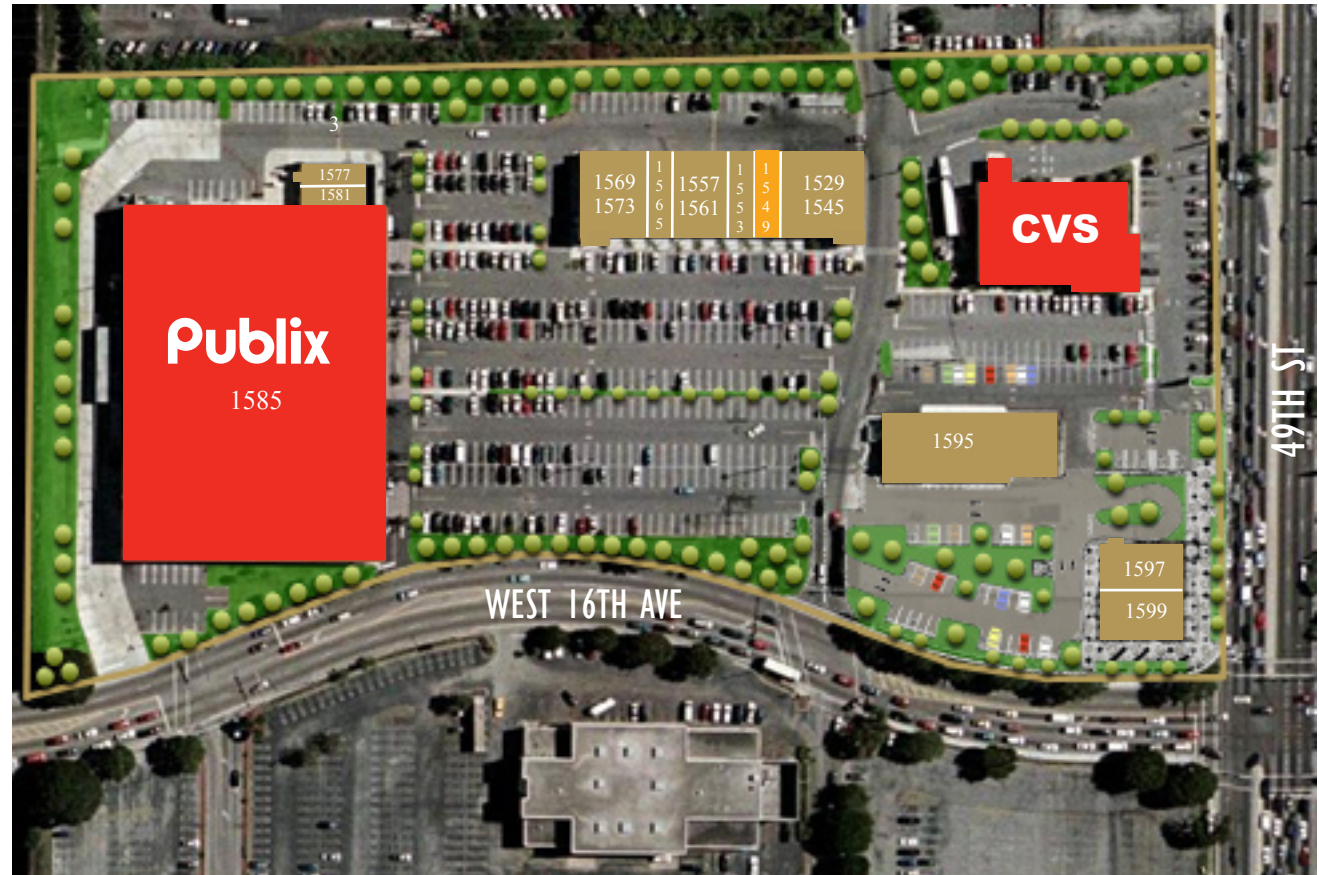




HIALEAH MERCADO

SPACE	TENANT	SF
1585	PUBLIX	61,667
1581	THE UPS STORE	1,200
1577	CRYSTAL NAILS	1,200
1569-1573	DENTAL AMERICAN CLINIC	2,400
1565	HAIR CUTTERY	1,200
1557-1561	AMAZON PET MARKET	2,400
1553	ASSOCIATE RADIOLOGY DIAGNOSTIC	1,200
1549	VACANT	1,200
1529-1545	HAPPY BUFFET	6,000
1595	FIRESTONE	7,865
1597	STARBUCKS	1,700
1599	VERIZON WIRELESS	4,000
TOTAL		91,852



706.327.4774 TEL
706.327.4413 FAX
www.vrei.net

LEASING AGENT: DANIEL MARTIN
706.580.5017 * DMARTIN@VREI.NET
PROPERTY MANAGER: ROBERTA McCARDLE
RMCCARDLE@VREI.NET

 **VICTORY**
REAL ESTATE INVESTMENTS
240 BROOKSTONE CENTRE PARKWAY
COLUMBUS, GA 31904

COMMUNITY CENTER

1525-85 WEST 49TH STREET
 HIALEAH, FL
 (NORTHEAST CORNER OF 49TH ST
 & WEST 16TH AVE)

