

# East Hialeah Industrial Portfolio



121,704 SF Industrial Portfolio Available as a Whole or as Individual Properties, Suited For Both Investors and Owner-Users.



Limited New Development and Continued Population Growth Support Long-Term Rent Growth and Stable Occupancy.



Located in East Hialeah, with 200,000+ Residents within a 3-mile Radius;  $\pm 2$  Miles from Miami International Airport and  $\pm 6$  Miles from the Port of Miami.

# NON-ENDORSEMENT & DISCLAIMER NOTICE

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Marcus & Millichap

SECTION 1

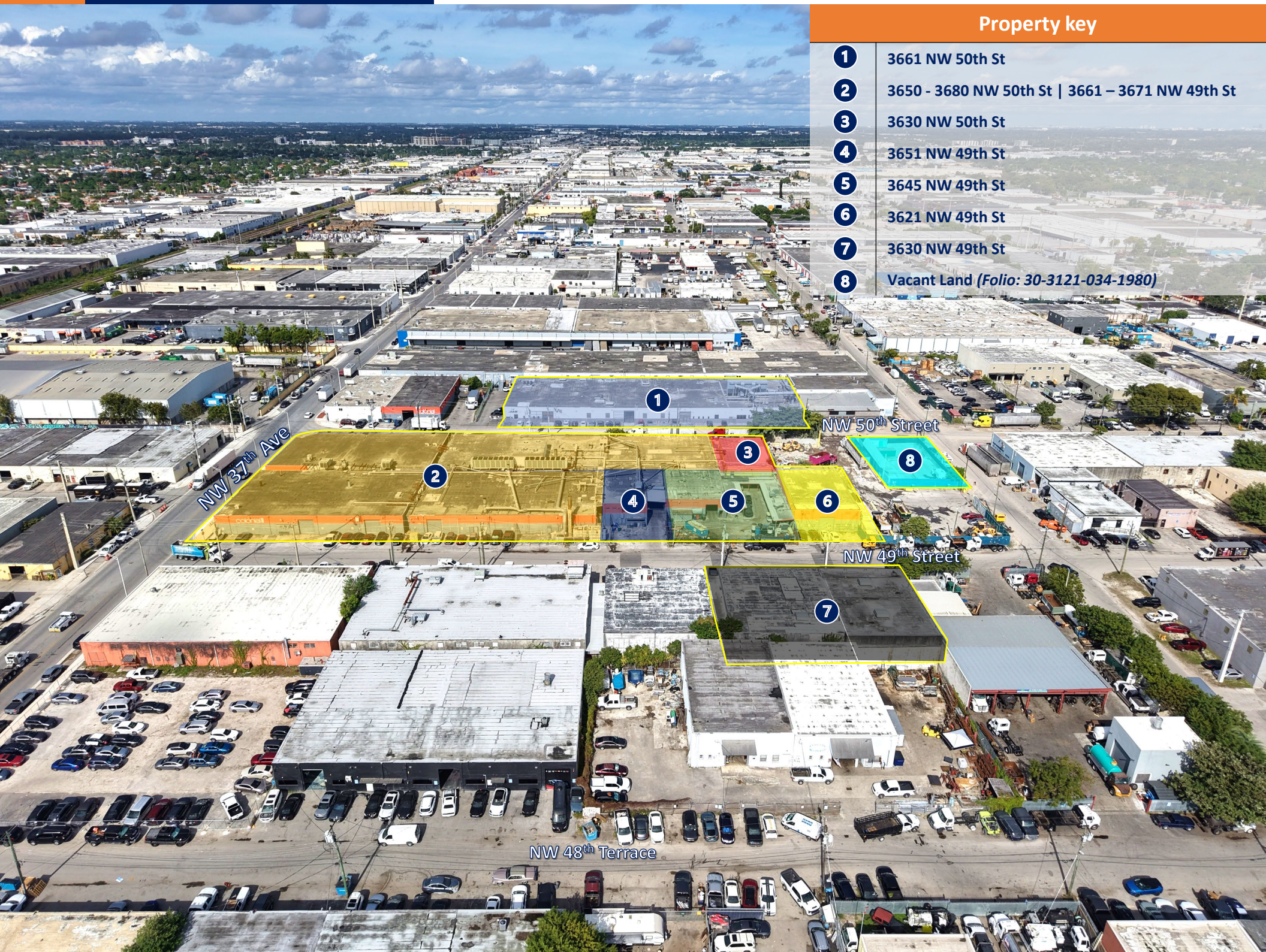
# Property Information

TENANT SUMMARY

AERIALS

## Property key

- 1 3661 NW 50th St
- 2 3650 - 3680 NW 50th St | 3661 – 3671 NW 49th St
- 3 3630 NW 50th St
