

FOR LEASE

HALLANDALE SHOPPING CENTER

1600-1750 E. HALLANDALE BEACH BOULEVARD, HALLANDALE, FL 33009



PROPERTY DESCRIPTION

This large power center is anchored by Ace Hardware, Broward Memorial Hospital, and Humana. It is conveniently located near Interstate 95, Gulfstream Racetrack and Casino, and the Aventura Mall.

PROPERTY HIGHLIGHTS

- Hallandale Beach is rapidly expanding as there are more than 1,000 residential units being built within a 1-mile radius of the center
- 7,367 to 12,548 SF SF junior anchor space available
- Densely populated trade area with over 136,000 people living within a 3-mile radius of the center
- Approximately 44,500 cars pass the site daily

OFFERING SUMMARY

Available SF:	975 - 20,185 SF
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Building Size:	111,597 SF
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,793	66,269	145,084
Total Population	33,075	147,535	344,526
Average HH Income	\$91,872	\$100,727	\$92,712

BRYAN COHEN

561.471.0212

info@cohencommercial.com



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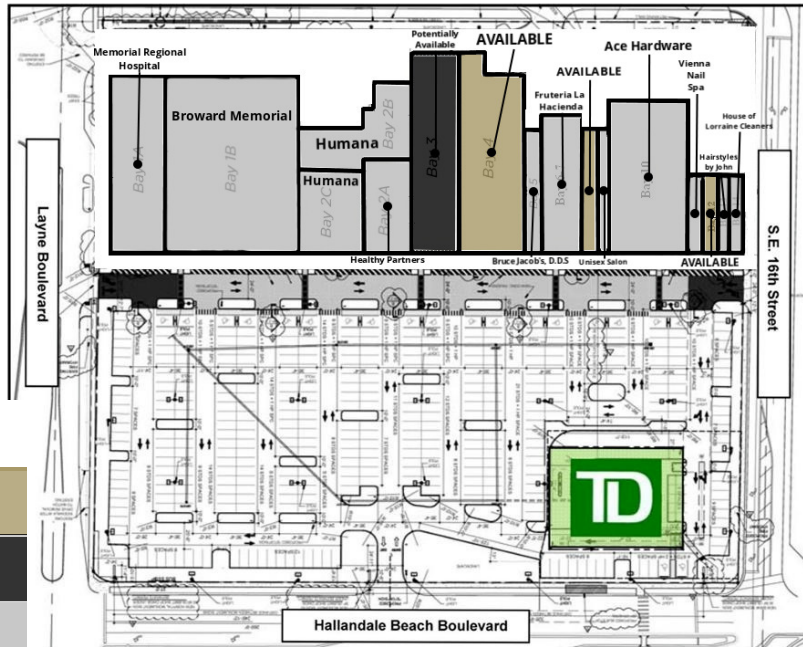


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LEGEND

Available

Available Soon

Unavailable

LEASE INFORMATION

Lease Type: NNN

Total Space: 20,185

Lease Term: Negotiable

Lease Rate: \$40.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Bay 8	Available	1,000 SF	NNN	\$40.00 SF/yr
Bay 4	Available	12,548 SF	NNN	Negotiable
Bay 3	Available Soon	7,637 SF	NNN	Negotiable
Bay 12	Available	975 SF	NNN	Negotiable

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Memorial Regional Hospital	Bay 1A	31,217
Broward Memorial	Bay 1B	21,500
Healthy Partners	Bay 2A	4,241
Humana	Bay 2BC	9,079
Potentially Available	Bay 3	7,637
AVAILABLE	Bay 4	12,548
Bruce Jacob's, D.D.S.-Dentistry	Bay 5	1,500
Fruteria La Hacienda	Bay 6	5,400
AVAILABLE	Bay 8	1,000
Unisex Salon	Bay 9	1,500
Ace Hardware	Bay 10	12,000
Vienna Nail Spa	Bay 11	900
AVAILABLE	Bay 12	975
Hairstyles by John	Bay 13	750
House of Lorraine Cleaners	Bay 14	1,350
TOTALS/AVERAGES		111,597

