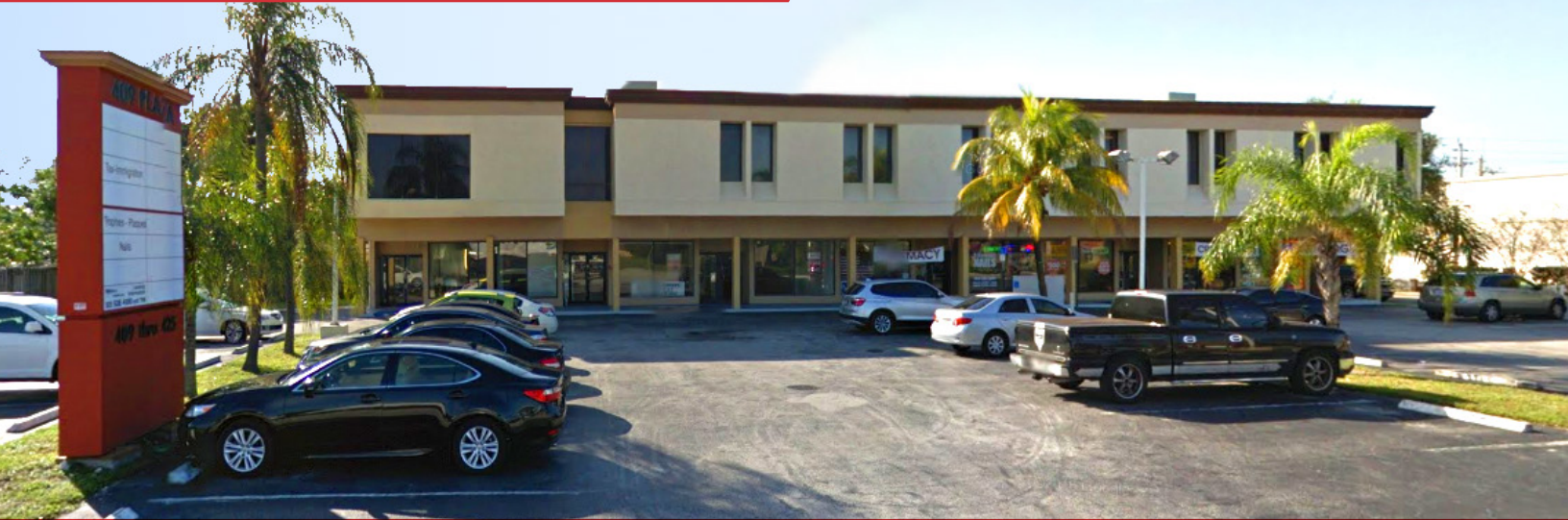


FOR LEASE

409 W Hallandale Beach Boulevard
Hallandale Beach , FL 33009



Street Level Retail & Second Floor Office

Property Features

- Street level retail bays available
- High traffic retail tenant mix
- Up to 30,000 vehicles per day
- Pylon signage available for qualified tenants
- Second floor offices available
- Secured entry to second floor offices
- Ideal for small business professionals
- One year term available for office suites

Location Features

- Conveniently located between I-95 and US-1, just north of the Golden Glades Interchange
- Located on major east-west corridor
- Around the corner from Gulfstream Park



