



For Sale: Prime Retail Investment Opportunity in Hialeah

710 E 49 St | Hialeah, FL

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Owner and Fuse Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Fuse Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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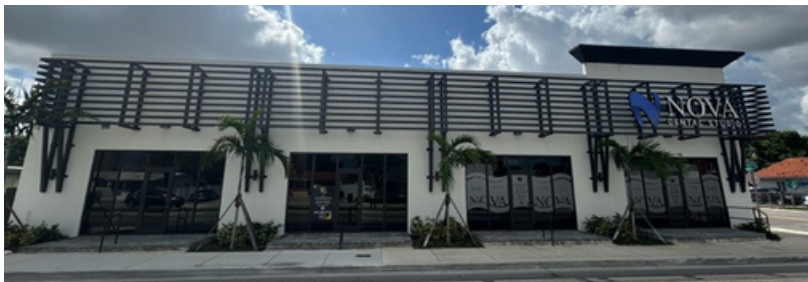
This 4,000 square foot, brand-new retail building offers a unique investment opportunity in one of South Florida's most thriving suburban markets. Strategically located on 49th Street, one of the busiest retail corridors in Hialeah, this property benefits from exceptional visibility and high traffic.

PROPERTY SUMMARY

Asking Price	\$3,200,000
Cap Rate	4.5%
Price/SF	\$800 PSF
Lot Size	12,864 SF
Building SF	4,000 SF

PROPERTY HIGHLIGHTS

- New Construction: Modern, newly built two-tenant retail strip center
- Tenant Mix: Anchored by two long-term tenants — a veterinarian and a dentist
- Leases: Both tenants are on 10-year leases with 3% annual rent escalations, providing stable, predictable cash flow
- Prime Location: Situated on 49th Street, one of Hialeah's most highly trafficked retail streets
- Sub-Market Strength: Hialeah is one of the densest suburban markets in the southern U.S., offering a strong consumer base and excellent demographics for retail success



Need A Site Plan

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VALUATION SCENARIO

General Assumptions	
Gross Building Area	4,000
Number of Tenants	2
Current Occupancy	100.00%
Occupied Square Feet	4,000
Occupancy	100%
Lease Reimbursement Structure	NNN
Analysis Commencement Date	10/23/2024

Notes

New Construction 2 tenant strip center. Rent commencement is 11/1/2024 for both tenants.

Cash Flow Assumptions	
	Year 1
Occupancy Rate	100.00%
Occupied Square Feet	4,000
Vacancy Rate	0.00%
Vacant Square Feet	-
Average Rent per Square Foot	\$36.00
Potential Net Operating Income	\$144,000.00
Net Operating Income	\$144,000.00

Valuation Assumptions	
NOI	\$144,000.00
Cap Rate	4.50%
Valuation:	\$3,200,000.00
Price per square foot	\$800.00

LEASE ABSTRACTS

Tenant	SF Occupied	Current Price psf	Escalation	Annual Base Rent	Monthly Base Rent	Term Through	Kick out	Options
Vet- DenVest	2000 SF	\$37.00	3% annually	\$74,000.00	\$6,166.67	11/1/2024	None	2x 5 Year Options
Dentist- DenVest	2000 SF	\$35.00	3% annually	\$70,000.00	\$5,833.33	11/1/2024	None	2x - Year Options
Total:	4000 SF	\$36.00		\$144,000.00	\$12,000.00			

