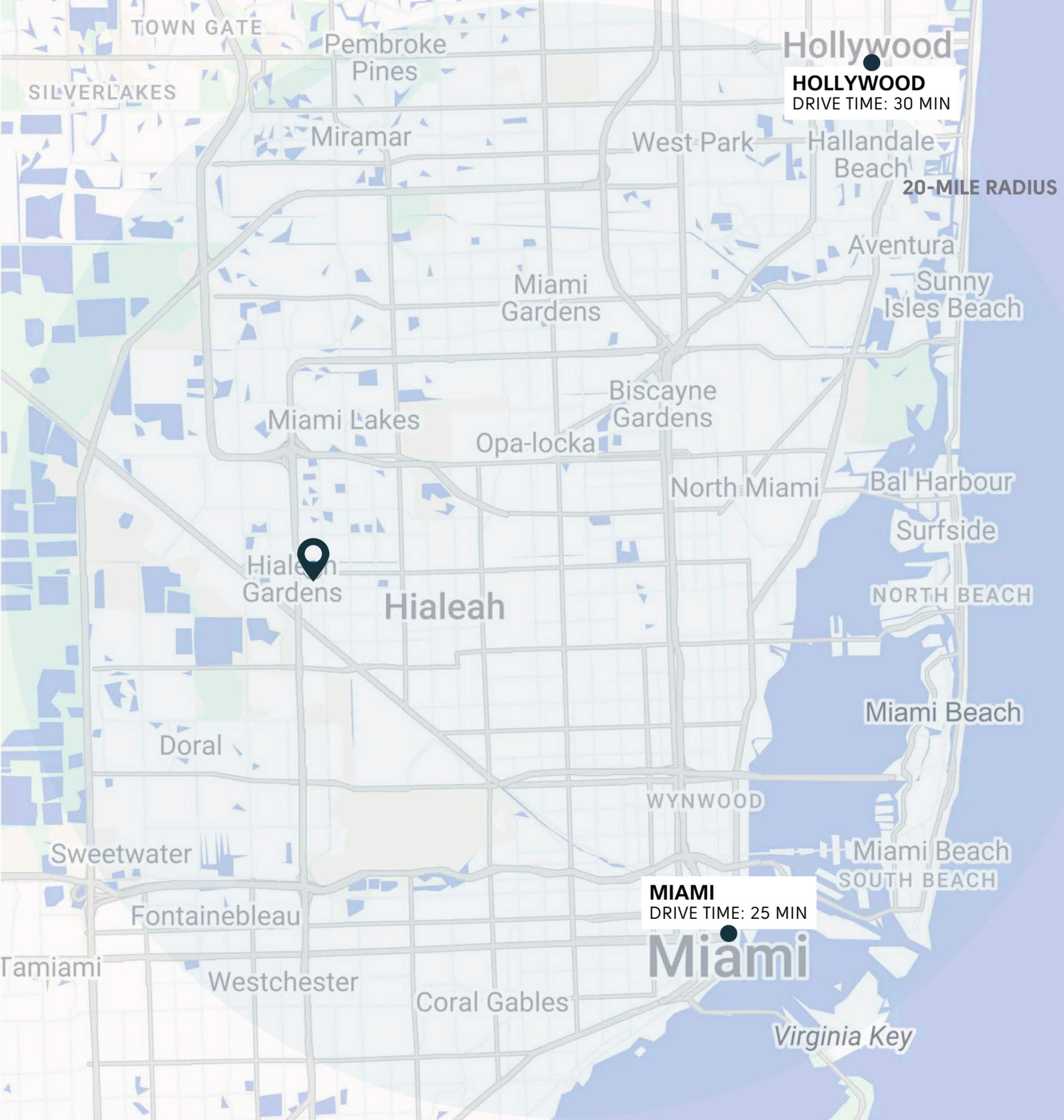


WESTLAND

WESTLAND

HIALEAH | FLORIDA





MIAMI-DADE COUNTY, FLORIDA

ROOTED IN
THE MIAMI MSA
AMONG 6.1M RESIDENTS



HIALEAH MIAMI'S CULTURAL GEM

Hialeah, located in the **northwestern region of Miami**, is one of the county's **largest cities** and is widely recognized for its **vibrant Cuban-American heritage** and deep cultural roots.

