



UNIT #306

300 W Hallandale Beach Blvd
Hallandale, FL 33009

 **APEX**
CAPITAL REALTY

FOR LEASE

PROPERTY DESCRIPTION

Apex Capital is pleased to offer the opportunity to lease a prime store front space on the main commercial corridor of W Hallandale Beach Blvd. Located east of I-95 and just a few blocks away from A1A . Midway between Miami and Fort Lauderdale, the property provides easy access to all major roads and highways including I-95, US-1, Dixie Hwy and A1A. The property is surrounded by existing businesses, upcoming projects and rapidly growing foot traffic. Ideal for retail, creative office, or showroom. This property sits just blocks away from Gulfstream Park with retailers such as Crate & Barrel, The Knife, West Elm, Chick Fil A, Publix, Petco, Whole Foods, Best Buy, The Carousel Club and many more.

PROPERTY HIGHLIGHTS

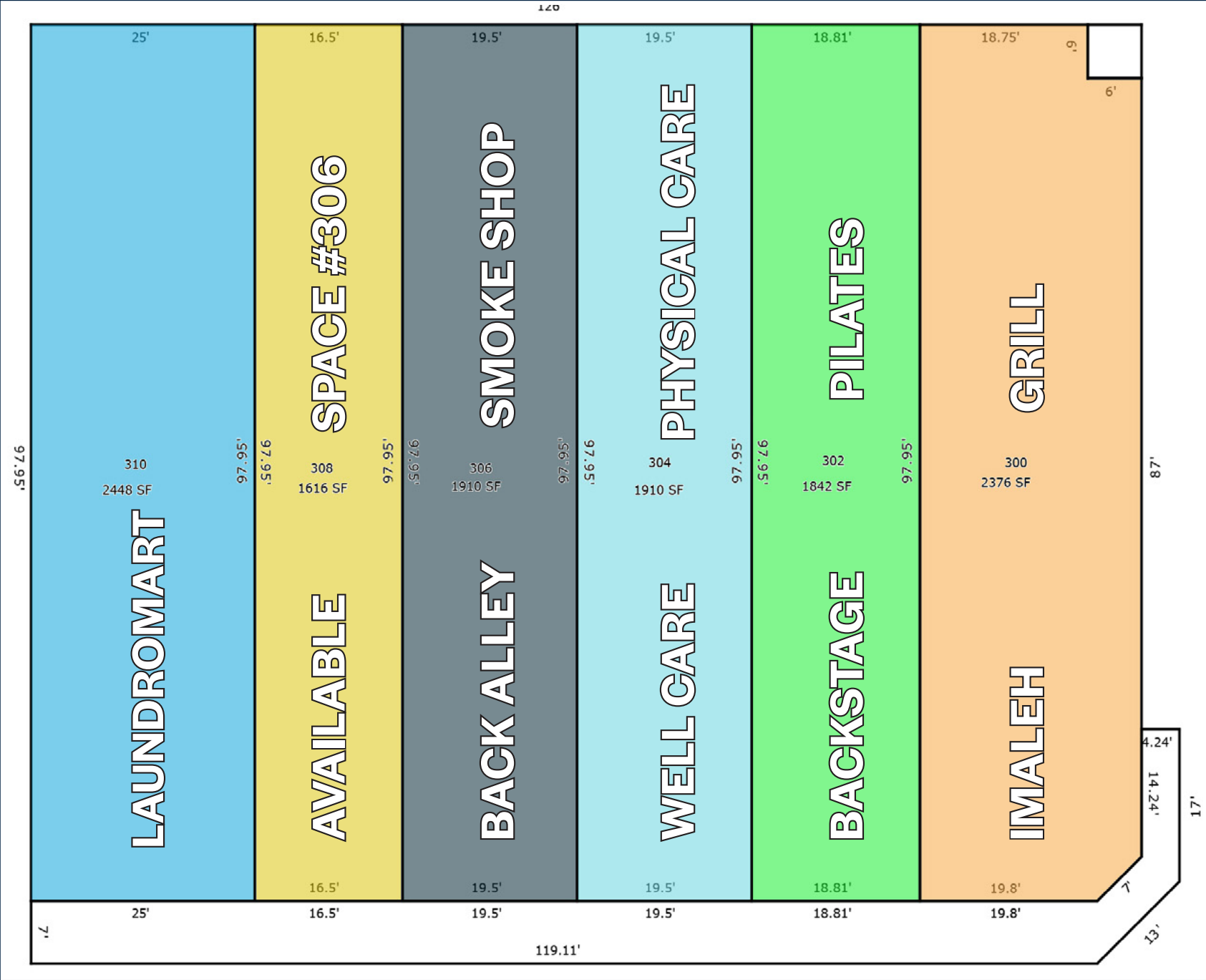
SF AVAILABLE	1,616 SF
LOT SIZE	28,018 SF
TOTAL BUILDING SF	14,818 SF
TRAFFIC COUNT	56,576 VPD
PARKING	50 Shared Spaces
ZONING	BG - General Business District
USES ALLOWED	Retail, Showroom, Gym, Bar, Restaurant, Entertainment