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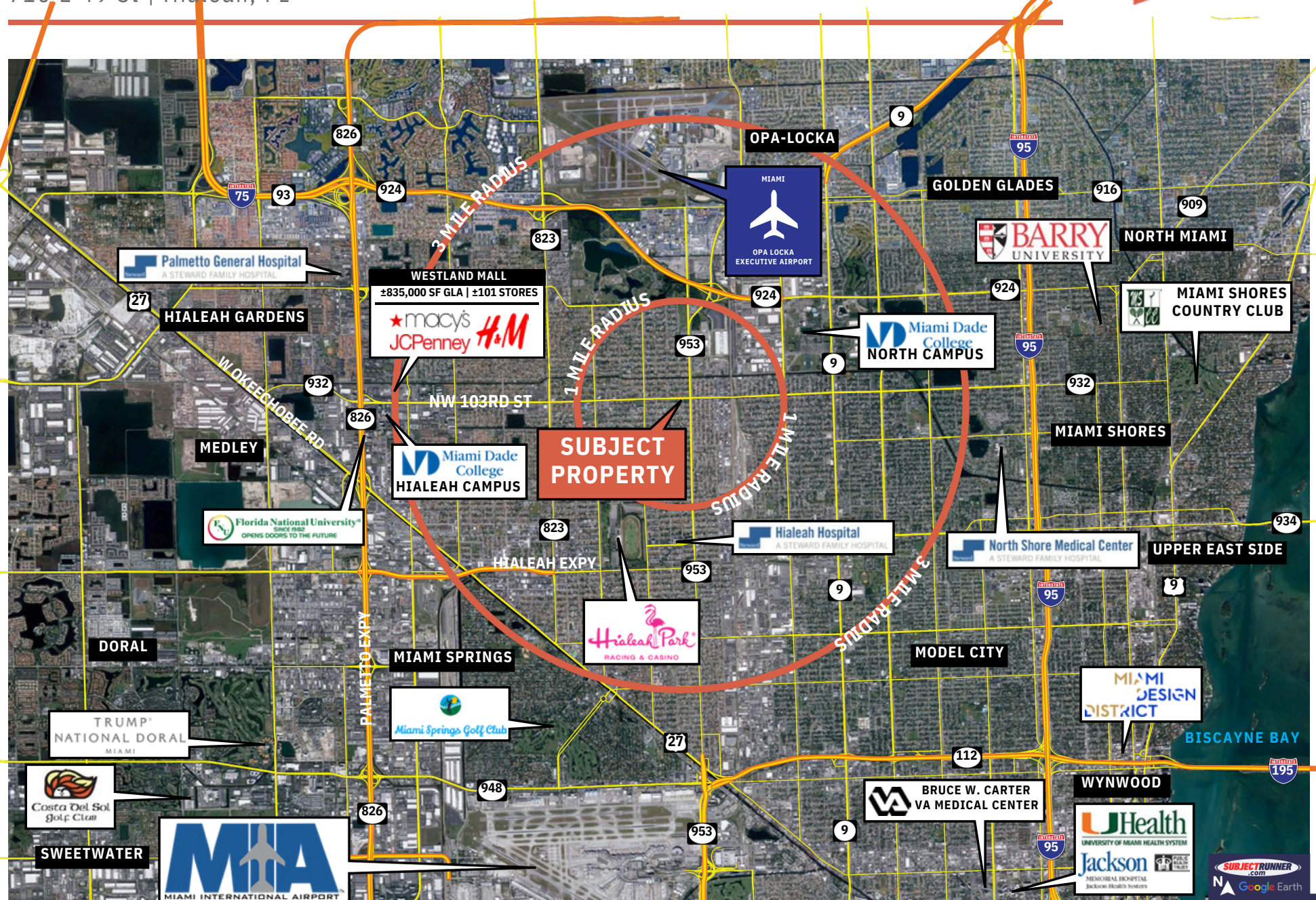
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