



# Impact Commercial Center

11093 NW 138th Street | Hialeah Gardens, FL 33018

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**HORIZON**  
PROPERTIES

CoStar  
**POWERBROKER**

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## AVAILABILITIES

- Suite 201 - 1,415 SF
- Suite 202 - 1,391 SF
- Suite 203 - 1,391 SF
- Suite 204 - 1,391 SF
- Suite 205 - 3,208 SF
- Suite 206 - 1,884 SF
- Suite 207 - 1,933 SF
- Suite 208 - 2,770 SF
- Suite 209 - 1,391 SF
- Suite 210 - 1,391 SF

## PROPERTY HIGHLIGHTS

- Facility available for a variety of business uses.
- Strategically located at the recently expanded NW 138th Street & Okeechobee Rd just East of the Florida Turnpike Intersection with prime exposure opposite Home Depot. Permanent monument signage in front of the facility is available.
- Recently built with first rate CBS construction and attractive architecture with 15' Ceiling Heights, Twin T Roof Systems and ample parking.



## DEMOGRAPHICS

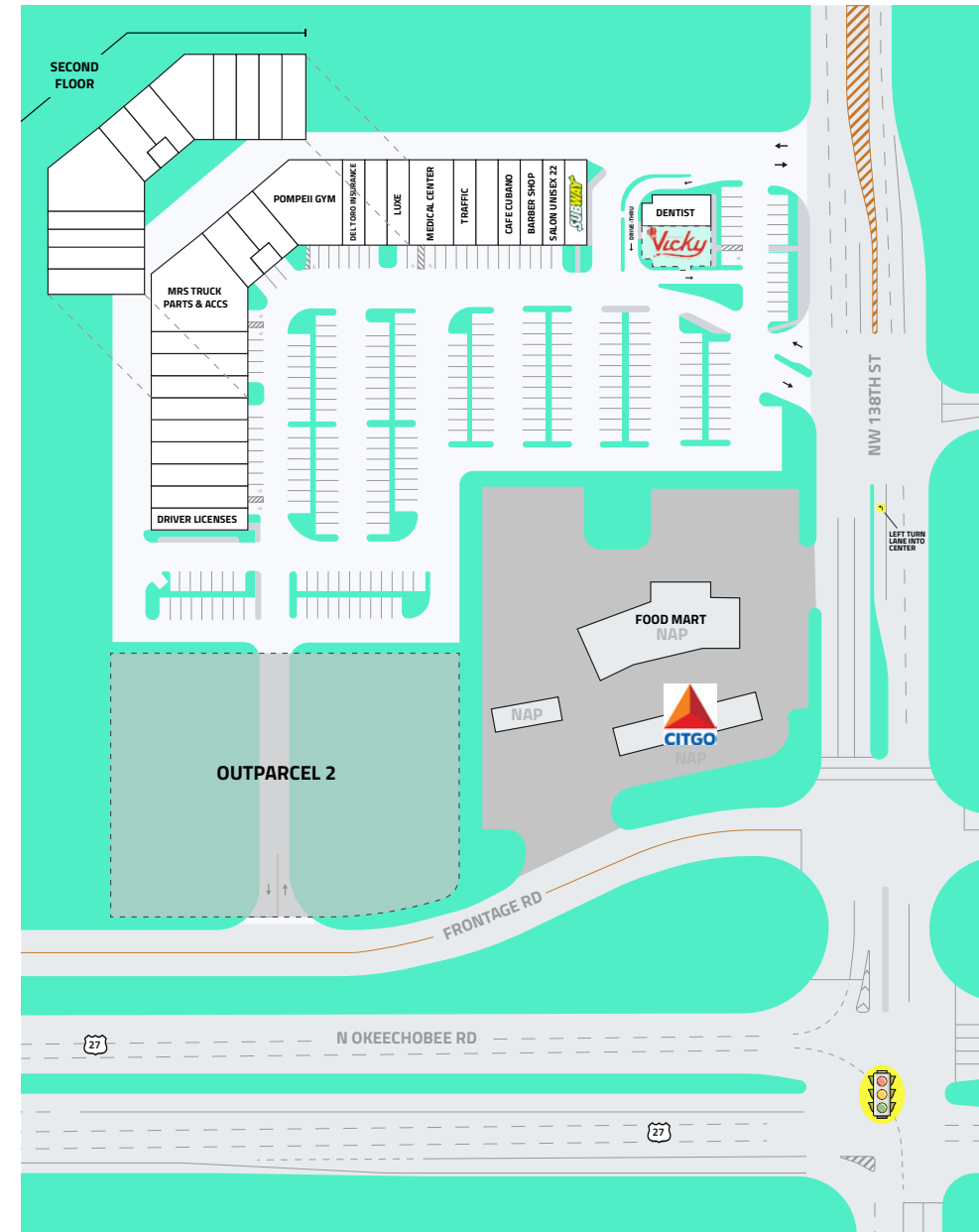
	1 mile	3 mile	5 mile
Total Population:	18,388	121,758	319,430
Average HH Income:	\$77,997	\$79,189	\$74,933

