

## An architectural rendering of a commercial building complex under a clear blue sky with scattered clouds. The building features a modern design with beige and grey panels. Several storefronts are visible, including 'Brio', 'Santitas', 'Baskin-Robbins', 'Quiznos', and 'Chili's'. A prominent entrance on the right has a large 'Quiznos' sign. The building is surrounded by a paved parking lot with white parking lines. Several cars are parked, including a blue sedan, a silver sedan, and a white sedan. Palm trees and other greenery are visible in the background.



# 69 HOOK



**POPULATION:** 1 Mile: 28,847   3 Mile: 151,740   5 Mile: 535,213

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$75,134   3 Mile: \$69,679   5 Mile: \$73,291

**TRAFFIC COUNT:**     **South Hook Square:** 12,250± ADT | **Royal Poinciana Blvd.:** 7,100± ADT  
**Okeechobee Rd.:** 62,500± ADT

## PROPERTY HIGHLIGHTS:

- Newly renovated 11,000 ± SF center just one block from Miami Springs Circle
- Prime location in the heart of Miami Springs
- High foot traffic and excellent visibility
- Prime access from neighboring dense and robust Hialeah marketplace through S. Hook Square Bridge and pedestrian bridge
- Businesses nearby include Milams Market, Starbucks, AT&T, Papa Johns, CVS, Publix, Subway, Truist, USPS, Miami Springs City Hall and Police Department

## 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](http://www.ima-re.com)



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