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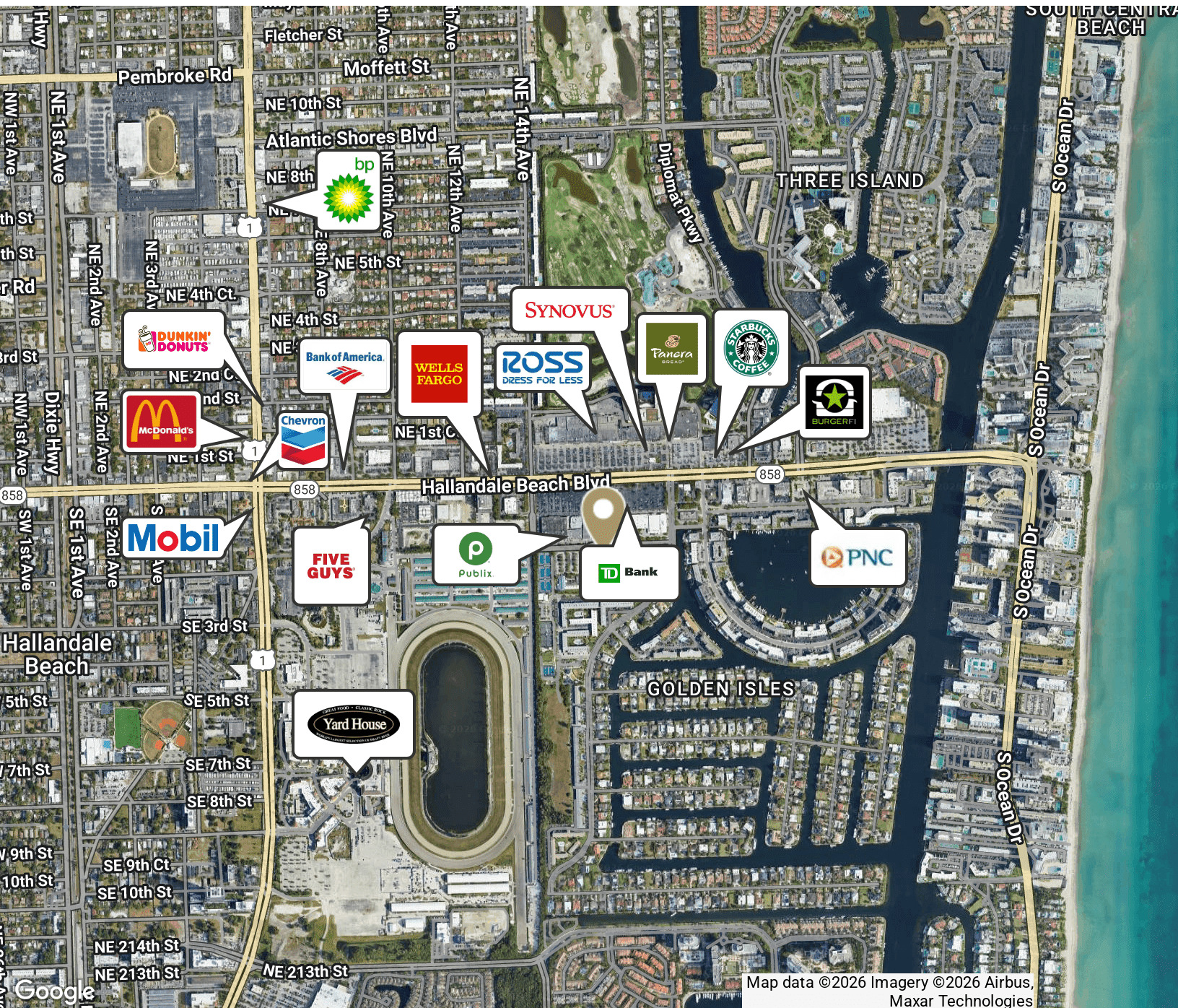
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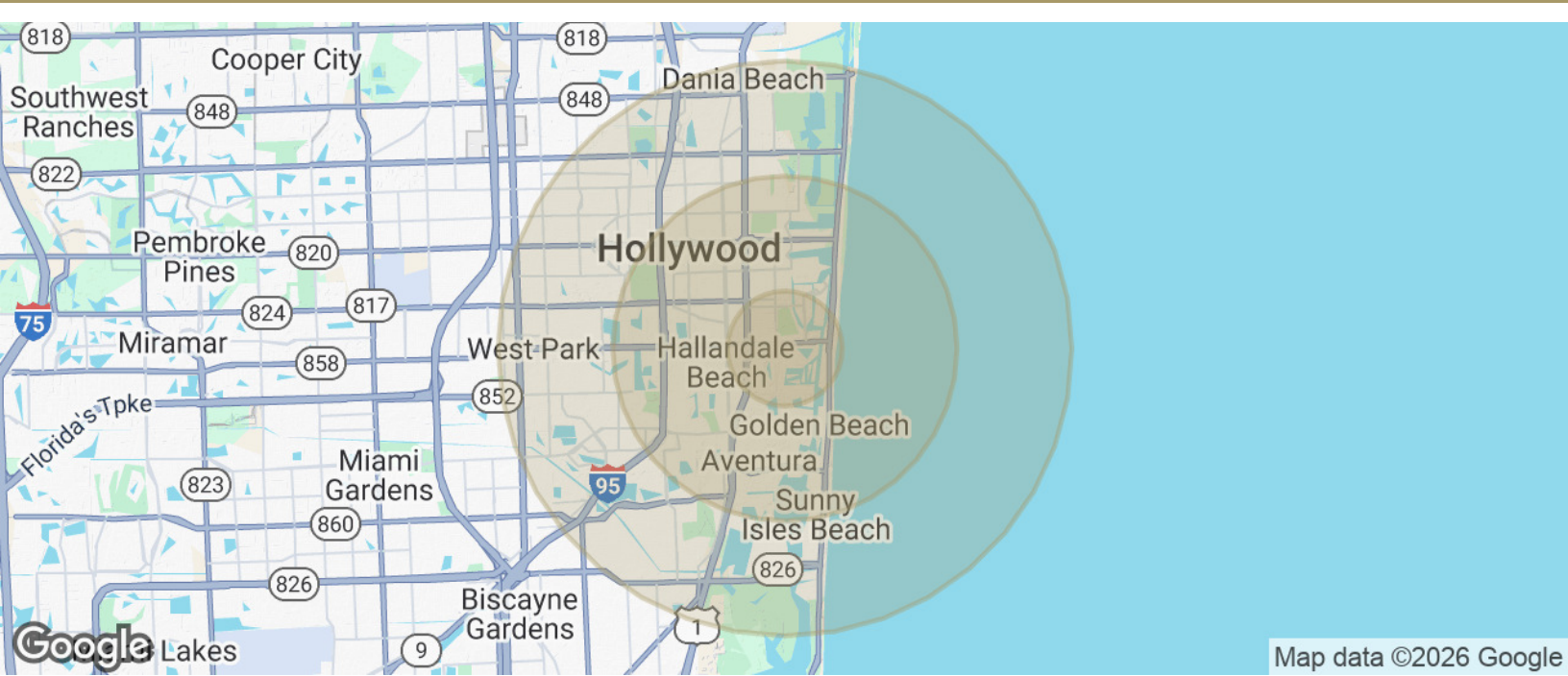
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,075	147,535	344,526
Average Age	50	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,793	66,269	145,084
# of Persons per HH	2	2.2	2.4
Average HH Income	\$91,872	\$100,727	\$92,712
Average House Value	\$499,874	\$549,739	\$488,453

Demographics data derived from AlphaMap

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