## TRAFFIC

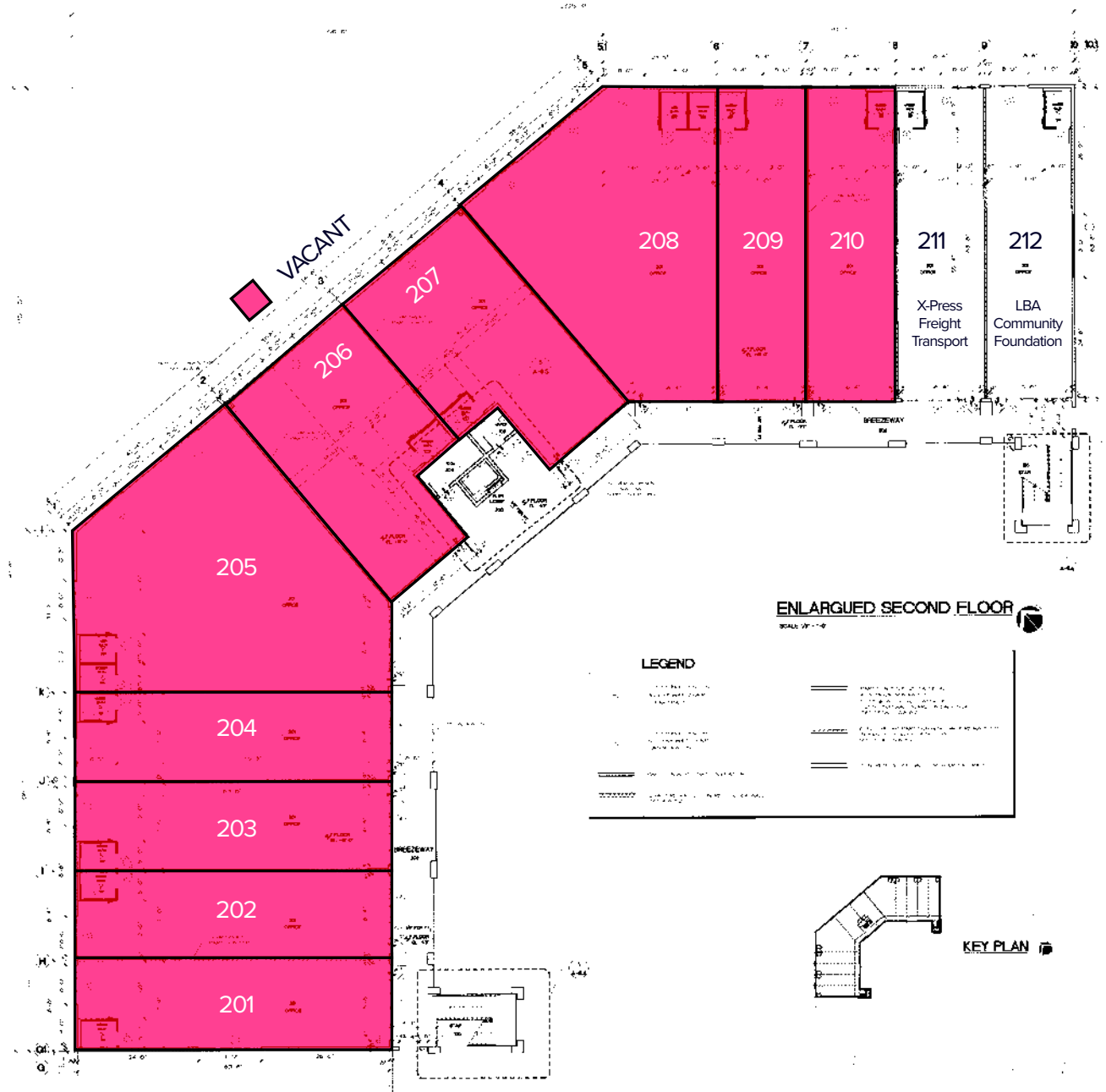


■ Average Daily Traffic: 87,500 VPD

## Site Plan and Availabilities



# Impact Commercial Center Second Floor



# Impact Commercial Center



**Contact:**

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