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
Unit 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

BRYAN COHEN

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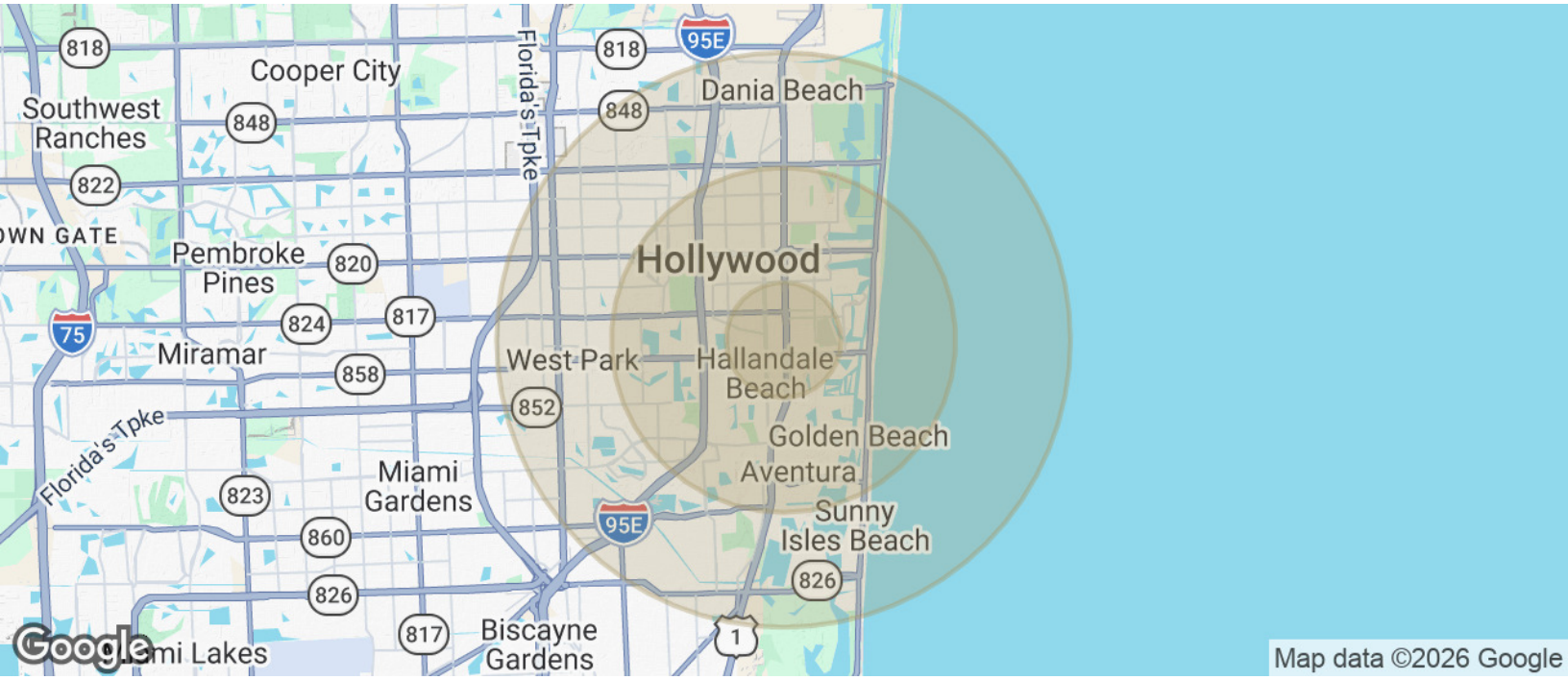

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,139	160,949	375,899
Average Age	43.9	44.4	42.7
Average Age (Male)	42.9	43.2	41.1
Average Age (Female)	44.8	45.3	44.1

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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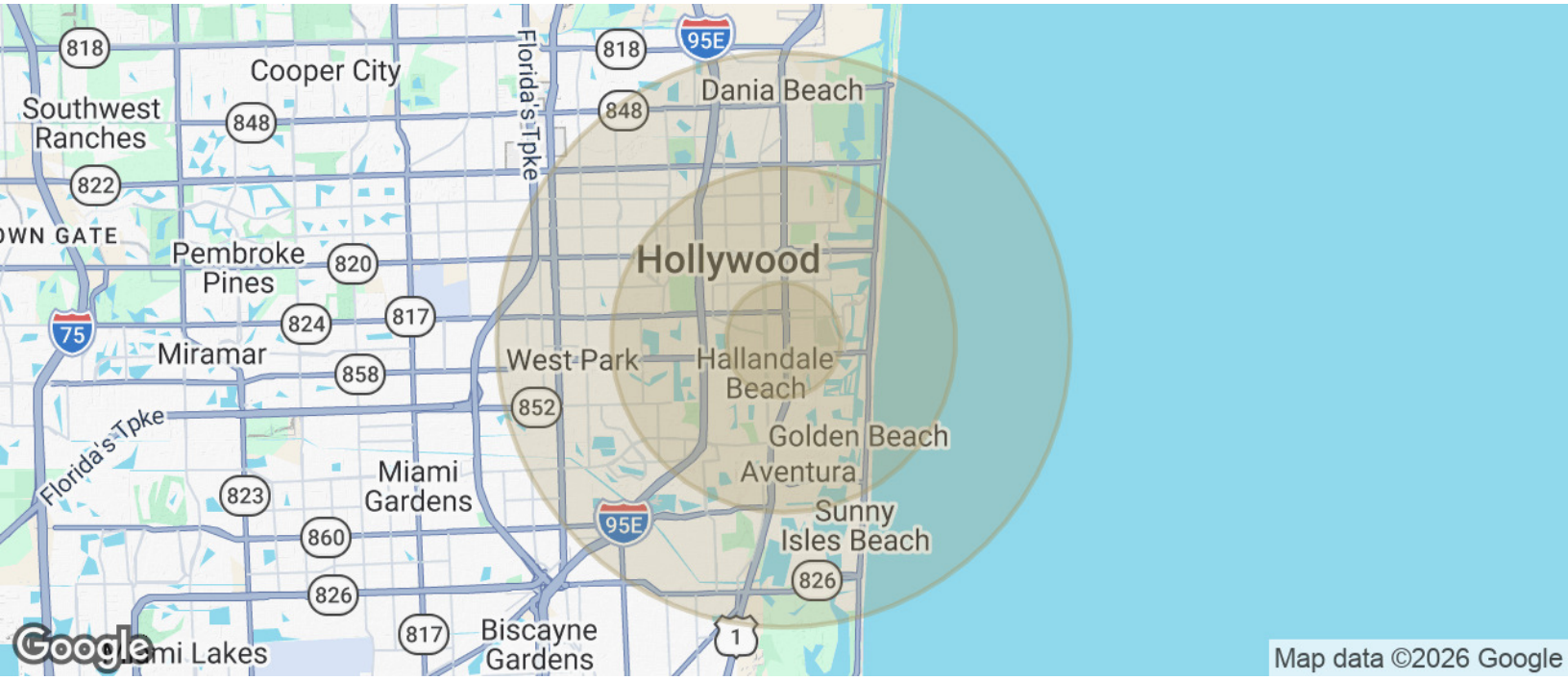

2023 American Community Survey (ACS)

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