The Miami MSA is the **most populated metro region** in the Southern U.S. after Washington, D.C. and is **one of the fastest growing cities** in the country.

Miami-Dade County **ranks #14 in the U.S. for gross domestic product** at approximately \$184.5B annually.

Hialeah is **one of the largest areas of employment and economic development** in Miami-Dade County due to its centralized location.

Boasting numerous industrial parks and warehouses, Hialeah serves as a key center for large-scale production and storage, solidifying its role as a **major manufacturing hub** in the region.

Hialeah's art scene has grown significantly, emerging the city into a **cultural hotspot for authentic and community driven art**, with attractions like the Leah Arts District, Don Quijote Plaza and Garden of the Arts.

With **significant shifts towards modern development**, as well as location convenience and cost of living, many **young professionals and families are migrating to Hialeah**.



8TH
MOST POPULATED COUNTY
IN THE U.S.

\$ \$184.5B
IN GROSS DOMESTIC PRODUCT
PRODUCED BY THE COUNTY

REDEVELOPMENT HUB

5-MILE RADIUS

4 MODERN REDEVELOPMENTS

WESTLAND PLAZA AT WESTLAND MALL

MIXED-USE PROJECT
875 APARTMENTS & RETAIL



Hialeah
Gardens



URBANIA HIALEAH

MIXED-USE PROJECT
644 APARTMENTS & RETAIL

PURA VIDA HIALEAH

\$95M MIXED-USE PROJECT
260 APARTMENTS & 50K+ SF OF RETAIL



METRO PARC

MIXED-USE PROJECT
559 APARTMENTS \$ 20+SF OF RETAIL



Hialeah is experiencing a **surge in mixed-use developments and housing projects**, reflecting its transformation into a modern urban community.

These developments are **reshaping Hialeah**, offering **modern living spaces, retail and recreational amenities**, while attracting **new residents and businesses** to the area.

IT'S ALL IN THE DETAILS

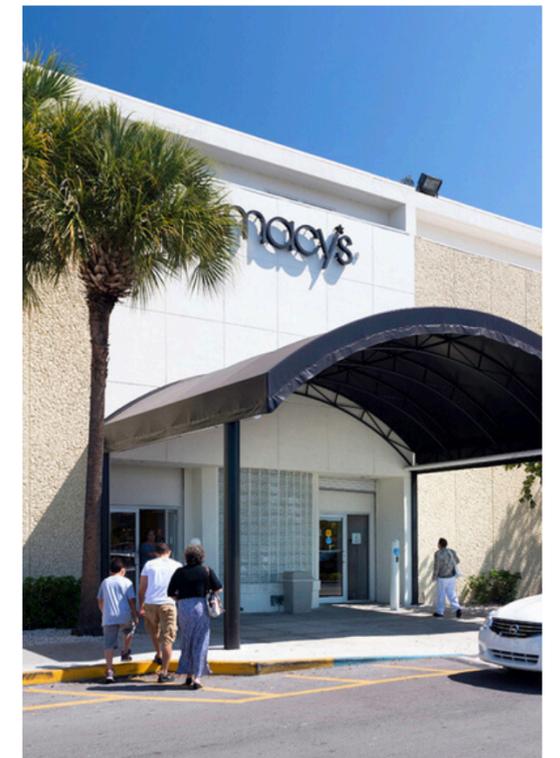
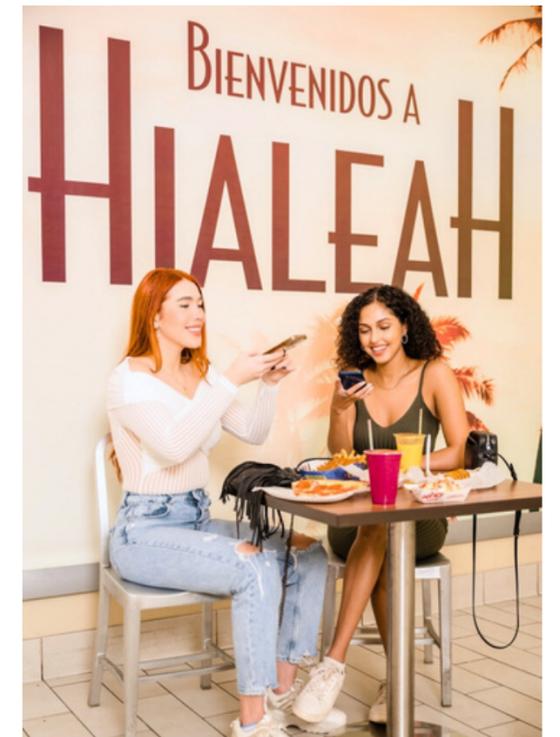
MORE THAN
835,000 SF

