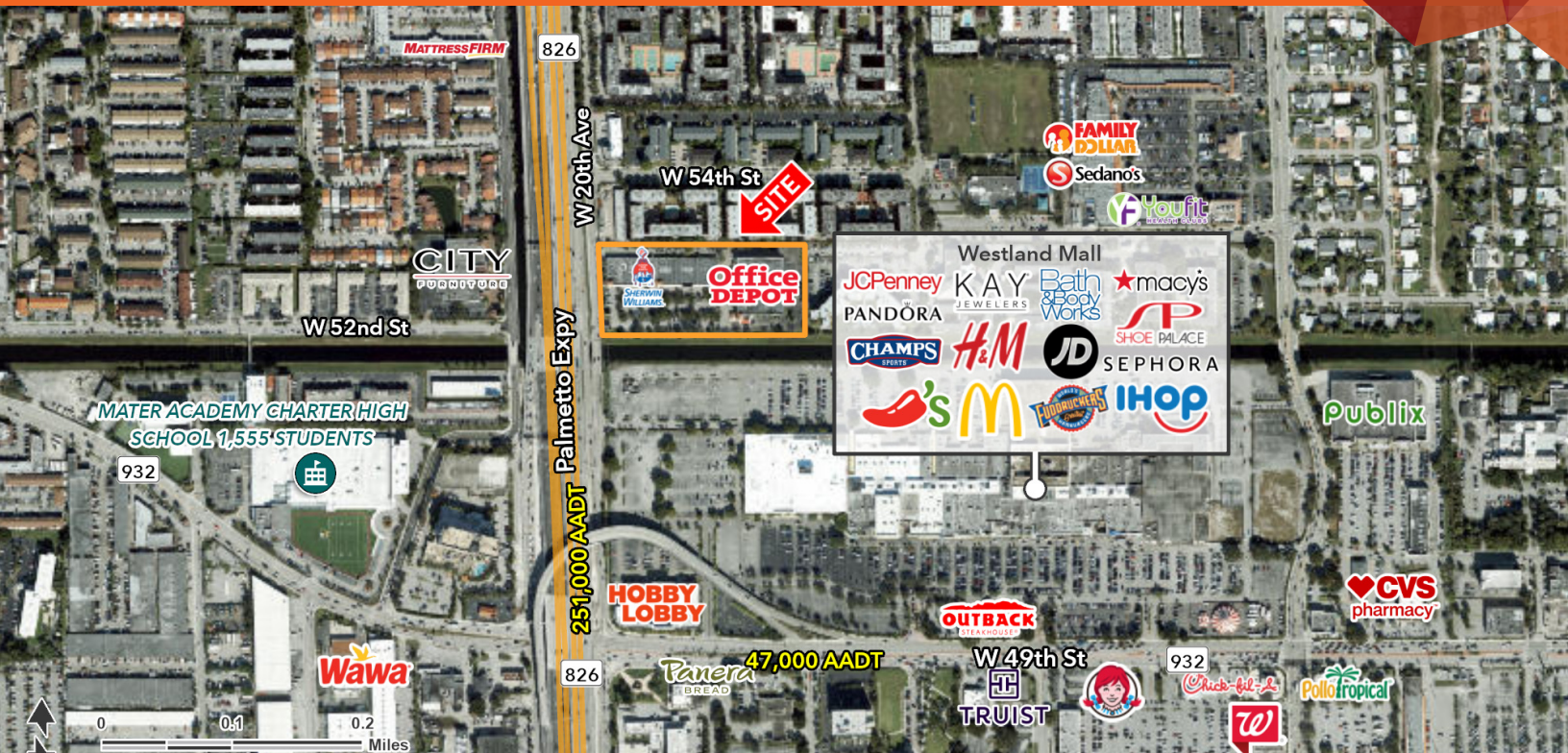


# WESTLAND SHOPPING PLAZA

# 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



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**TAMSYN BUTLER**

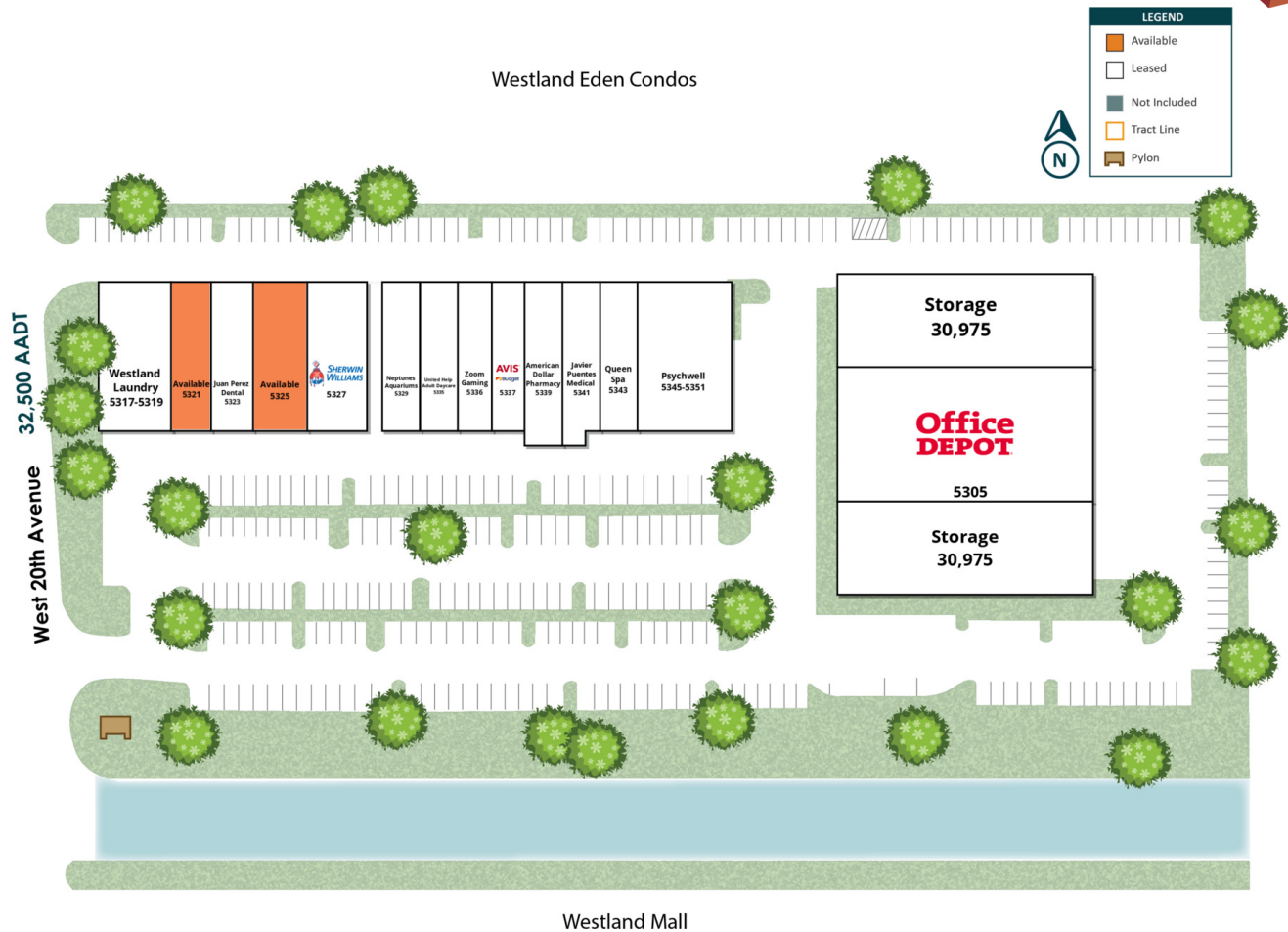
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| SUITE     | TENANT NAME               | SPACE SIZE |
|-----------|---------------------------|------------|
| 5317-5319 | Westland Laundry          | 5,140 SF   |
| 5321      | Available                 | 1,710 SF   |
| 5323      | Juan Perez Dental         | 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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