

FOR LEASE

ARTSQUARE AT HALLANDALE

401 NORTH FEDERAL HIGHWAY, HALLANDALE BEACH , FL 33009



PROPERTY DESCRIPTION

358 unit mixed use development from the developers of Aventura ParkSquare. Currently one 1,597 SF retail unit available for lease in grey shell condition and one 1,215 SF endcap space built out as a café for lease. This site is in close proximity to notable national retailers such as Publix and Walmart.

PROPERTY HIGHLIGHTS

- Located just over the Broward County line serving the Aventura, Golden Beach, and Hallandale Beach Markets
- Direct Frontage to North Federal Highway at the entrance to Arts Boulevard
- Unit 103 tenant ready, can be utilized as a café or standard retail use
- Ample parking with strong ingress and egress
- Traffic count: N Federal Hwy - 40,000 VPD - Hallandale Beach Blvd - 45,000 VPD

SPACES

LEASE RATE

SPACE SIZE

103 - Endcap

Negotiable

1,215 SF

105

Negotiable

1,597 SF

106

Negotiable

1,566 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

11,094

70,164

153,816

Total Population

25,139

160,949

375,899

Average HH Income

\$70,199

\$95,729

\$92,196

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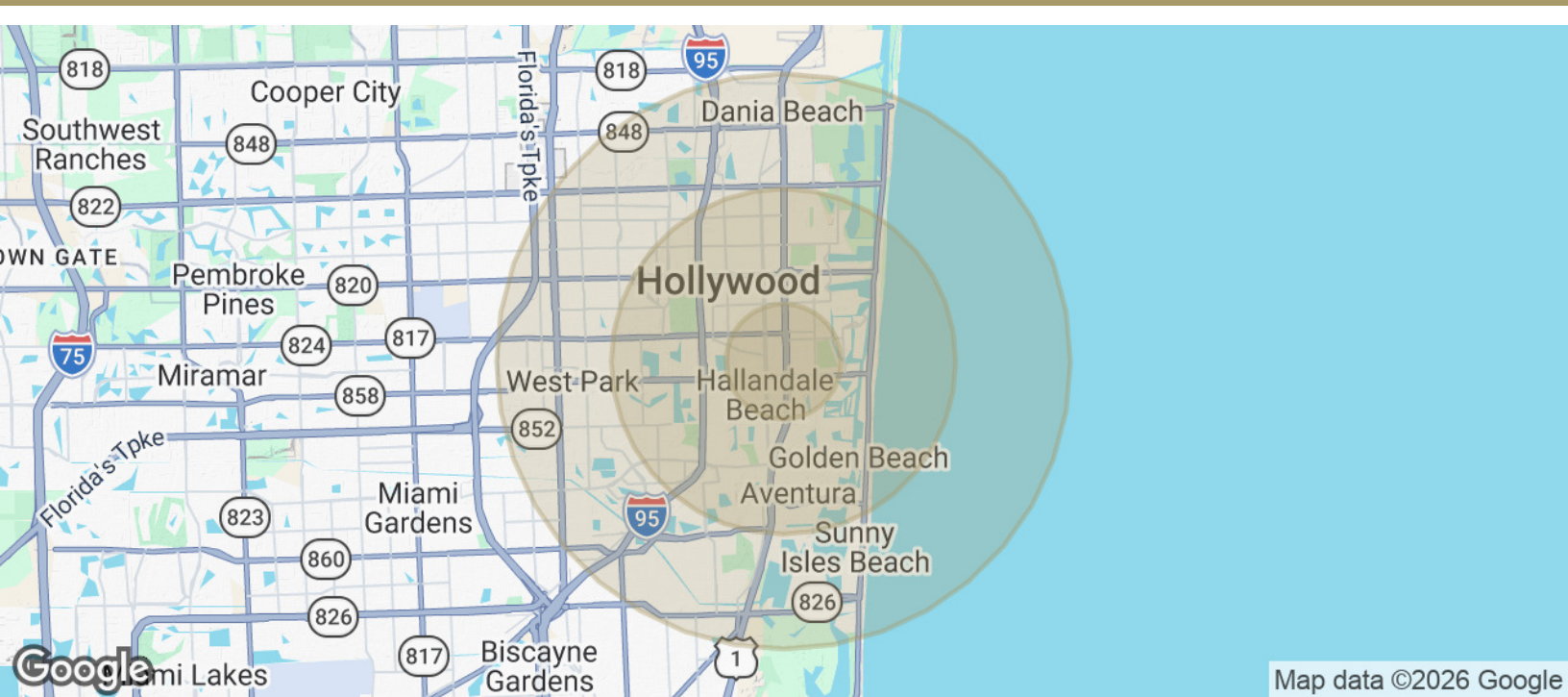
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,139	160,949	375,899
Average Age	43.9	44.4	42.7
Average Age (Male)	42.9	43.2	41.1
Average Age (Female)	44.8	45.3	44.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,094	70,164	153,816
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$70,199	\$95,729	\$92,196
Average House Value	\$266,438	\$460,081	\$429,931

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