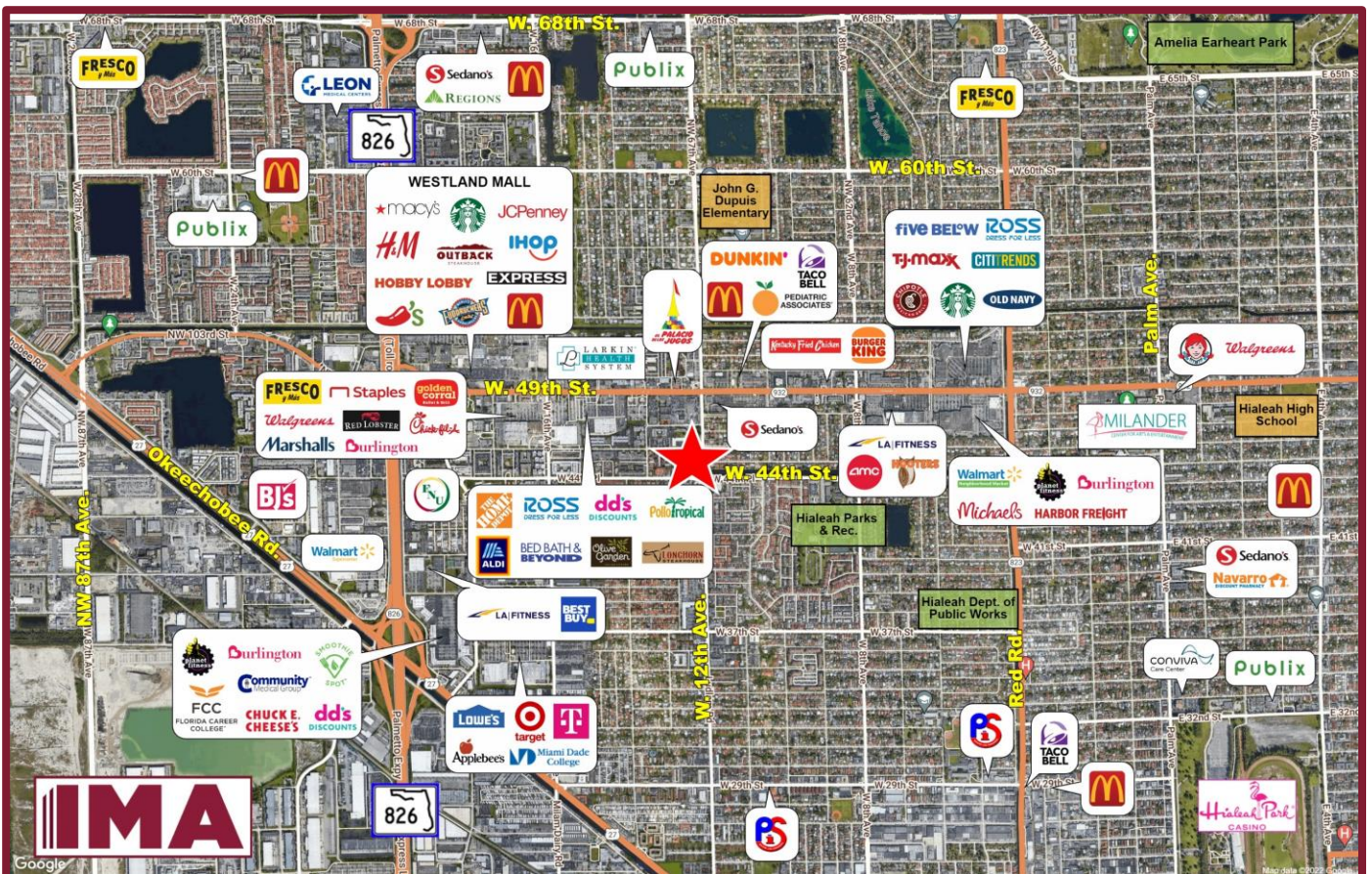


TWIN TOWERS



W. 12th Avenue & W. 46th Street, Hialeah, FL



TWIN TOWERS



SIZE: 36,575 SF

POPULATION: 1 Mile: 35,117 3 Mile: 206,640 5 Mile: 404,922

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$45,946 3 Mile: \$59,215 5 Mile: \$66,742

TRAFFIC COUNT: 37,200± ADT

JOIN:

- Pasteur Medical Center • Futura Career Institute • The Hair Forest • The Learning Corner Academy
- Cuba Lives Restaurant • Deny's Bakery • Le Fashion Nails • Tax & Immigration Solutions

HIGHLIGHTS:

- Located just east of the Palmetto Expressway (SR 826) with easy access for both commuter and local traffic.
- Centrally located in the heart of a retail district servicing very dense residential neighborhoods.
- Nearby businesses include Sedano's, Home Depot, Aldi, Walgreens, Ross, El Palacio de los Jugos, Longhorn Steakhouse, Navarro Pharmacy, Olive Garden, Dunkin, LA Fitness, Pollo Tropical.
- Florida National University and Miami Dade College Hialeah Campus are within 1 mile.

FOR LEASING INFORMATION



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