MIAMI-DADE COUNTY

CENTER SIZE: 91,852
 TOTAL STORES: 12
 TRAFFIC COUNT: 57,000 CARS/DAY

ANCHOR STORES: PUBLIX, FIRESTONE

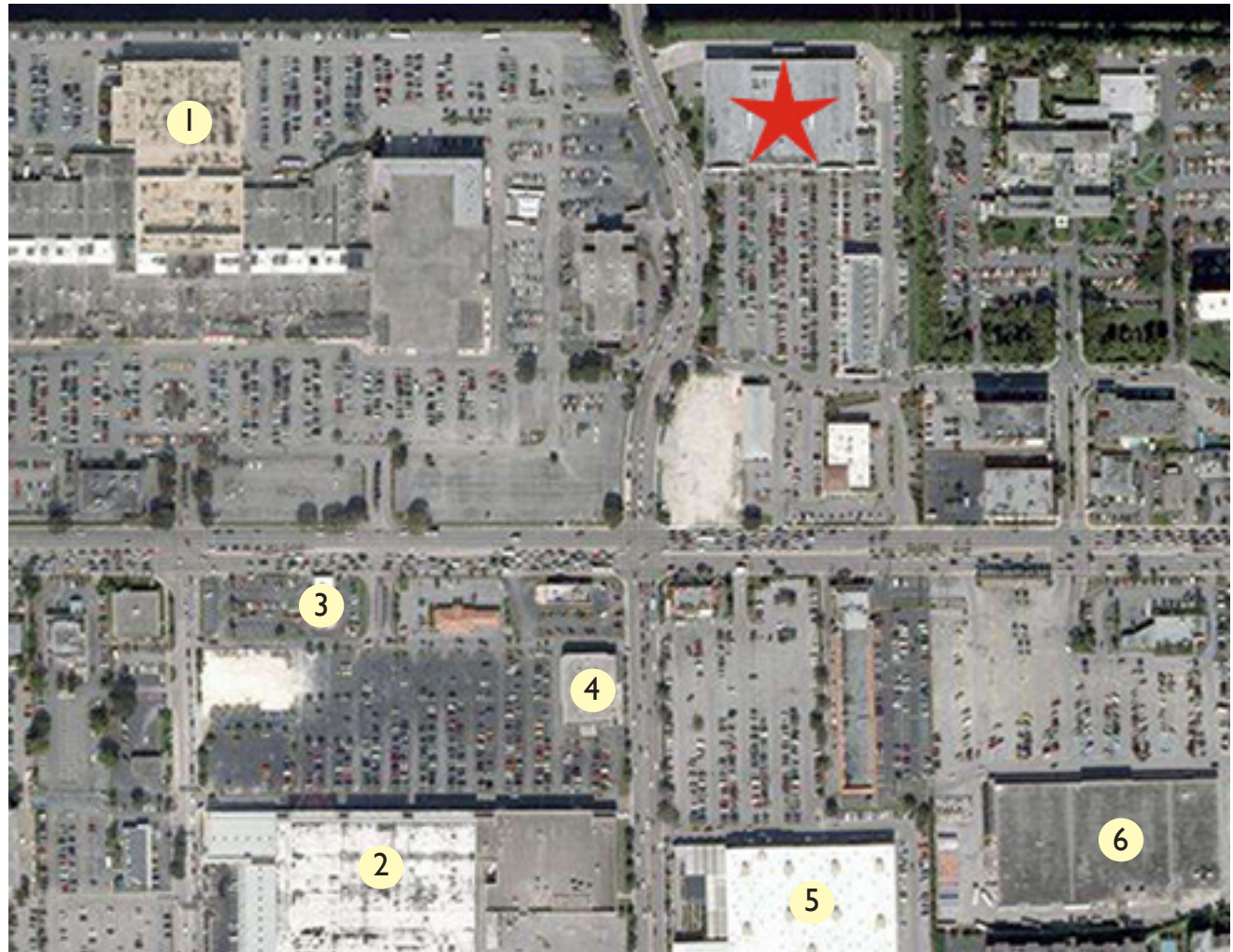
DEMOGRAPHICS

THREE MILE

POPULATION: 219,641
 AVG. HOUSEHOLDS: 68,567
 AVERAGE INCOME: \$44,254
 AVERAGE AGE: 38

FIVE MILE

POPULATION: 396,760
 AVERAGE HOUSEHOLDS: 126,559
 AVERAGE INCOME: \$49,110
 AVERAGE AGE: 37



★	HIALEAH MERCADO	3	WENDY'S
1	WESTLAND MALL - MACY'S, SEARS, J.C. PENNY	4	WACHOVIA BANK
2	WESTLAND COMMONS - WINN DIXIE, MARSHAL'S,	5	HOME DEPOT
	BED, BATH & BEYOND	6	K-MART