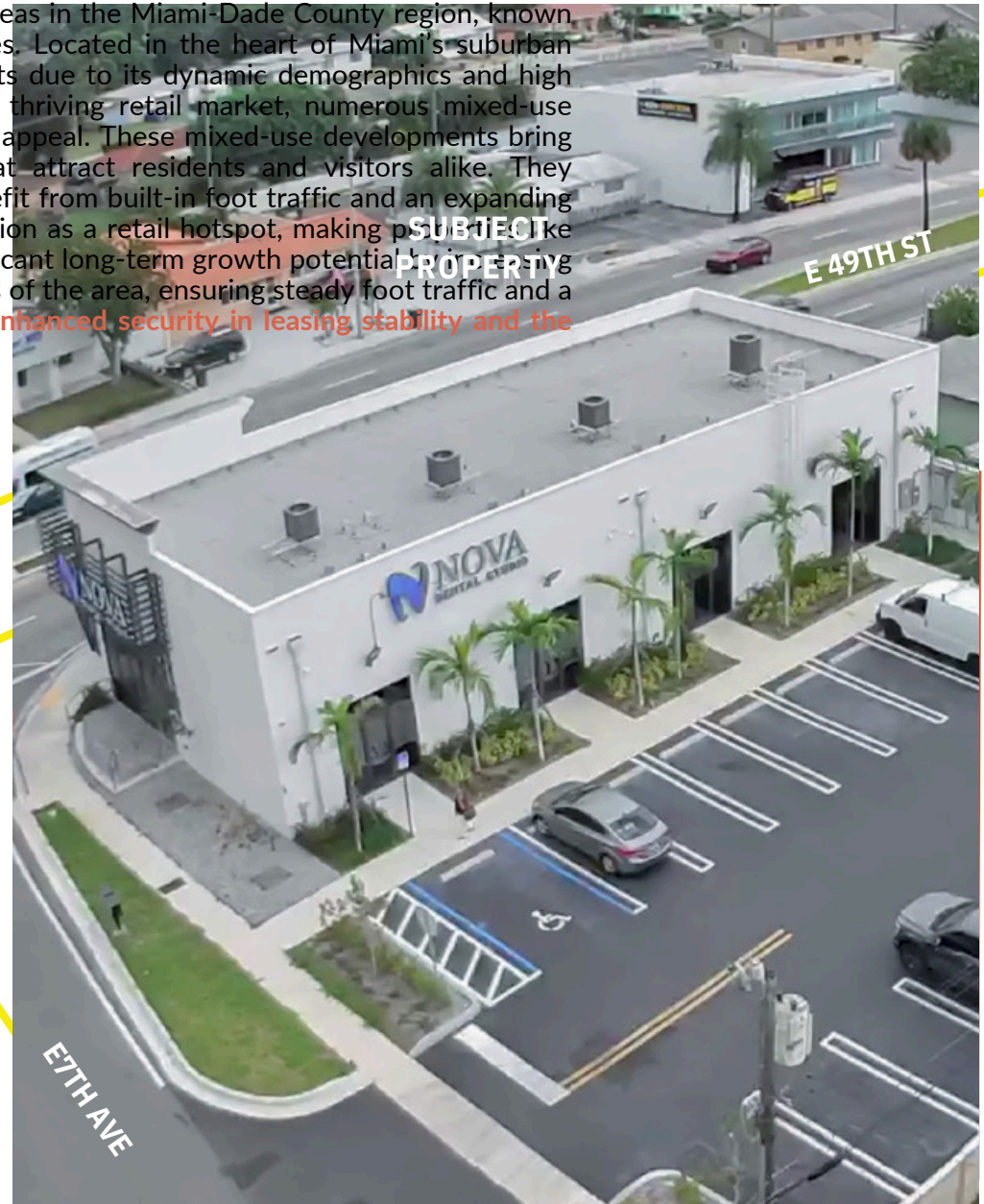
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HIALEAH OVERVIEW

