

# For Lease



ONE COMMERCIAL  
REAL ESTATE

## 29 N Federal Hwy

**HALLANDALE BEACH, FL 33009**

FREESTANDING RETAIL



For those ready  
for what's next



**BILL MCGEE III**

SENIOR GLOBAL ADVISOR

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**OFFICE LOCATION:** 3250 Mary Street, Suite 520, Coconut Grove, FL 33133

# 29 N Federal Hwy

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2,152

SF GLA

0.15

AC LOT

1995

BUILT

Multi

TENANCY

10

PARKING  
SPACES

\$58.49

PRICE SF

ONE Commercial is pleased to present this Freestanding Retail Opportunity in a fantastic location for your business. The property benefits from visibility to over 80,000 cars per day from US 1/Federal Highway. Directly across the street from Flannigan's and Gulfstream Casino. The property has an ADA bathroom and a perfect layout for any retail store. **Perfect for an insurance company or a medical office.** Easy to show.

#### TRANSPORTATION

#### COMMUTER RAIL:

Aventura Brightline-4 min drive/2.3 mi | Hollywood Tri-County Commuter-7 min drive/3.6 mi | Sheridan Street Tri-County Commuter-9 min drive/4.8 mi | Fort Lauderdale/Hollywood International Airport-13 min drive/7.7 mi | Golden Glades Tri-County Commuter-12 min drive/7.4 mi

**Call today for additional information.**



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LAND	
LAND ACRES	0.15 AC
BLDG FAR	0.33
ZONING	B-G
LAND SF	6,534 SF



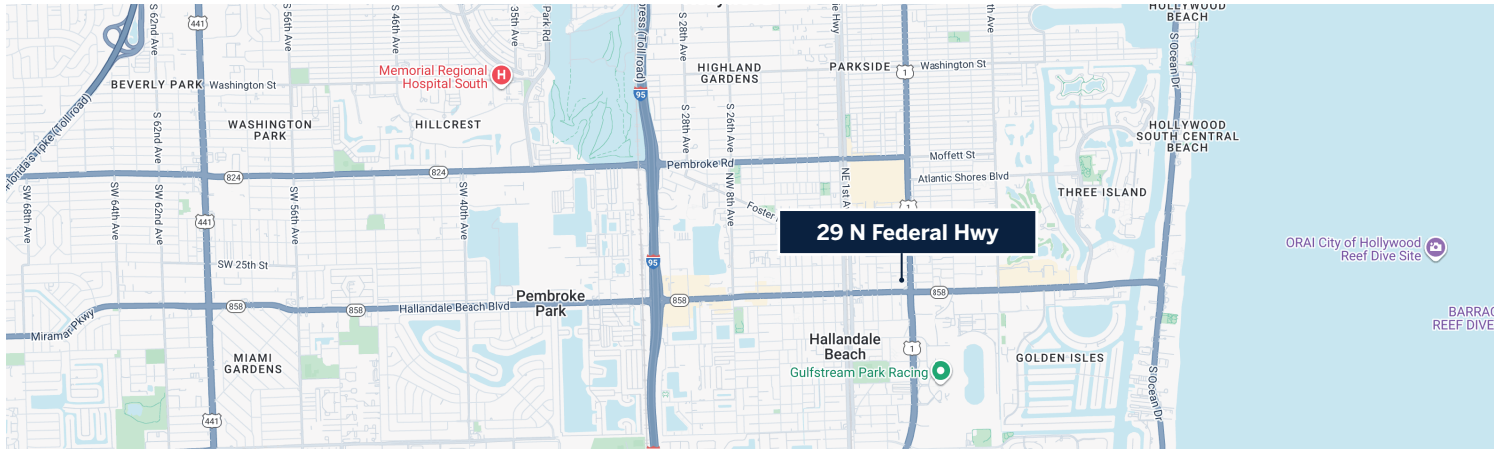
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DEMOGRAPHICS			PUBLIC TRANSPORTATION		
	1 mile	3 miles	Commuter Rail	Drive	Distance
POPULATION	23,915	202,957	Aventura (Mainline - Brightline)	4 min	2.3 mi
HOUSEHOLDS	11,084	89,22	Hollywood (Tri-County Commuter - South Flo...	7 min	3.6 mi
MEDIAN AGE	45	45.70	Airport	Drive	Distance
MEDIAN HH INCOME	\$40,73	\$57,245	Fort Lauderdale/Hollywood International	14 min	8.6 mi
DAYTIME EMPLOYEES	16,755	96,946	Miami International	39 min	22.9 mi
POPULATION GROWTH '24 - '29	↑ 1.74%	↑ 2.29%			
HOUSEHOLD GROWTH '24 - '29	↑ 1.86%	↑ 2.40%			

