## FOR LEASE





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### SITE HIGHLIGHTS

- $\pm$ 4,883 SF building for lease
- Full access off of W. Hallandale Beach Boulevard
- Over 51,000 ADT on Hallandale Beach Boulevard
- Located 2.6 miles from I-95 and 0.7 miles from Biscayne Boulevard/US1
- Surrounded by national retailers/restaurants
- Over 30 parking spaces available
- $\pm 0.64$  acre site located on Hallandale Beach Boulevard
- Located in the Hallandale CRA "Opportunity Zone"

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	21,425	197,047	410,850
Daytime Population	17,462	165,662	339,736
Households	8,495	86,370	165,926
Average HHI	\$44,685	\$72,576	\$70,985

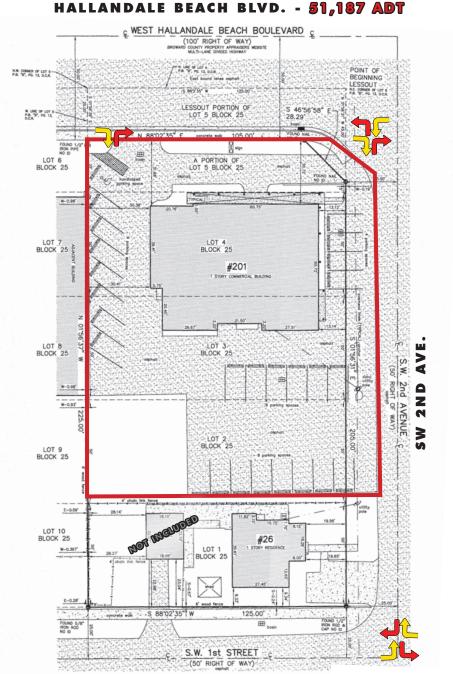
# SITE | HIGHLIGHTS

## 201 W. HALLANDALE BEACH BLVD. HALLANDALE BEACH, FL 33009

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# PLAN | SURVEY

## 201 W. HALLANDALE BEACH BLVD. HALLANDALE BEACH, FL 33009



SW 1ST ST.



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# AERIAL | TRADE