RADIUS



TOTAL POPULATION



AVERAGE HH INCOME

Traffic Count

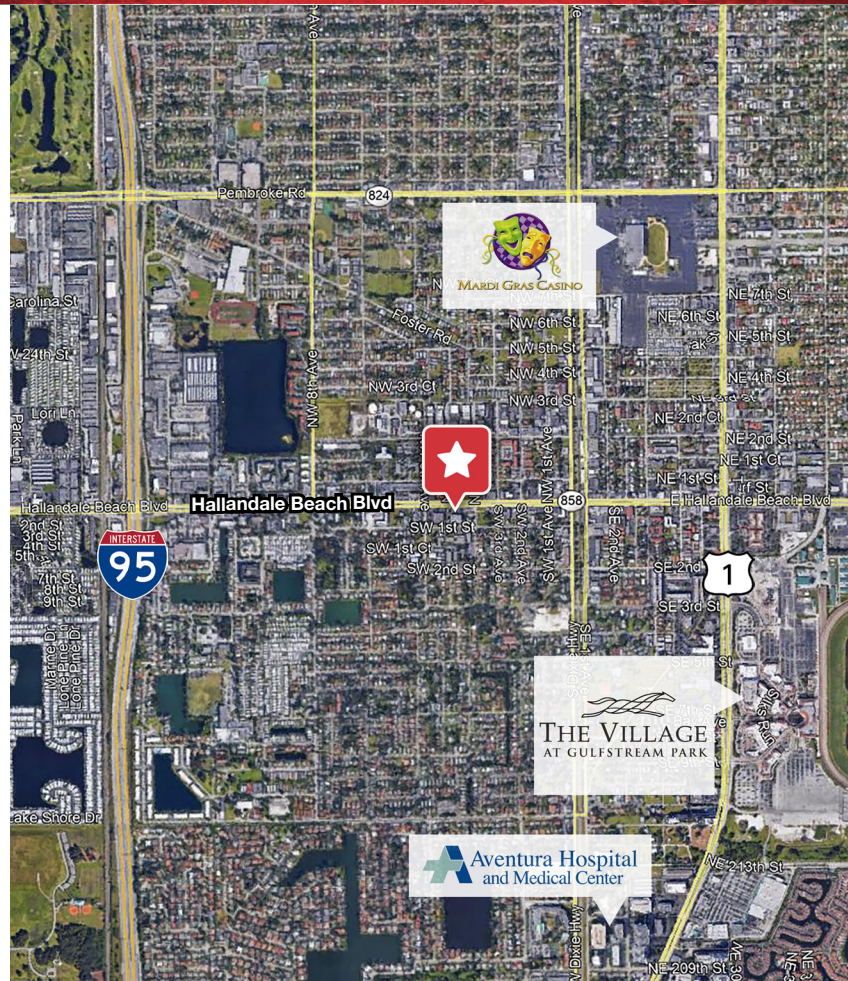


61,168
CARS PER DAY

| | | |
|--------|--------|----------|
| 1 Mile | 21,046 | \$46,322 |
|--------|--------|----------|

| | | |
|--------|---------|----------|
| 3 Mile | 200,743 | \$70,235 |
|--------|---------|----------|

| | | |
|--------|---------|----------|
| 5 Mile | 422,929 | \$68,934 |
|--------|---------|----------|



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Miami, Florida

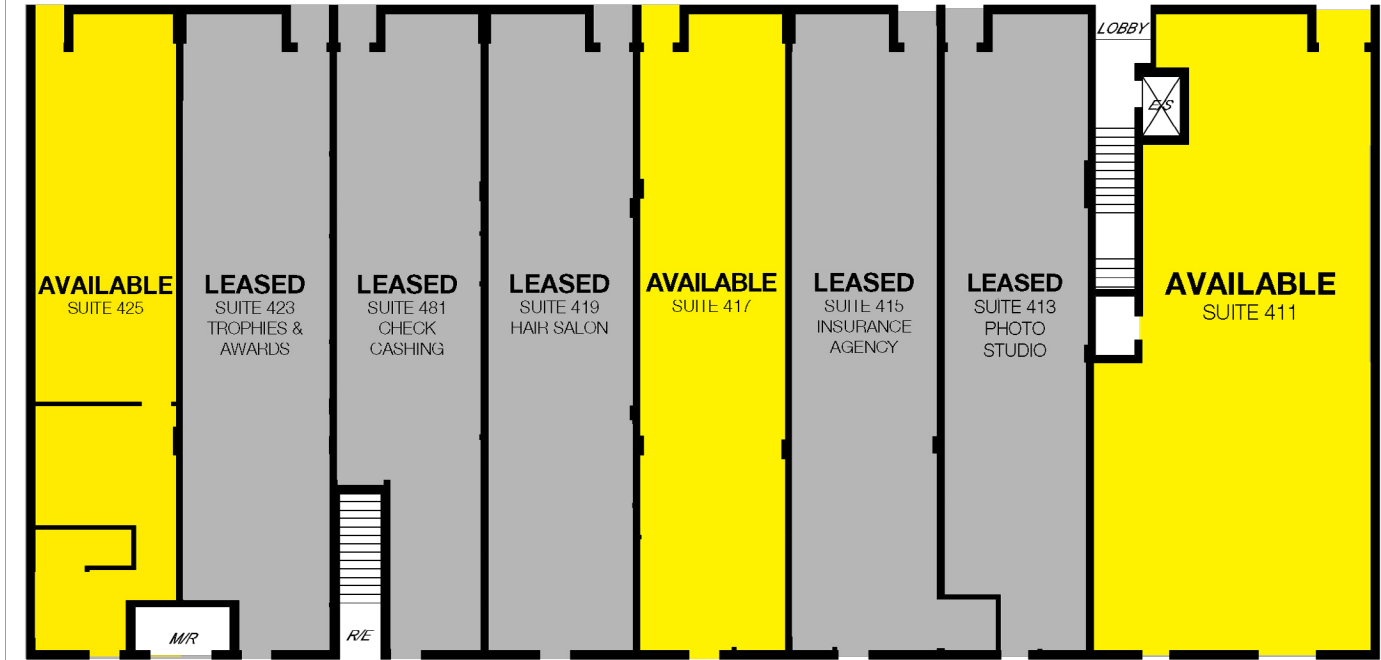
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naimiami.com

Lic. Real Estate Broker

AVAILABLE SPACE

Street Level Retail



Second Floor Office

