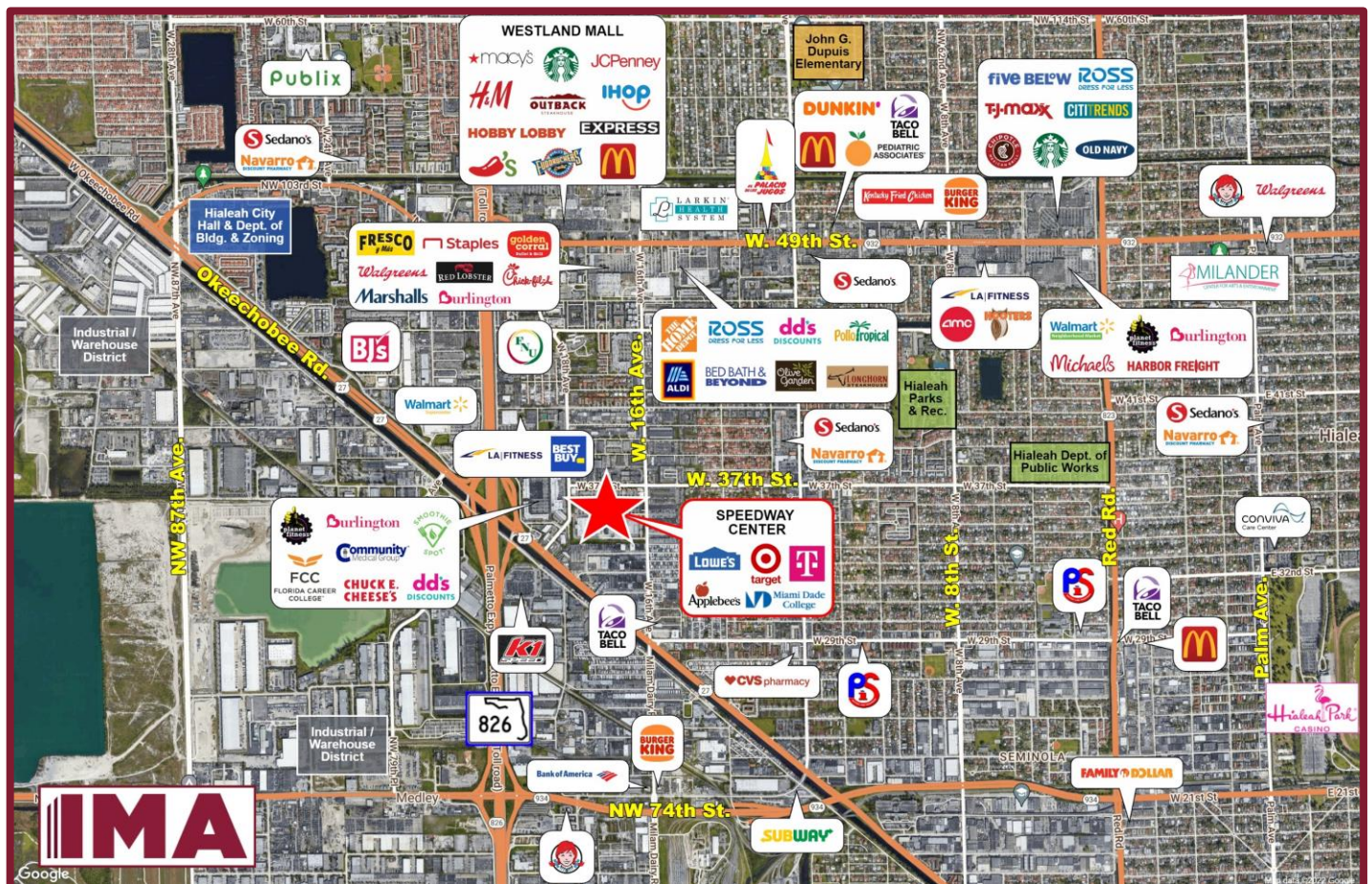


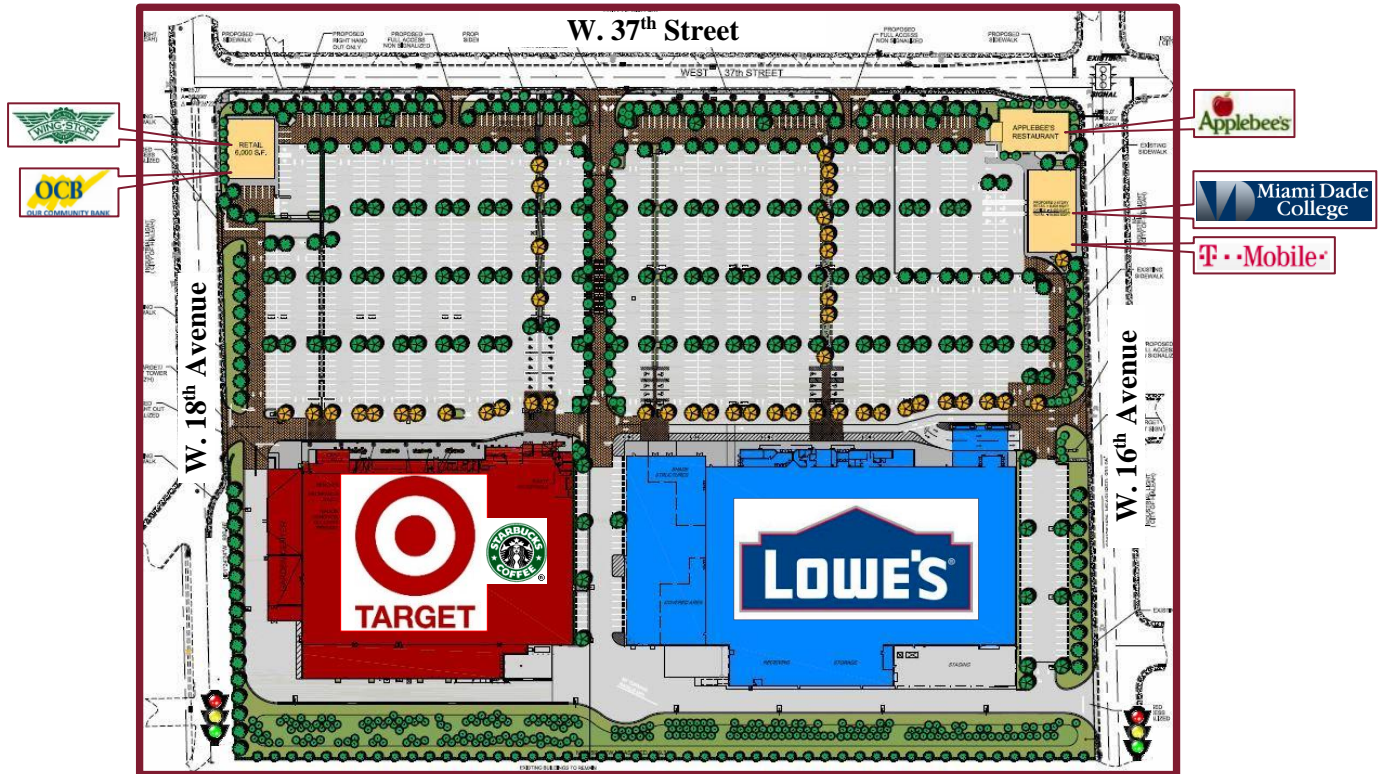
SPEEDWAY CENTER



W. 16th / 18th Avenue & W. 37th Street, Hialeah, FL



SPEEDWAY CENTER



POPULATION: 1 Mile: 34,749 3 Mile: 208,279 5 Mile: 401,448

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$45,642 3 Mile: \$58,913 5 Mile: \$66,510

TRAFFIC COUNT: 39,000 ± ADT

W. Okeechobee Road (US Route 27): 54,500 ± ADT

Palmetto Expressway (FL State Road 826): 210,000 ± ADT

JOIN:

- | | | | |
|----------|--------------|----------------------|--------------------------------------|
| • Lowe's | • Applebee's | • T-Mobile | • Miami-Dade College Outreach Center |
| • Target | • Wing Stop | • Our Community Bank | • Eastern Medical Group |

PROPERTY HIGHLIGHTS:

- Located just east of the Palmetto Expressway (SR 826) and Okeechobee Road (SR 27) with easy access for both commuter and local traffic.
- Centrally located in the heart of an industrial and retail district and adjacent to dense residential neighborhoods.
- Nearby businesses include Planet Fitness, Best Buy, LA Fitness, dd's Discounts, Burlington, Chuck E. Cheese, Arby's, McDonald's, USPS, Smoothie Spot, Florida Career College, Taco Bell.

FOR LEASING INFORMATION



INVESTMENT MANAGEMENT ASSOCIATES, INC.
2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134

T: 305.661.0110 | www.ima-re.com



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.