

WESTLAND PROMENADE

3595 West 20th Avenue, Hialeah, FL 33018



MIAMI, FL

WESTLAND PROMENADE

3595 West 20th Avenue, Hialeah, FL 33012



WESTLAND PROMENADE LEASING PLAN

3595 West 20th Avenue, Hialeah, FL 33012

For information:

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| UNIT | TENANT | SQ. FT. |
|-------------|---|------------|
| A-01A | Slick City (Coming Soon) | 40,000 |
| A-01B | Guitar Center | 17,307 |
| A-02 | China Family Buffet | 7,000 |
| A-04 | PPG Paints | 3,500 |
| B-01 | Presidente Supermarket | 27,820 |
| C-01 | America's Best Contacts & Eyeglasses | 4,200 |
| C-0203 | Dollar Tree | 10,887 |
| D-01 | United States Postal Service | 17,025 |
| E-01 | My Suite! @ Beauty Square | 8,444 |
| F-01 | Ross Dress For Less | 23,540 |
| F-02 | ABC Jewelry | 2,475 |
| F-03 | Los Caringas Latin American Food & Bakery | 1,350 |
| F-04 | Q Nails | 1,125 |
| G-01 | Smoothie Spot | 1,800 |
| G-02 | Daniela Martinteroso Studio (Coming Soon) | 1,454 |
| G-03 | Magna Kids | 946 |
| G-04 | Community Medical Group | 3,000 |
| G-06 | Blue Dental Care | 1,236 |
| G-07 | Available | 966 |
| G-08 | US Armed Forces | 2,534 |
| G-09 | Bubbly Paws | 1,750 |
| G-10 | Sun Tan Miami (Coming Soon) | 1,600 |
| G-12 | Pandora Insurance | 904 |
| J-01 | North Star MultiServices | 1,557 |
| J-02 | Easy Scripts, LLC | 4,000 |
| J-04 | Dolce Grazia Cakes | 1,600 |
| J-05 | Growing Treasures Learning Center | 6,932 |
| J-12 | Subway | 1,468 |
| K-01 | Planet Fitness | 14,200 |
| K-04 | Nilda's Hair Salon | 1,266 |
| K-05 | Physical Therapy Now | 1,317 |
| K-06 | So Vain Beauty Aesthetics | 1,277 |
| K-070809 | The Medical City | 8,800 |
| L-01 | dd's Discounts | 23,423 |
| M-0102 | DimeCuba | 2,550 |

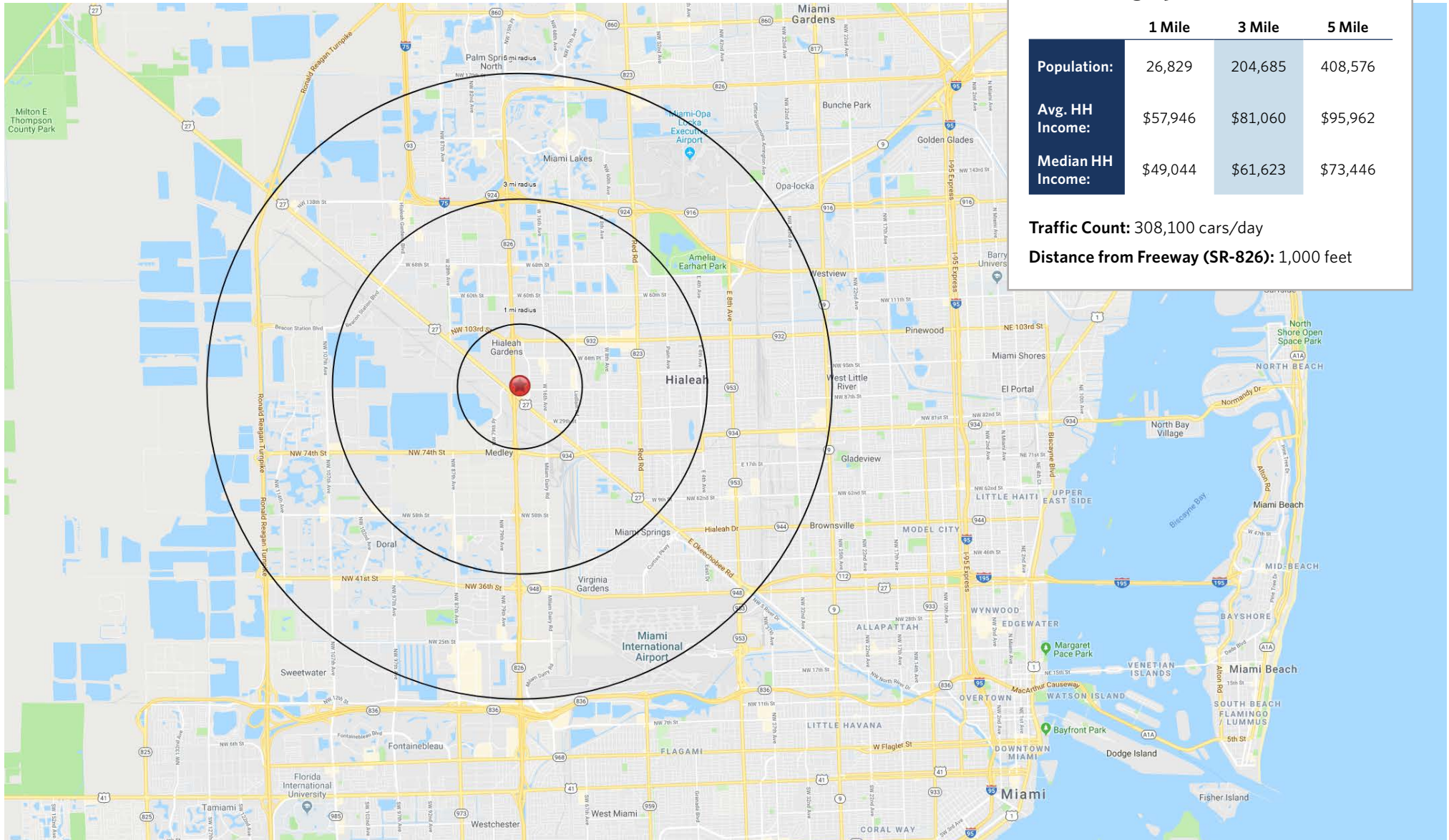


| UNIT | TENANT | SQ. FT. |
|------|--|---------|
| M-03 | SalonCentric | 2,975 |
| M-04 | Quest Diagnostics | 2,125 |
| M-05 | Franci's El Palacio De Las Quienceañeras | 2,125 |
| N-03 | Community Medical Group | 5,500 |
| N-05 | Community Medical Group | 2,120 |
| N-08 | Chuck E. Cheese | 16,680 |
| O-01 | McDonald's | 4,847 |
| P-01 | Burlington | 40,040 |

Total Square Feet: 325,665

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Site Demographics (2025)

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Population: | 26,829 | 204,685 | 408,576 |
| Avg. HH Income: | \$57,946 | \$81,060 | \$95,962 |
| Median HH Income: | \$49,044 | \$61,623 | \$73,446 |

Traffic Count: 308,100 cars/day

Distance from Freeway (SR-826): 1,000 feet

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