

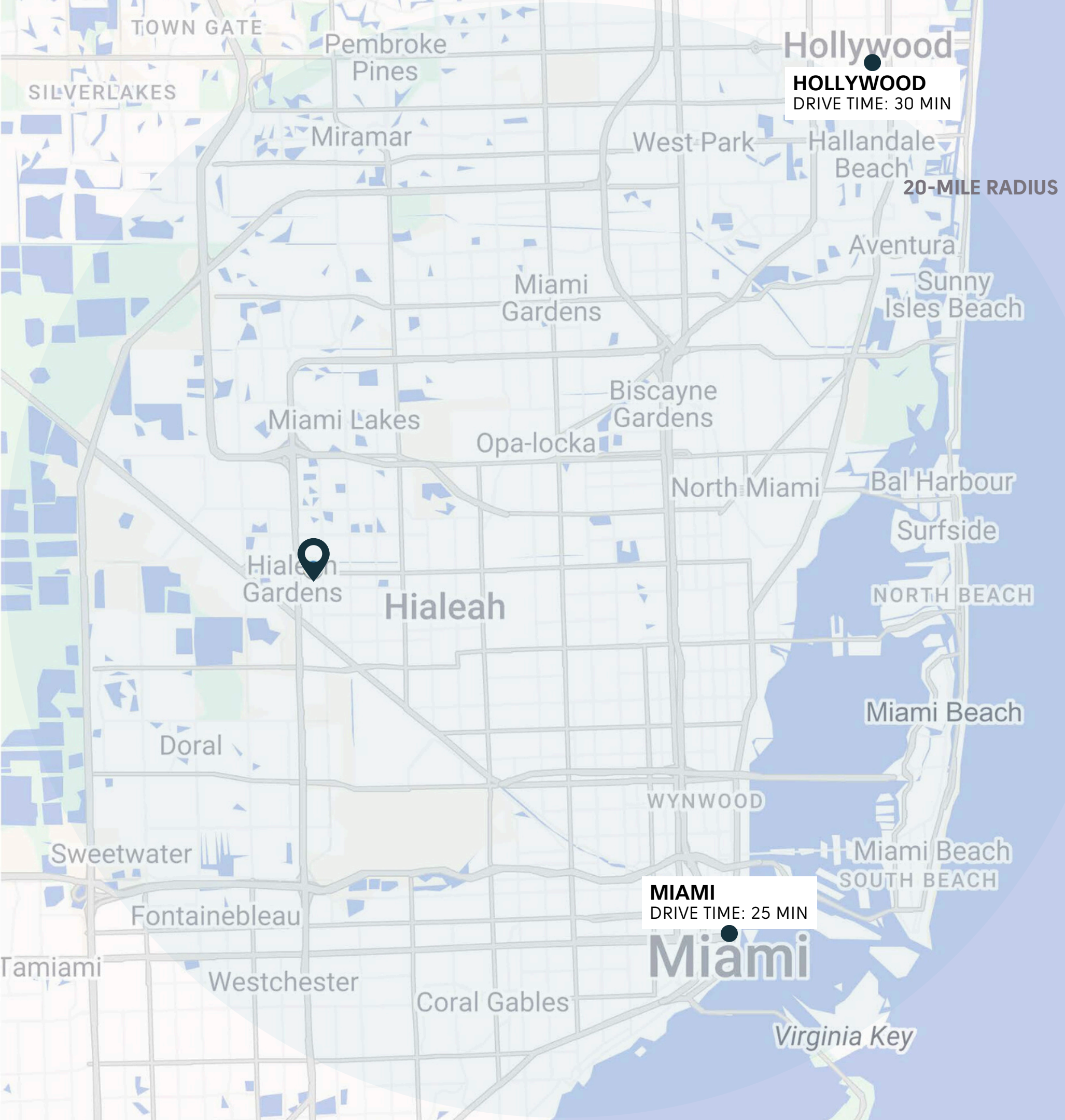
WESTLAND

# WESTLAND

HIALEAH | FLORIDA

 **Centennial**  
Powered by Lincoln





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**.



