

A photograph of a single-story retail building with a light-colored stucco exterior. The building has a blue awning over the entrance and a window displaying a "FOR LEASE" sign. The words "Swimland OUTLET STORE" are prominently displayed in blue 3D letters above the entrance. A dark car is parked in the foreground on the left. The address "3149" is visible above the entrance door. The sky is blue with some white clouds.

**FOR LEASE**  
RETAIL & WAREHOUSE  
3141 W HALLANDALE BEACH BLVD  
HALLANDALE BEACH, FL

# FOR LEASE:

3141 W HALLANDALE BEACH BLVD  
HALLANDALE BEACH, FL

**PRICE: \$25-\$35/SF NNN + \$2.50/SF CAM**

## **PROPERTY OVERVIEW:**

Prime lease opportunity located along W Hallandale Beach Blvd in the heart of Hallandale Beach! The offering includes a ±2,500 SF retail showroom and a ±5,000 SF warehouse space, creating a flexible front-end retail and back-end storage or distribution opportunity. Previously utilized as a swimwear retail boutique with warehouse inventory storage, the property features an open showroom layout, high ceilings, built-out offices, and functional warehouse space to support a variety of operational needs. Ideal for retailers, showroom users, e-commerce businesses, wholesalers, or service-oriented concepts seeking visibility with on-site storage. The prime corridor location provides strong street presence, convenient access to major roadways, and close proximity to dense residential neighborhoods and surrounding commercial activity.

## **PROPERTY HIGHLIGHTS:**

- A+++ location in Hallandale Beach, FL
- Direct frontage on Hallandale Beach Blvd
- Great Visibility and Signage
- High Traffic Counts w/ 45,000+ Cars Daily!
- Minutes to US-1, I-95 and A1A
- Ample Parking w/ 20 Spaces
- Space Available
  - Retail: 2,500 SF (\$35/SF NNN)
  - Warehouse: 5,000 SF (\$25/SF NNN)
- Ideal for Showroom, E-Commerce, Wholesale or Distribution Users

## **THE DEMARCO REAL ESTATE GROUP™**

Office: (954) 453-1000

[john@demarcogroup.com](mailto:john@demarcogroup.com)

[www.DeMarcoGroup.com](http://www.DeMarcoGroup.com)

1901 Harrison Street, Hollywood FL, 33020



# RETAIL SIDE

3141 W HALLANDALE BEACH BLVD  
HALLANDALE BEACH, FL



## THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

[john@demarcogroup.com](mailto:john@demarcogroup.com)

