

FOR SALE

Redevelopment Site

Seller Financing Available

450 East 25th Street

HIALEAH, FL 33013



EXECUTIVE SUMMARY

450 EAST 25TH ST, HIALEAH, FLORIDA 33013

APEX Capital Realty is proud to present this strategically located, unique triple-parcel property on East 25th Street. With exceptional visibility and an impressive daily traffic count of 24,000 cars, the site spans a combined lot area of 17,250 sqft (approx. 120 ft x 153 ft), offering an outstanding redevelopment opportunity.

Ideally positioned near key medical facilities and emerging developments, this property is primed for a variety of commercial uses, including medical offices, retail, restaurants, offices, and educational facilities. It is located directly in front of Leon Medical Center East, down the street from Hialeah Hospital and adjacent to the Hialeah Park Casino development. Additionally, it lies just a few blocks from the highly anticipated Metro Parc development project on East 25th

PROPERTY OVERVIEW

Total Lot	17,250 Sqft
Zoning	C-1 Commercial
Approximate Dimensions	120 ft x 153 ft
Total Building Size	3,704 sqft (2 Tenants)
Permitted Uses	Retail, Medical, Restaurant, Office, and Daycare
Maximun Height	6 Stories
Traffic Count	17,400 AADT



SALE PRICE

\$3,150,000

Seller Financing Available



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KEY & LOCATION HIGHLIGHTS

Key Highlights

- **Prime Location:** Situated on East 25th Street, with exceptional visibility and a daily traffic count of 24,000 cars.
- **Spacious Lot:** Encompassing a combined total of 17,250 sqft (approx. 120 ft x 153 ft), offering ample space for redevelopment.
- **Triple-Parcel Advantage:** Unique configuration providing versatile redevelopment opportunities for various commercial uses.
- **Strategic Proximity:** Located directly in front of Leon Medical Center East, near Hialeah Hospital, and adjacent to the Hialeah Park Casino development.
- **Growth Potential:** Just a few blocks from the anticipated Metro Park development project, enhancing future value and market appeal.

Location Highlight

Situated between Hialeah Hospital and Hialeah Park Racing and Casino, this property is located just a few blocks from the newly rezoned Hialeah Transit Oriented Development (TOD) zone. This 300-acre initiative is set to create a dense, walkable, and vibrant 24-hour mixed-use district where residents can live, work, commute easily, and enjoy a variety of entertainment options. The area is buzzing with new proposals, including Metro Center—a \$600 million real estate project featuring 1,600 apartments.



NEIGHBORHOOD HAPPENINGS

Inside MG, Baron's Metro Center Rental Project in Hialeah



MG Developer, Baron Property Get \$148M Construction Loan



Prestige Pays \$14M For Hialeah Park Multifamily Dev Site



SP, Continua plan 612 unit Hialeah apartment complex, pay \$24M for dev site



Hialeah is experiencing a surge in new multifamily developments, transforming the area around Hialeah Hospital into a more connected and modern community.

Metro Parc North will bring 661 luxury apartments, ranging from studios to three-bedroom units. The development will feature a resort-style pool, coworking spaces, and a pet grooming station. Located near the Metrorail station, it is expected to be completed by Q3 2027.

Metro Parc is a 559-unit mixed-use project with rental apartments, coworking spaces, a gym, a pool, and ground-floor retail. It is part of MG Developer's larger "Metro Center" plan, which will introduce 2.3 million square feet of residential and commercial space.

555 East 25th Street, a proposed development will add 555 units along with 26,400 square feet of retail space. Amenities will include a fitness center, yoga studio, clubroom, and bike storage. Five percent of the units will be designated for workforce housing, giving priority to police, nurses, teachers, and city employees.

These projects reflect Hialeah's rapid growth, offering modern housing options while improving access to transit, retail, and essential services.

RETAIL MAP



ASSEMBLAGE OVERVIEW



Property Address	Use	Building Size	Lot Size
426 E 25 Street	Vacant Lot	0	5,750 SF
450 E 25 Street	Retail	1,264 SF	5,750 SF
468 E 25 Street	Commercial Kitchen	2,440 SF	5,750 SF
TOTAL		3,704 SF	17,250 SF

SOUTHEAST VIEW



E 25th Street

E 5th Ave

17,400 AADT

3

2

1

NORTHWEST VIEW

E 4th Ave

24,000 AADT

E 25th Street

17,400 AADT

1

2

3



WEST VIEW

E 4th Ave

24,000 AADT

E 25th Street

17,400 AADT

1

2

3



NORTH VIEW

E 4th Ave 24,000 AADT

E 5th Ave

E 25th Street

17,400 AADT

1

2

3



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISOR

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