LEASE PRICE

\$35 PSF NNN

FLOOR PLAN



AERIAL VIEW



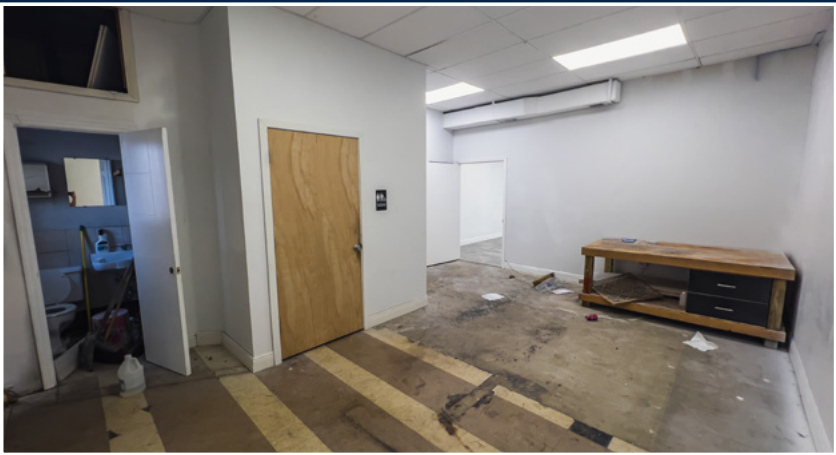
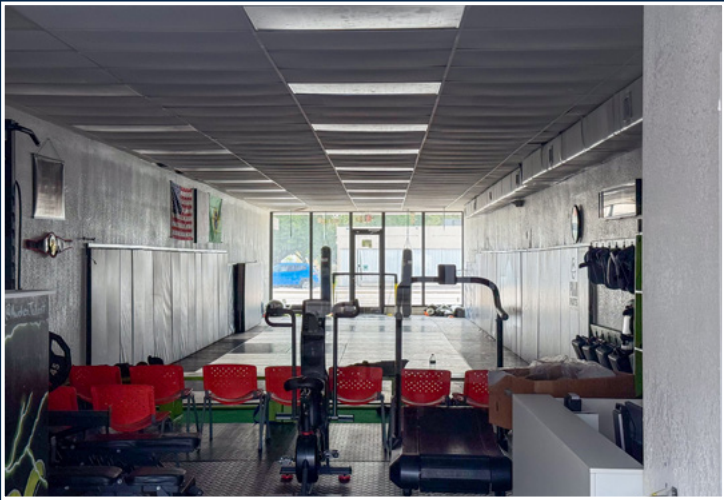
RETAIL SPACE

1,616 SF of retail space available for lease fronting Hallandale Beach Blvd. Centrally located and surrounded by many national retailers.