- 4 3651 NW 49th St
- 5 3645 NW 49th St
- 6 3621 NW 49th St
- 7 3630 NW 49th St
- 8 Vacant Land (Folio: 30-3121-034-1980)



**Miami-Opa Locka Executive Airport**



NW 36th Ave

NW 50th Street

NW 49th Street

NW 37th Ave

**Downtown Miami / Brickell**



Airport Expressway

NW 36<sup>th</sup> Ave

NW 49<sup>th</sup> Street

NW 50<sup>th</sup> Street

NW 37<sup>th</sup> Ave





**Vacant Land**  
Lot Size: 6,351 SF  
Zoning: IU-1

NW 50<sup>th</sup> Street

NW 49<sup>th</sup> Street

8



Listing Price  
**\$480,000**



Lot Size  
**6,351 SF**



Price / SF  
**\$76**

**FINANCIAL**

Listing Price	\$480,000
Price / SF	\$76

**OPERATIONAL**

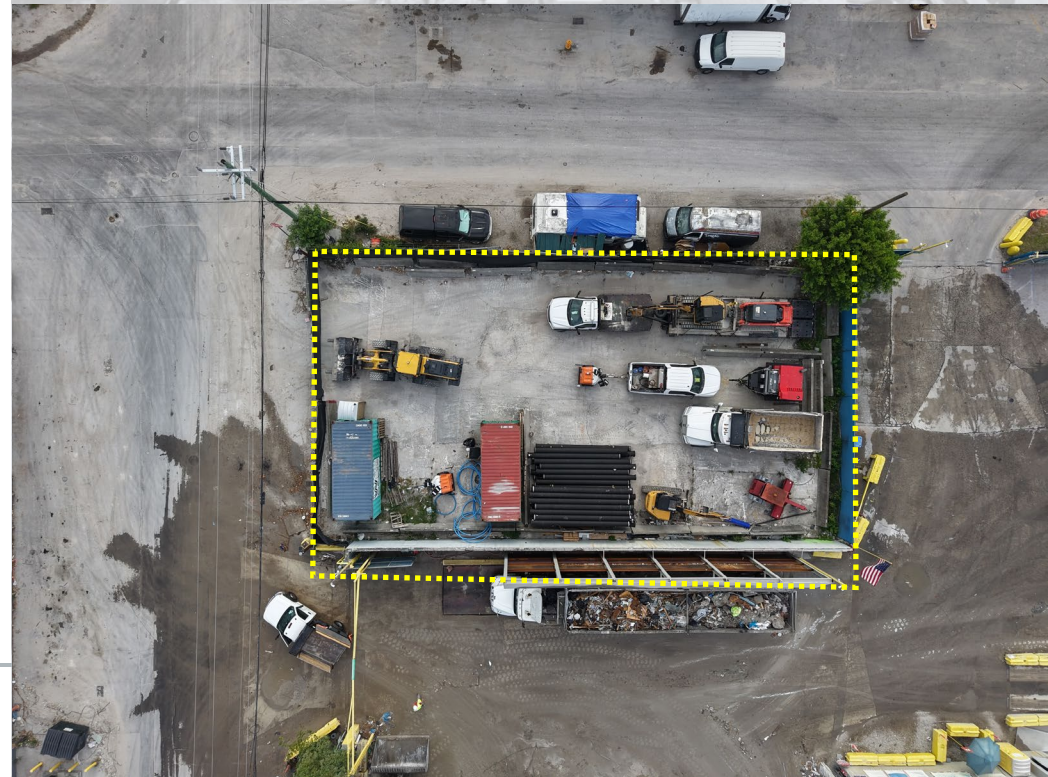
# of Parcels	2
# of Bays	1
Lot Size	6,351 SF
Zoning	IU-1