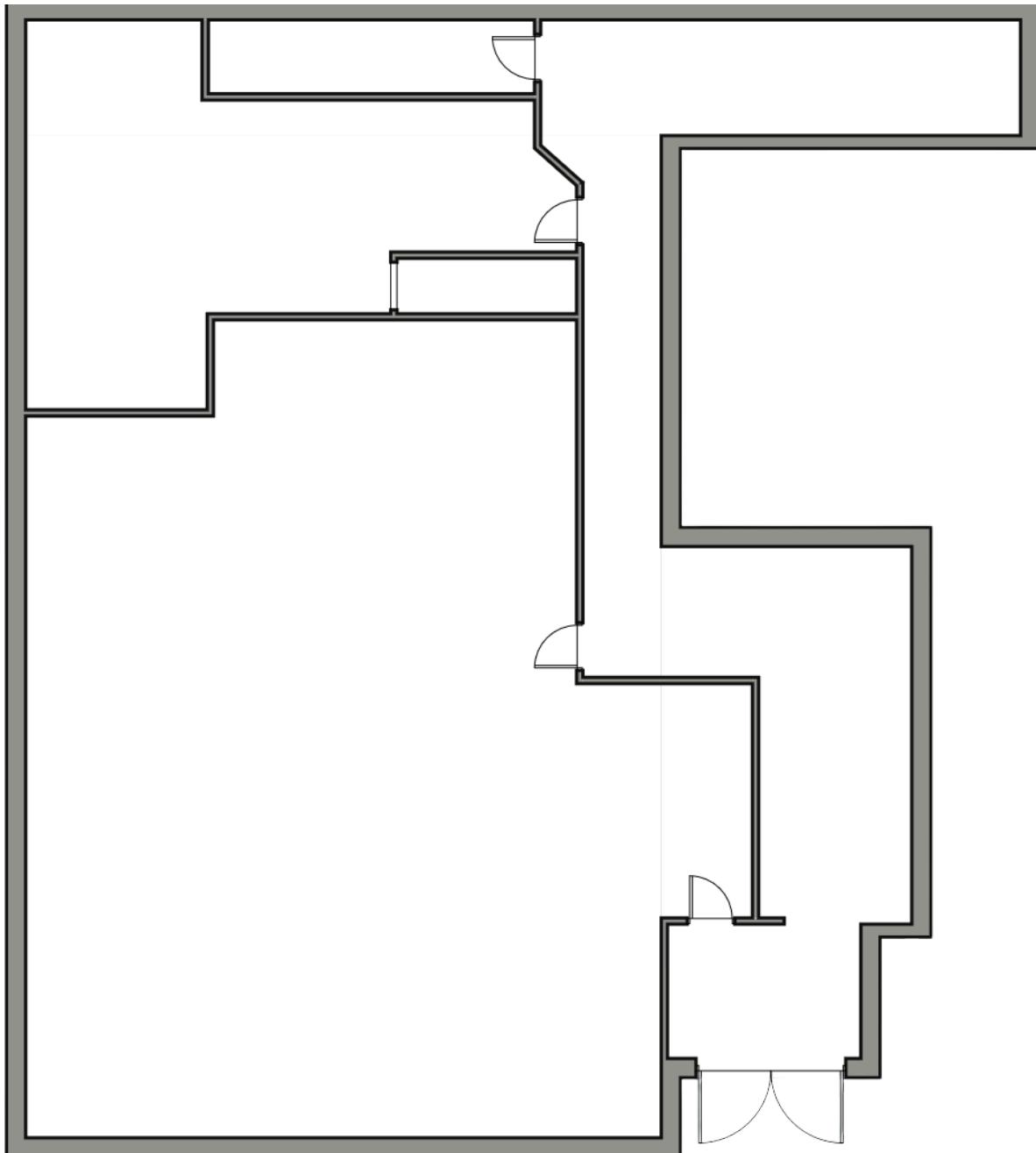
[www.DeMarcoGroup.com](http://www.DeMarcoGroup.com)

1901 Harrison Street, Hollywood FL, 33020



# RETAIL SIDE

3141 W HALLANDALE BEACH BLVD  
HALLANDALE BEACH, FL



## THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

[john@demarcogroup.com](mailto:john@demarcogroup.com)

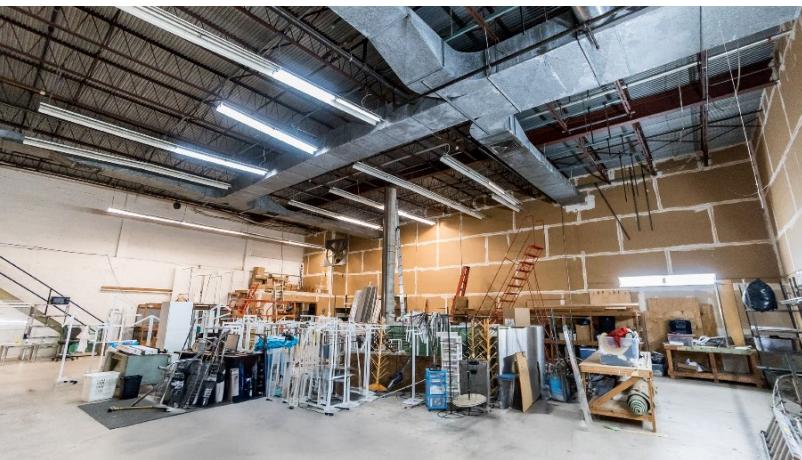
[www.DeMarcoGroup.com](http://www.DeMarcoGroup.com)

1901 Harrison Street, Hollywood FL, 33020



# WAREHOUSE SIDE

3141 W HALLANDALE BEACH BLVD  
HALLANDALE BEACH, FL



## THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

[john@demarcogroup.com](mailto:john@demarcogroup.com)