**8<sup>TH</sup>**  
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**.

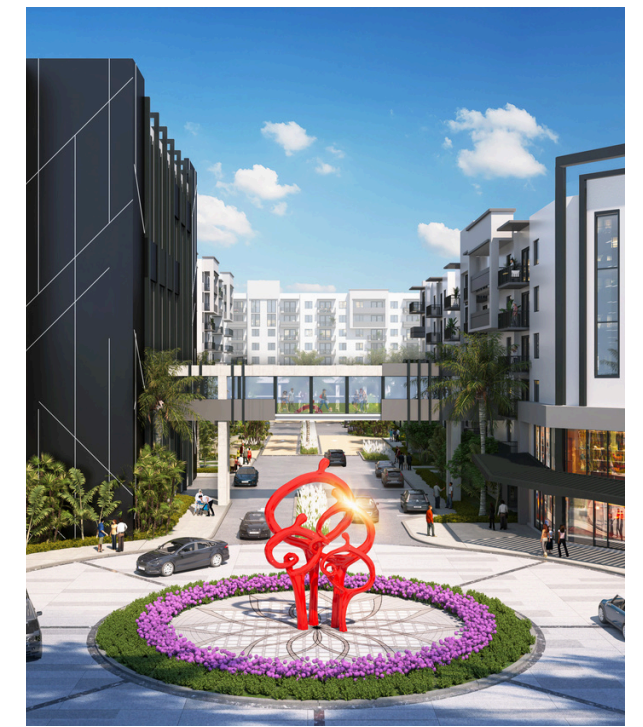


# WESTLAND MALL REDEVELOPMENT

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  
**327,974 CPD**



**VERSAILLES PLAZA CONDOMINIUM**  
96 CONDOS

**Office  
DEPOT**



**W 16TH AVE 19,327 CPD**

**REDEVELOPMENT  
AREA**

**JCPenney**

**Foot Locker**

**Bath & Body Works  
SEPHORA**

**PANDORA**

**macy's**

**H&M**

**Chick-fil-A**

**W 20TH AVE 16,860 CPD**

**932 43,550 CPD**

**HOBBY  
LOBBY**

**Marshalls  
Burlington**

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

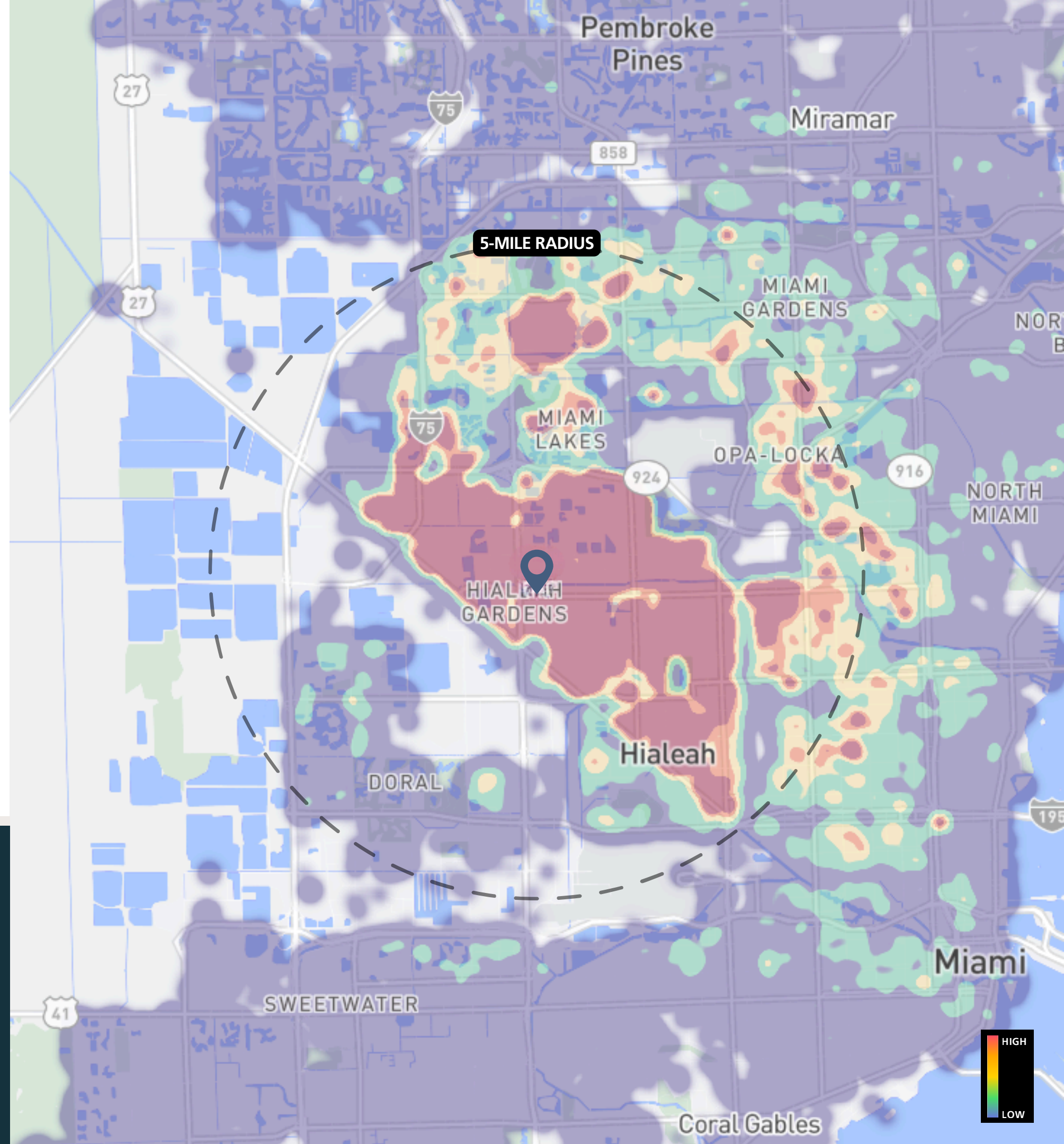
# TRAFFIC DATA

Annual Visits **5.2M**  
Annual Avg. Visit Frequency **5.5**  
Avg. Dwell Time **54 MINS**

## TRUE TRADE AREA DEMOGRAPHICS

Population	<b>459,540</b>	Average HHI	<b>\$78,621</b>
Households	<b>154,240</b>	HHI \$75K-\$100K	<b>13%</b>
Family Households	<b>114,001</b>	HHI \$100K-\$125K	<b>8%</b>
Millennials	<b>19%</b>		
Gen X	<b>21%</b>		
Baby Boomers	<b>24%</b>		

**112,300+ 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 **#2 of 91** statewide based on visits.

H&M ranks within the **top 3** stores statewide.

Brand **new Sephora** opened February 2024.

Macy's ranks **#3 of 32** stores statewide based on visits and its **beauty & fragrances department ranks #1** in the state based on sales. Top performing brands include:



**FOOT LOCKER**  
**#1 OF 16 IN STATE**  
BASED ON VISITS

**PANDORA**  
**#1 IN SOUTH FL**  
BASED ON SALES

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**WESTLAND**

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