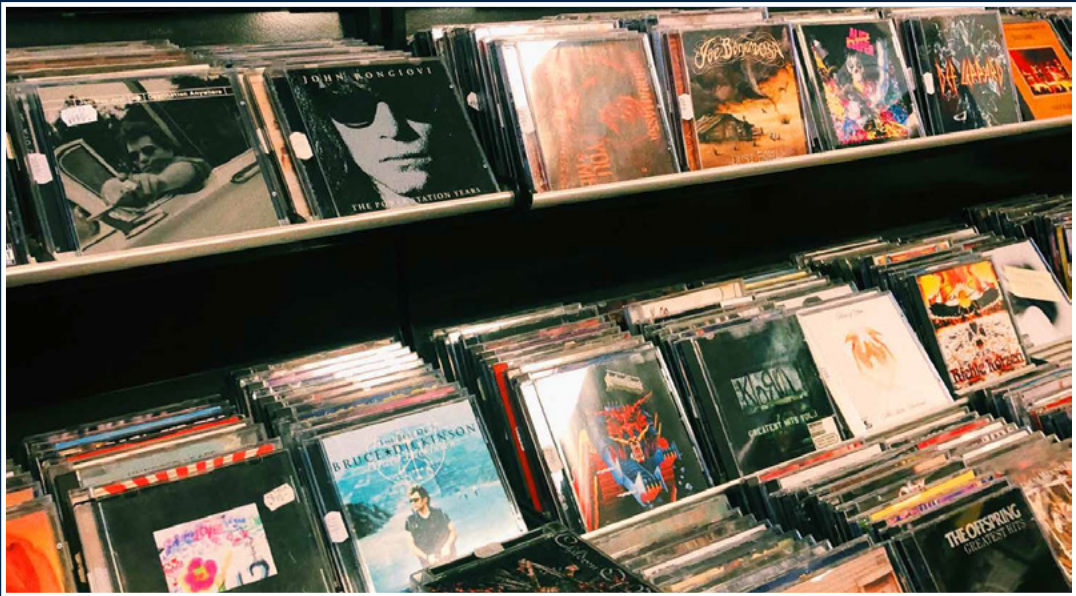
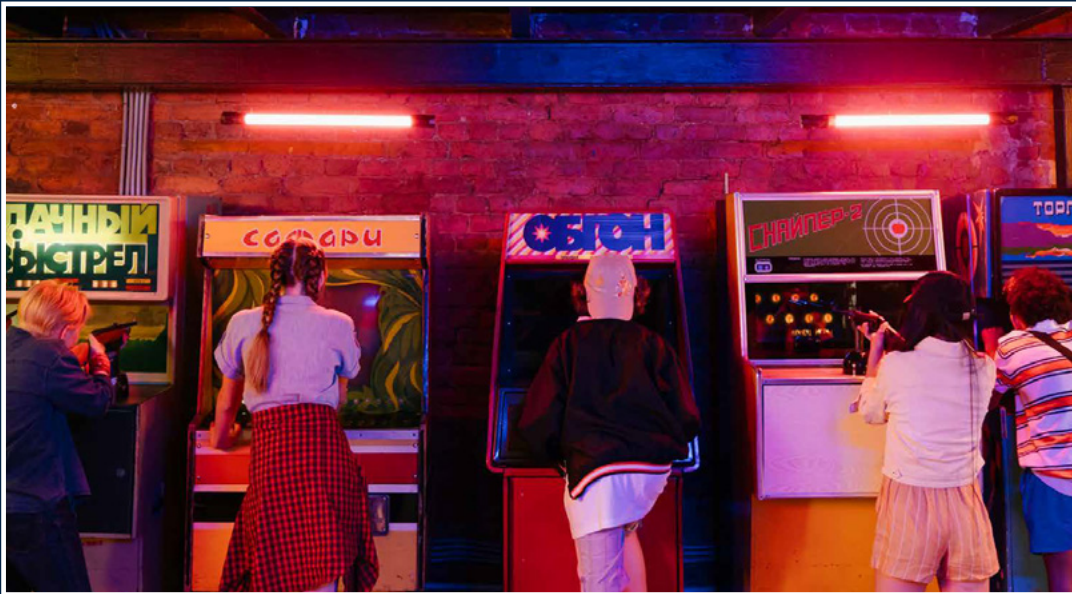
This retail space sees a traffic count of 56,576 VPD and is a short drive to some of Hallandales most sought after projects such as Gulfstream Park and Aventura Mall.

