



# FASHION ART DESIGN RETAIL BUILDING

AVAILABLE FOR LEASE

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**410 NE 1ST AVE**

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*Hallandale Beach, FL 33009*

*For Lease By*

**NATIVE**  
REALTY



## PROPERTY DESCRIPTION

Native Realty is proud to showcase this exceptional retail building, meticulously designed to offer an unparalleled experience for a variety of businesses. This retail space is perfectly suited for retail, restaurant, art gallery, fashion, and F&B usage. It is conveniently located near the I-95 and minutes from the renowned Gulfstream Race Tracks, and Downtown Hallandale & Hollywood making it a perfect hub for businesses to thrive.

The new, stunning upgrades such as the exquisite mural designs adds a touch of creativity to the exterior, capturing attention from afar. The tall, impact-resistant windows allow for excellent visibility in a high-traffic location to showcase products and create an inviting storefront display. This asset also features a spacious front area and two suites that open to large outdoor patios, perfect for alfresco dining or events.

With great visibility, a budding co-tenancy and a community-friendly atmosphere, this asset fosters connections with neighboring businesses, tourists, and residents. In the heart of opportunity and creativity, this space awaits your vision to flourish and captivate.

### PERMITTED USES

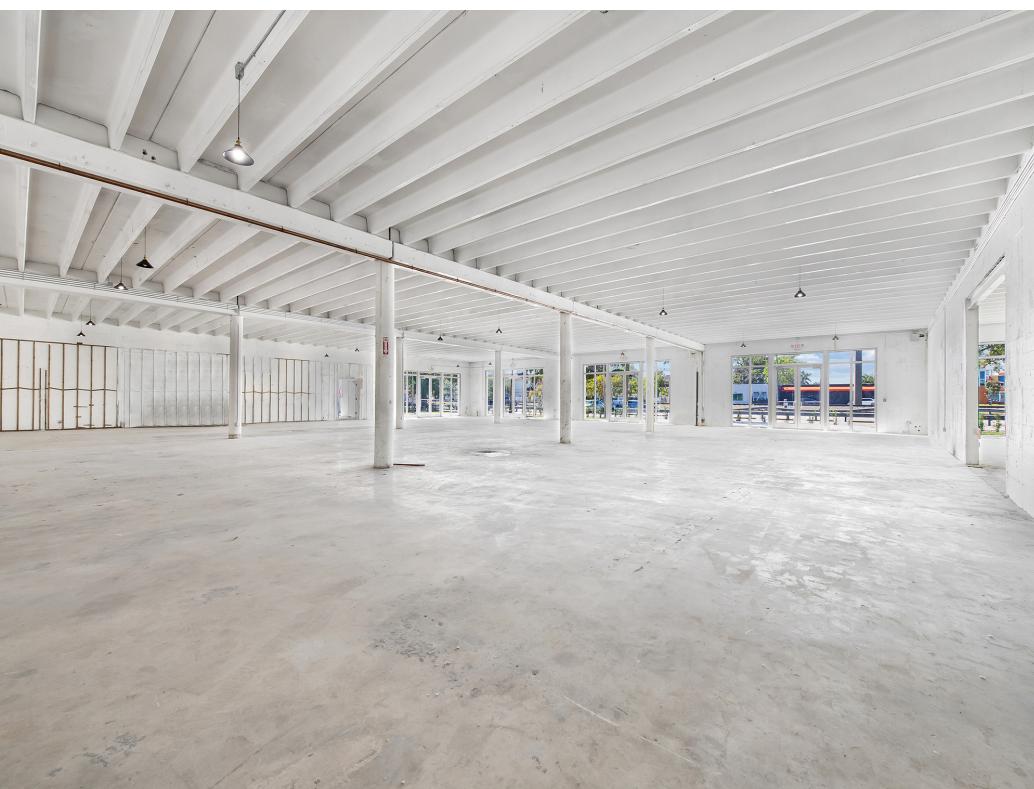
## PROPERTY HIGHLIGHTS

- Exceptional visibility;
- Newly renovated exterior featuring a captivating mural design
- Flexible usage options

## OFFERING SUMMARY

Base Rent:	\$35.00 SF/yr (NNN)
NNN:	Estimated \$5 /Sq.Ft
Available SF:	2,135 - 2,457 SF
Lot Size:	27,899 SF
Building Size:	18,448 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	12,805	202,030	482,143
Total Population	26,721	391,963	1,125,289
Average HH Income	\$43,768	\$58,126	\$64,328



## LEASE INFORMATION

Lease Type: NNN  
Total Space: 2,135 - 2,457 SF

Lease Term: Negotiable  
Lease Rate: \$35.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 8	Available	2,457 SF	NNN	\$35.00 SF/yr	-
Suite 1	Available	2,135 SF	NNN	\$35.00 SF/yr	-





**N FEDERAL HWY**  
VPD 34,000

**SUBJECT  
PROPERTY**

**NE 1st AVE**  
VPD 2,200



























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