RETAILERS
63

RESTAURANTS
20

Westland Mall boasts a **prime** and **easily accessible location** for shopping, dining and entertainment, located just at the heart of Hialeah. Positioned right off the Palmetto Expressway and West 49th Street—**one of Hialeah's busiest commercial corridors**—the mall serves as a central hub, seamlessly connecting visitors from all across Miami-Dade County.

With a redevelopment underway, Westland Mall will soon become a **true mixed-use destination**, tailored to meet all needs and **evolve with the booming community**.

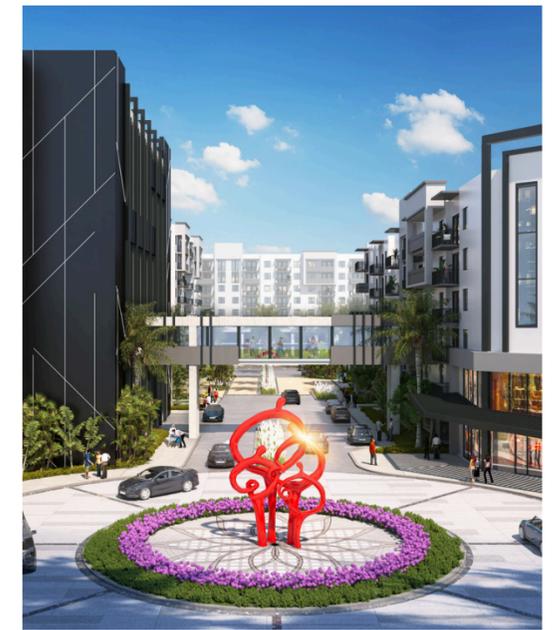


WESTLAND MALL REDEVELOPMENT

PROJECT START
Q4 2025

APPROXIMATELY
200,000 SF

APARTMENTS
875



A **groundbreaking transformation** is currently underway at Westland Mall, set to redefine the property into a **dynamic mixed-use destination**. The vision will seamlessly blend shopping, dining, entertainment and lifestyle, creating an **elevated community hub** in line with the evolution of the greater Hialeah market.