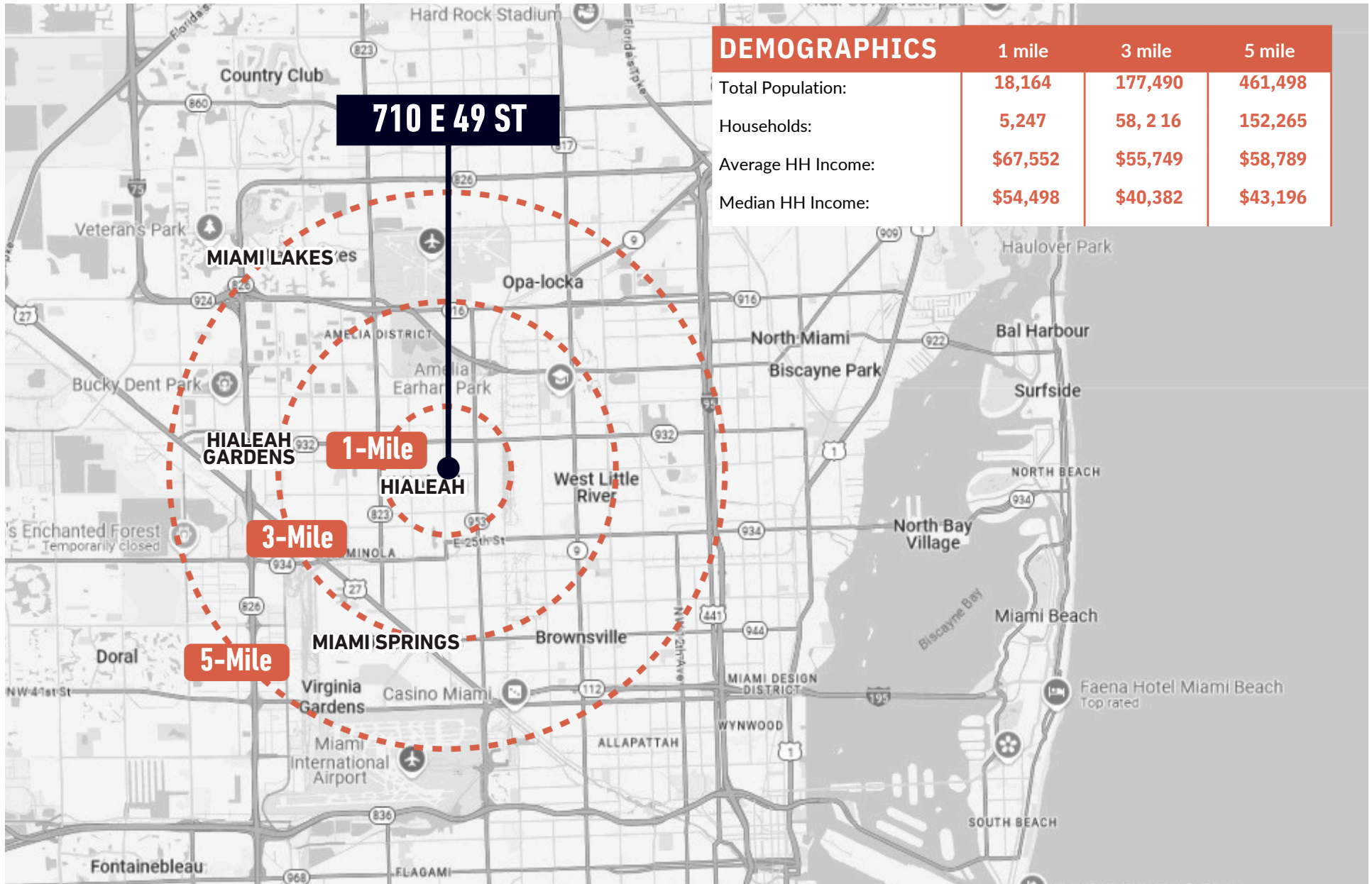
Hialeah, Florida, is one of the most vibrant and densely populated areas in the Miami-Dade County region, known for its thriving local economy and strong demand for retail services. Located in the heart of Miami's suburban landscape, Hialeah is highly appealing for retail property investments due to its dynamic demographics and high consumer foot traffic. In addition to Hialeah's already dense and thriving retail market, numerous mixed-use projects are underway, further boosting the city's development and appeal. These mixed-use developments bring together residential and retail spaces, creating dynamic hubs that attract residents and visitors alike. They contribute to a lively, 24/7 environment in which retail tenants benefit from built-in foot traffic and an expanding customer base. This ongoing development reinforces Hialeah's position as a retail hotspot, making properties like 710 E 49th Street even more valuable. Mixed-use projects add significant long-term growth potential by increasing the population density, consumer demand, and general attractiveness of the area, ensuring steady foot traffic and a promising future for retail investments. **For investors, this means enhanced security in leasing stability and the potential for increased property value as Hialeah continues to grow.**



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