



FASHION ART DESIGN RETAIL BUILDING

AVAILABLE FOR LEASE

410 NE 1ST AVE

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



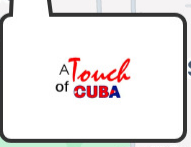
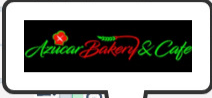
LEASE INFORMATION


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	-



An aerial photograph of a city, likely Miami, showing a dense urban landscape. In the foreground, there are industrial buildings and parking lots. A pink line runs horizontally across the lower third of the image, representing NE 1st Ave. A red arrow points from a red-bordered box labeled 'SUBJECT PROPERTY' to a specific building in the middle ground. A green arrow points from a green-bordered box labeled 'N FEDERAL HWY VPD 34,000' to a street in the upper middle ground. The background features a large body of water and a city skyline with many high-rise buildings under a clear blue sky.

N FEDERAL HWY
VPD 34,000

**SUBJECT
PROPERTY**

NE 1st AVE
VPD 2,200

























NATIVE REALTY®

JAIME STURGIS

NativeRealty.com

954.595.2999

Info@NativeRealty.com

1926 East Sunrise Blvd, Fort Lauderdale, FL 33304