

SMD

Southern Management
and Development, L.P.

4955 Hialeah

4955 E 4th Avenue
Hialeah, FL 33013

Great street visibility

Average daily traffic count: 57,000

Gross leasable area:
4,125 Sq. Ft. (MOL)



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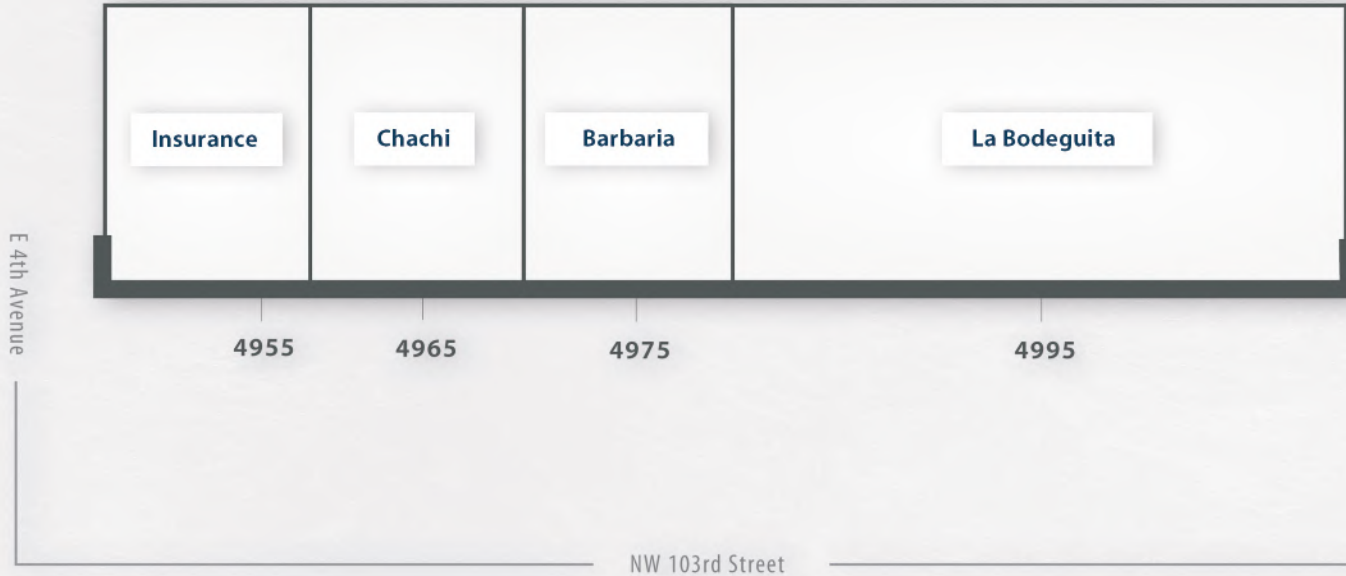


CREATING VALUE

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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2027 Projection	26,811	214,088	525,461
2022 Estimate	26,518	210,315	512,186
2010 Census	26,570	206,905	488,952
2000 Census	25,792	209,411	484,684
Population by race			
White	47%	36%	45%
Black African American	31%	35%	39%
Hispanic Other	46%	37%	44%

2022 Estimate			
Average HH Income	\$65,725.00	\$54,011.00	\$61,798.00

2022 Estimate			
Median HH Income	\$47,822.78	\$37,426.72	\$44,010.00

2022 Estimate			
Median Age	48.3	45.8	42.2

LEGEND

4955 E 4th Avenue

UNIT	TENANT	SQ.FT.
4955	Sebanda Insurance	600
4965	Chachi Multiservices	600
4975	Unisex Barbaria	600
4995	La Bodeguita De Chacha	2,325