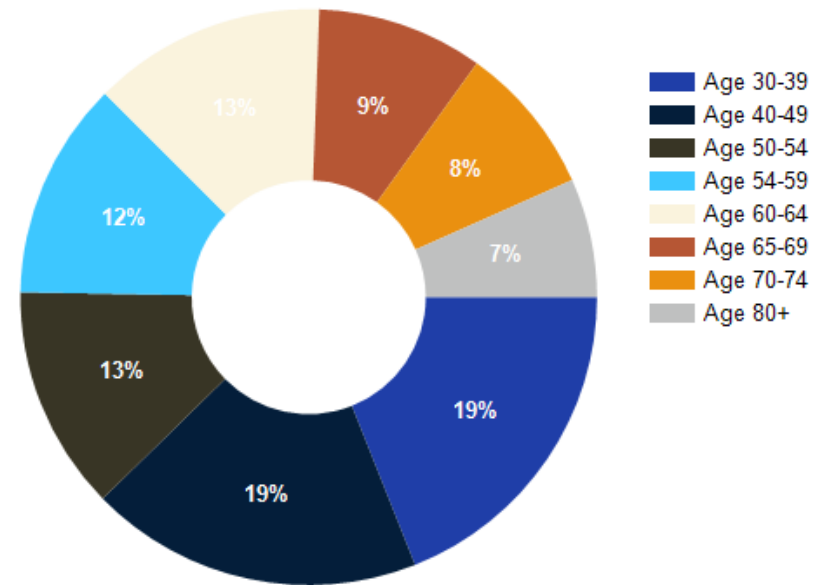
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,249	12,086	32,656
2026 Population Age 35-39	1,264	12,450	33,390
2026 Population Age 40-44	1,165	11,503	31,153
2026 Population Age 45-49	1,308	11,630	30,281
2026 Population Age 50-54	1,669	13,759	34,324
2026 Population Age 55-59	1,618	13,959	34,330
2026 Population Age 60-64	1,732	14,508	35,891
2026 Population Age 65-69	1,235	11,380	29,014
2026 Population Age 70-74	1,114	9,775	24,921
2026 Population Age 75-79	883	7,979	19,600
2026 Population Age 80-84	713	5,977	13,790
2026 Population Age 85+	735	6,125	13,383
2026 Population Age 18+	17,405	158,249	407,405
2026 Median Age	48	45	43
2031 Median Age	48	45	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,338	\$65,981	\$65,068
Average Household Income 25-34	\$104,389	\$81,870	\$82,430
Median Household Income 35-44	\$96,849	\$67,193	\$66,452
Average Household Income 35-44	\$118,576	\$89,957	\$91,100
Median Household Income 45-54	\$98,309	\$70,234	\$69,340
Average Household Income 45-54	\$115,335	\$91,141	\$93,305
Median Household Income 55-64	\$81,593	\$57,942	\$57,684
Average Household Income 55-64	\$98,623	\$79,175	\$81,084
Median Household Income 65-74	\$55,210	\$41,010	\$40,648
Average Household Income 65-74	\$78,005	\$62,128	\$61,766
Average Household Income 75+	\$61,429	\$49,821	\$49,808

Population By Age



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