**Current Rent Roll**

Building	Tenant	Lot Size	Lear Term	Annual Rent	Type
Vacant Land	Westwind Construction	6,351 SF	12/25 - 11/27	\$36,000	Gross
<b>TOTALS</b>		<b>6,351 SF</b>		<b>\$36,000</b>	

**Investment Highlights**

- **6,351 SF Secured Yard - Ideal for Small Businesses Requiring Additional Storage or Parking**
- **In-Place Income Through 2027 with Opportunity for Owner-User Take Over Upon Lease Expiration**
- **Ideally located in East Hialeah, less than 2 miles from Miami International Airport and 6 miles from the Port of Miami**



SECTION 3

# Market Overview

MARKET OVERVIEW

DEMOGRAPHIC

## MIAMI-DADE

Miami-Dade County is a gateway to South American and Caribbean markets, as well as a popular tourist destination in its own right. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands, the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. Miami is the most populous city, with almost 442,300 residents, followed by Hialeah, with roughly 234,800 people. In recent years, redevelopment projects have brought more businesses and residents to downtown Miami.

### METRO HIGHLIGHTS



#### BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, which attracts businesses and residents to the area.



#### INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world.



#### MEDICAL COMMUNITY

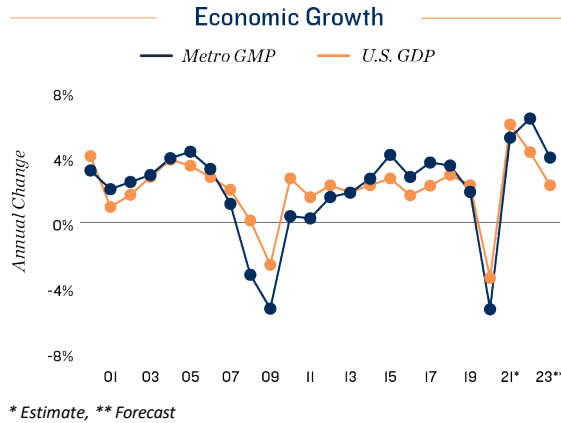
The county contains the largest concentration of medical facilities in Florida, drawing residents needing services throughout the state.



## ECONOMY

- Various industries provide a diverse economy. Trade, international finance, health care and entertainment have become major segments in the local business community.
- A strong tourism industry has developed, with ties to Latin America and the Caribbean. This sector was heavily impacted by the pandemic in 2020 but improved markedly in 2021.
- Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both major contributors to employment and the economy.

MAJOR AREA EMPLOYERS
Baptist Health South Florida
University of Miami
American Airlines
Nicklaus Children's Hospital
Publix Super Markets
Winn-Dixie Stores
Florida Power & Light Co.
Carnival Cruise Lines
AT&T
Mount Sinai Medical Center



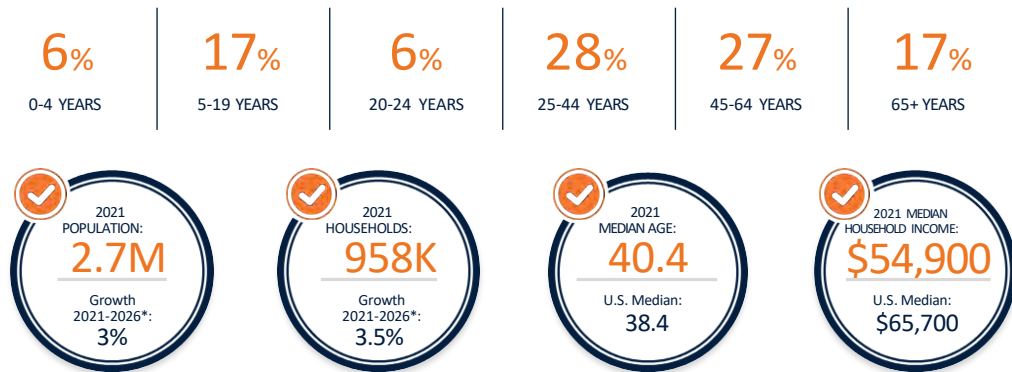
## SHARE OF 2021 TOTAL EMPLOYMENT



## DEMOGRAPHICS

- The metro is expected to add over 81,000 people over the next five years. During the same period, approximately 33,700 households will be formed, generating demand for housing.
- The homeownership rate of 52 percent is below the national rate of 64 percent, maintaining a strong rental market.
- The cohort of 20 to 34-year-olds comprises 20 percent of the population.