- 1,616 Sqft
- 1 Restroom
- Parking Lot Access Door

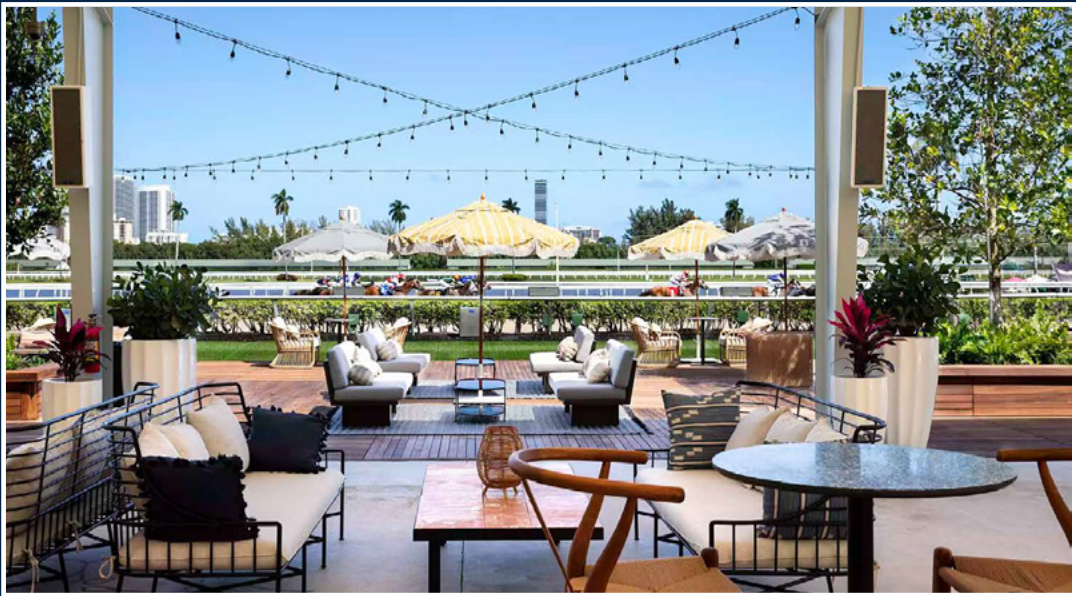
\$35 / PSF
\$7 / PSF NNN



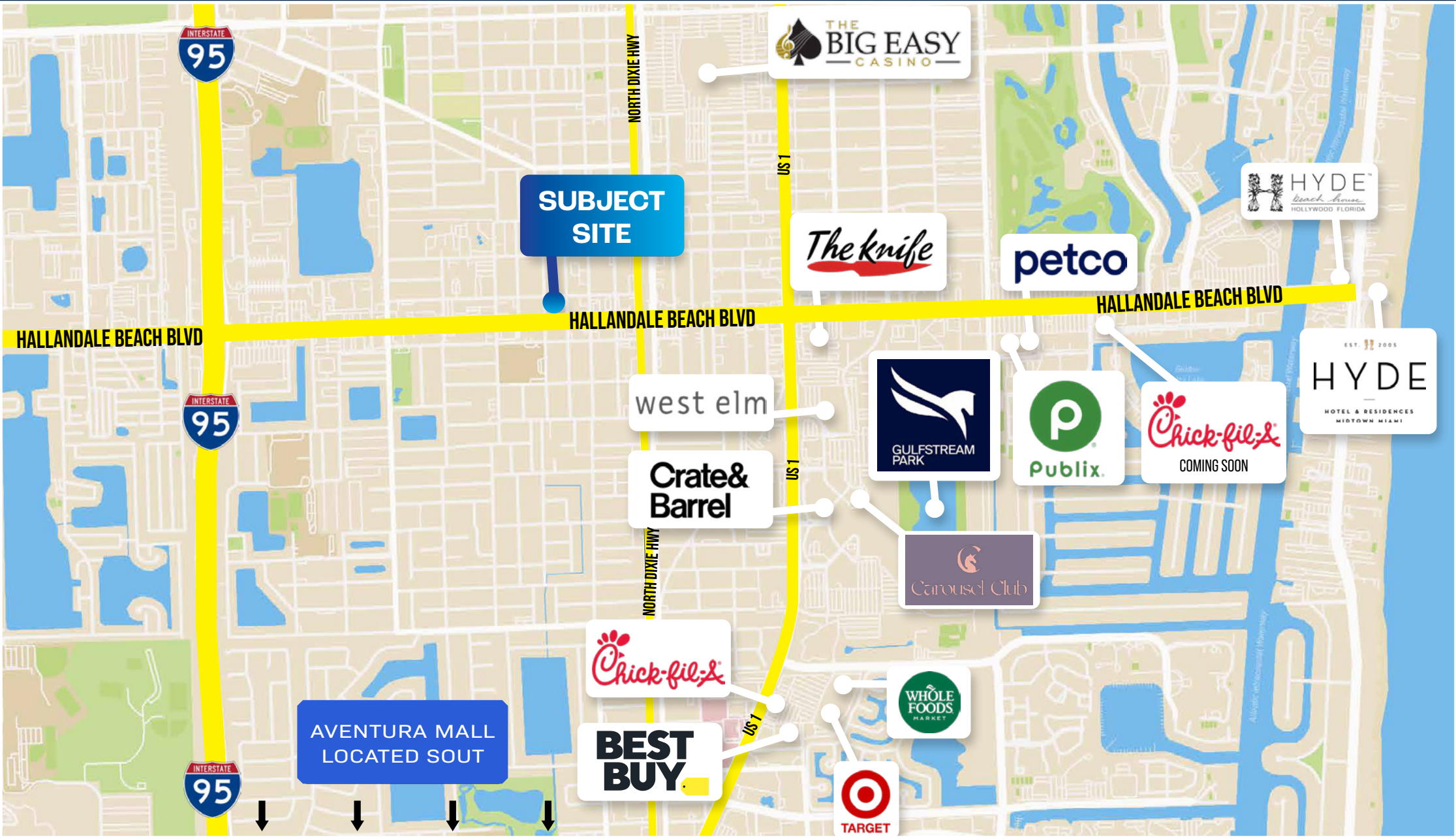
POTENTIAL RETAIL CONCEPTS



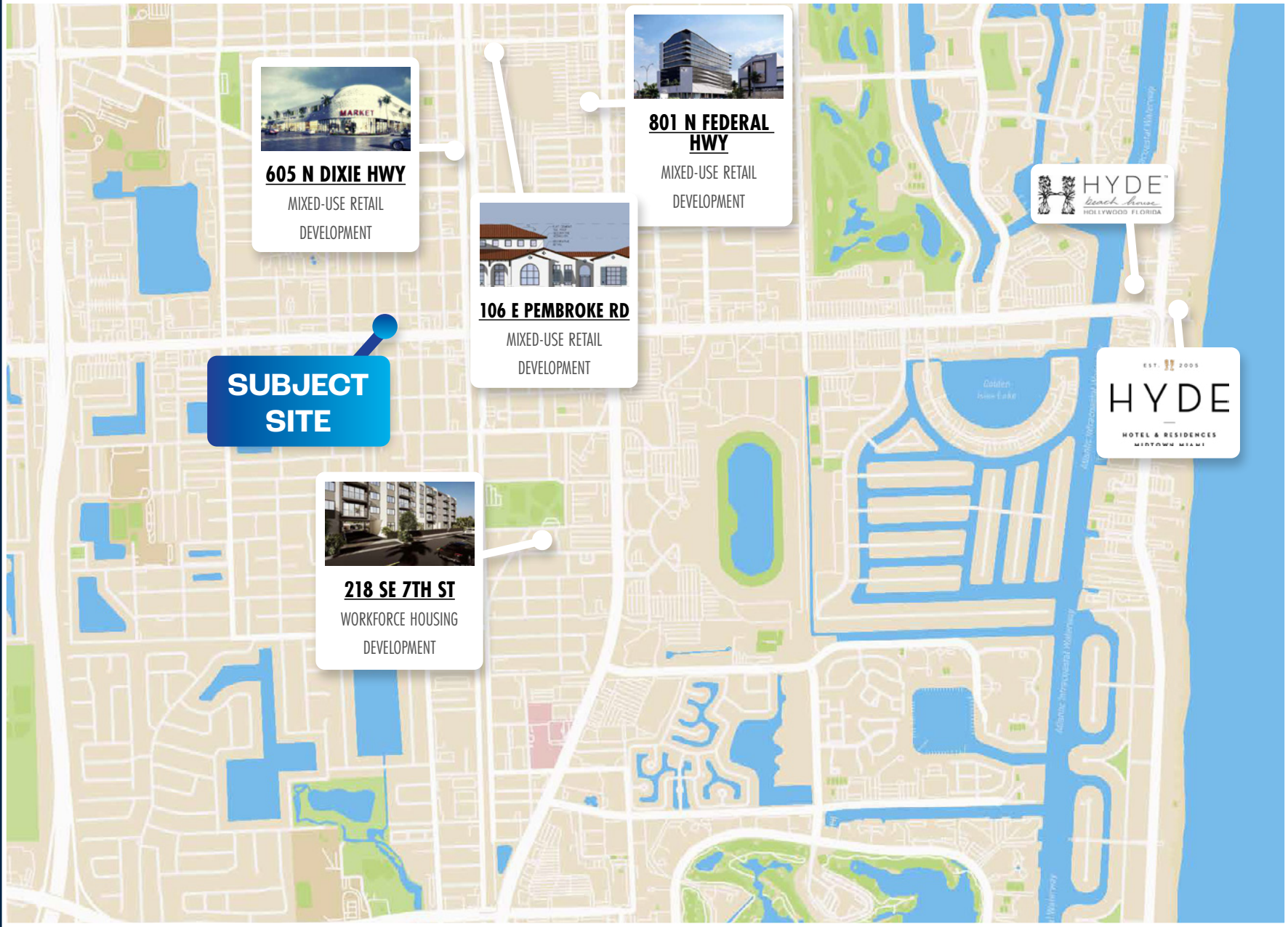
POTENTIAL RETAIL CONCEPTS



RETAIL MAP



DEVELOPMENT MAP





561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

MARTIN BRAVO

COO / PARTNER

(305) 967-3615

MARTIN@APEXCAPITALREALTY.COM