PROPERTY AERIAL

MORE THAN
302,674 CPD



VERSAILLES PLAZA CONDOMINIUM
96 CONDOS

**Office
DEPOT**



W 16TH AVE 23,308 CPD

**REDEVELOPMENT
AREA**

JCPenney

Foot Locker

**Bath & Body Works
SEPHORA**

PANDORA

★macy's

H&M

Chick-fil-A

W 20TH AVE 20,069 CPD

826 204,625 CPD

932 54,672 CPD

**HOBBY
LOBBY**

**Marshalls
Burlington**

MIAMI-DADE COLLEGE HIALEAH CAMPUS
TOP REGIONAL COLLEGES BY U.S. NEWS & WORLD REPORT

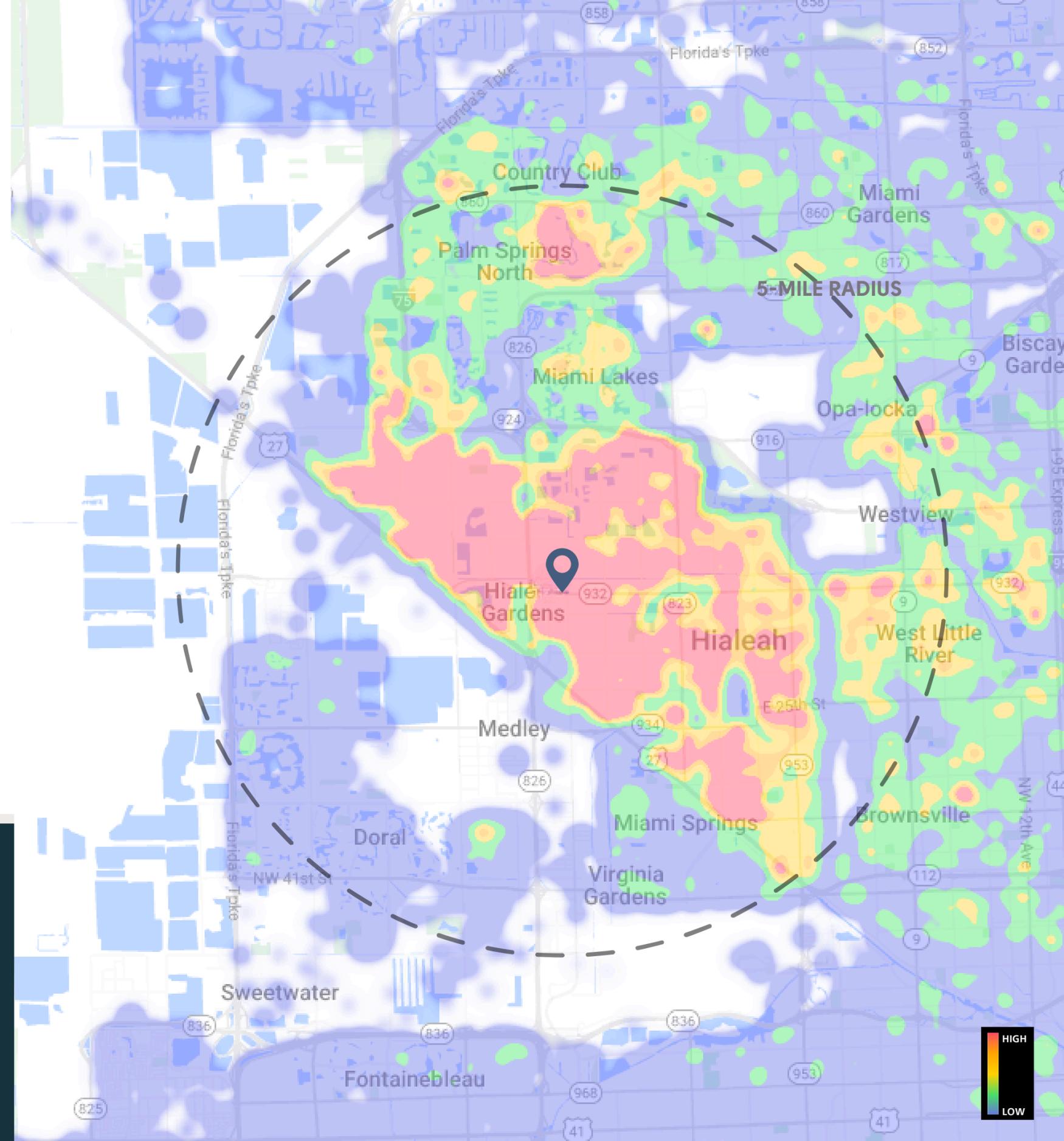
TRAFFIC DATA

Annual Visits **5.2M**
Annual Avg. Visit Frequency **5.7**
Avg. Dwell Time **54 MINS**

TRUE TRADE AREA DEMOGRAPHICS

Population	478,070	Average HHI	\$72,005
Households	160,211	HHI \$75K-\$100K	13%
Family Households	118,382	HHI \$100K-\$125K	8%
Millennials	19%		
Gen X	21%		
Baby Boomers	23%		

110,200+ FAMILY HOUSEHOLDS
WITHIN A 5 MILE RADIUS OF WESTLAND





PROVEN PERFORMANCE

Westland Mall is home to many of the state's top-performing retailers and best-in-class brands with even more to come.

Outback Steakhouse ranks #3 of 90 statewide based on visits.

H&M ranks within the top 3 stores statewide.

Brand new Sephora opened February 2024.

Macy's ranks **#3 of 31** stores statewide based on visits and its **beauty & fragrances department ranks #1** in the state based on sales. Top performing brands include:

STEVE
MADDEN

JO MALONE
LONDON

CREED
1760

CHANEL

COACH

MAC

MK
MICHAEL KORS

● sunglass hut

Dior

FOOT LOCKER
#1 OF 22 IN STATE
BASED ON VISITS

PANDORA
#1 IN SOUTH FL
BASED ON SALES

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WESTLAND

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