### 2021 Population by Age



## QUALITY OF LIFE

Miami-Dade County has developed into a cosmopolitan urban area, offering a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat. The county has a broad array of cultural attractions, historical sites and parks. These include the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region is home to a dynamic and diverse culture, family-friendly neighborhoods, a plethora of shops and restaurants, and beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean.

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## SPORTS



## EDUCATION



Barry University



## ARTS & ENTERTAINMENT

Adrienne Arsht Center  
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY



# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	19,674	206,956	623,287
<b>2024 Estimate</b>			
Total Population	19,310	205,239	615,943
<b>2020 Census</b>			
Total Population	19,432	206,660	615,131
<b>2010 Census</b>			
Total Population	18,579	203,630	595,120
<b>Daytime Population</b>			
2024 Estimate	20,488	177,598	771,431
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	6,989	74,649	242,164
<b>2024 Estimate</b>			
Total Households	6,827	73,582	237,831
Average (Mean) Household Size	2.8	2.7	2.6
<b>2020 Census</b>			
Total Households	6,600	72,105	231,863
<b>2010 Census</b>			
Total Households	5,907	67,078	209,234

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	2.8%	2.8%	5.7%
\$150,000-\$199,999	4.2%	3.9%	5.4%
\$100,000-\$149,999	12.2%	10.8%	11.8%
\$75,000-\$99,999	15.1%	12.0%	12.0%
\$50,000-\$74,999	17.8%	15.3%	16.0%
\$35,000-\$49,999	10.9%	12.9%	11.6%
\$25,000-\$34,999	12.0%	11.1%	9.7%
\$15,000-\$24,999	12.4%	12.5%	11.4%
Under \$15,000	12.5%	18.7%	16.5%
Average Household Income	\$67,580	\$63,295	\$73,108
Median Household Income	\$54,161	\$49,148	\$56,336
Per Capita Income	\$23,702	\$22,435	\$28,765
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	19,310	205,239	615,943
Under 20	22.4%	22.0%	20.1%
20 to 34 Years	18.5%	18.7%	20.2%
35 to 39 Years	6.5%	6.5%	7.2%
40 to 49 Years	13.2%	12.8%	13.3%
50 to 64 Years	22.5%	21.5%	20.6%
Age 65+	16.8%	18.5%	18.6%
Median Age	42.0	42.0	42.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	13,891	148,372	457,378
Elementary (0-8)	14.9%	16.0%	13.5%
Some High School (9-11)	14.0%	13.5%	11.4%
High School Graduate (12)	32.8%	33.1%	29.9%
Some College (13-15)	12.2%	12.8%	12.5%
Associate Degree Only	6.7%	6.9%	8.0%
Bachelor's Degree Only	13.0%	12.1%	15.7%
Graduate Degree	6.4%	5.7%	9.0%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	33.0	33.0	32.0



## POPULATION

In 2024, the population in your selected geography is 615,943. The population has changed by 3.50 percent since 2010. It is estimated that the population in your area will be 623,287 five years from now, which represents a change of 1.2 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,854 people per square mile.



## EMPLOYMENT

In 2024, 302,929 people in your selected area were employed. The 2010 Census revealed that 45.4 percent of employees are in white-collar occupations in this geography, and 29 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



## HOUSEHOLDS

There are currently 237,831 households in your selected geography. The number of households has changed by 13.67 percent since 2010. It is estimated that the number of households in your area will be 242,164 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.6 people.



## HOUSING

The median housing value in your area was \$454,063 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 79,273.00 owner-occupied housing units and 129,960.00 renter-occupied housing units in your area.



## INCOME

In 2024, the median household income for your selected geography is \$56,336, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 93.26 percent since 2010. It is estimated that the median household income in your area will be \$64,819 five years from now, which represents a change of 15.1 percent from the current year.

The current year per capita income in your area is \$28,765, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$73,108, compared with the U.S. average, which is \$101,307.



## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 23.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.0 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 8.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.5 percent in the selected area compared with the 19.7 percent in the U.S.





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