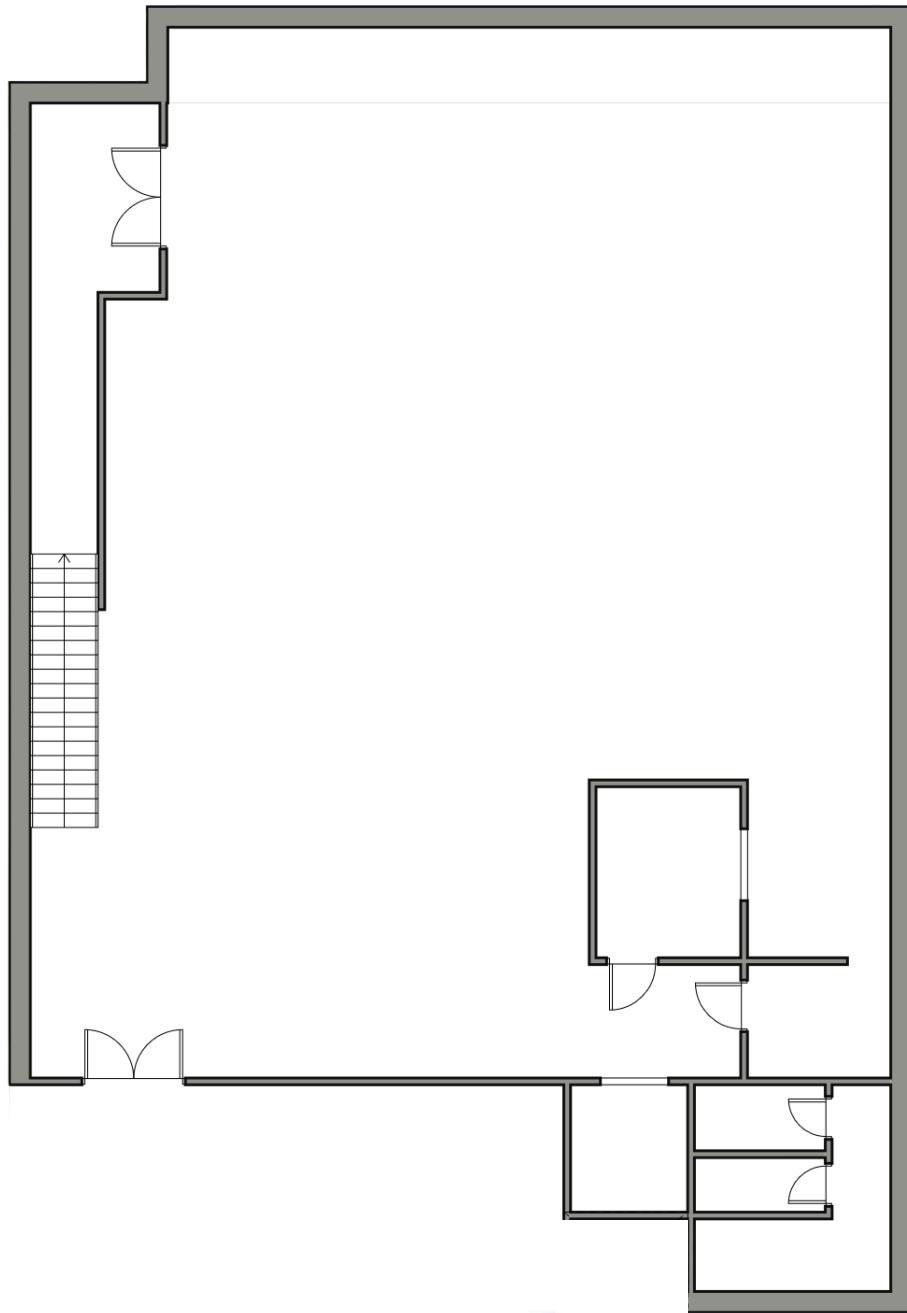
[www.DeMarcoGroup.com](http://www.DeMarcoGroup.com)

1901 Harrison Street, Hollywood FL, 33020



# WAREHOUSE SIDE

3141 W HALLANDALE BEACH BLVD  
HALLANDALE BEACH, FL



## THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

[john@demarcogroup.com](mailto:john@demarcogroup.com)

[www.DeMarcoGroup.com](http://www.DeMarcoGroup.com)

1901 Harrison Street, Hollywood FL, 33020



# AERIAL MAP

3141 W HALLANDALE BEACH BLVD  
HALLANDALE BEACH, FL



**THE DEMARCO REAL ESTATE GROUP™**

Office: (954) 453-1000

[john@demarcogroup.com](mailto:john@demarcogroup.com)

[www.DeMarcoGroup.com](http://www.DeMarcoGroup.com)

1901 Harrison Street, Hollywood FL, 33020



**THE DEMARCO®**  
REAL ESTATE GROUP