TRAFFIC				
COLLECTION STREET	Cross Street	Traffic ...	Last Me...	Distance
N FEDERAL HWY	NE 1st St S	41,382	2018	0.04 mi
E HALLANDALE BEA...	NE 4th Ave W	39,987	2025	0.08 mi
S FEDERAL HWY	Old Federal Hwy S	48,549	2025	0.13 mi
E HALLANDALE BEA...	NE 8th Ave W	49,685	2025	0.16 mi
EAST HALLANDALE ...	SE 3rd Ave W	44,959	2025	0.17 mi
FEDERAL HIGHWAY	NE 5th St N	34,852	2025	0.34 mi
SE 1ST AVE	SE 2nd St S	4,164	2025	0.36 mi
S DIXIE HWY	SW 1st St N	5,231	2025	0.39 mi
NORTH DIXIE HIGH...	N Dixie Hwy SE	6,678	2025	0.41 mi
FEDERAL HIGHWAY	SE 5th St S	49,418	2025	0.43 mi

LOCATION	
POSTCODE	33009
SUBMARKET	Hallandale
SUBMARKET CLUSTER	Hallandale
LOCATION TYPE	Urban
MARKET	South Florida
COUNTY	Broward
STATE	Florida
CBSA	"Fort Lauderdale
POMPANO BEACH-DEERFIELD BEAC..."	Pompano Beach-Deerfield Beac..."
DMA	Miami-Ft Lauderdale, FL
COUNTRY	United States

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BUILDING	
TYPE	3 Star Retail Freestanding
LOCATION	Urban
GLA	2,152 SF
STORIES	1
TYPICAL FLOOR	2,152 SF
CLASS	B
CEILING HT	14'
DOCKS	None
CONSTRUCTION	Reinforced Concrete
YEAR BUILT	1995
FRONTAGE	75' on N Federal Hwy (with 1 curb cuts)
TAXES	\$5.49/SF (2024)
OPPORTUNITY Z.	Yes
WALK SCORE®	Very Walkable (83)
TRANSIT SCORE®	Some Transit (44)
PARKING RATIO	4.65/1,000 SF
PARKING SPACES	Surface - 10 Covered - Available
TENANCY	Multi
OWNER OCCUP	No

BUILDING PERMANENT DATA	
RENTAL RATE	\$58.49 /SF/YR
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Freestanding
GROSS LEASABLE AREA	2,152 SF
YEAR BUILT	1995
WALK SCORE ®	83 (Very Walkable)
TRANSIT SCORE ®	44 (Some Transit)
RENTAL RATE MO	\$4.87 /SF/MO
SPACE AVAILABLE	1,252 SF
DATE AVAILABLE	Now
BUILT OUT AS	Standard Medical
SPACE TYPE	Relet
SPACE USE	Office/Medical
LEASE TERM	Negotiable



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Let's have a  
*conversation.*

ONE | Sotheby's  
INTERNATIONAL REALTY



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# We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL  
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## CAPITAL MARKETS - DEBT & EQUITY

Our analysis of opportunities can provide a variety of finance options.



## INVESTMENT SALES & ACQUISITIONS

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



## DEVELOPMENT ASSISTANCE

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



## WEALTH MANAGEMENT ADVISORY

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



## TENANT REPRESENTATION

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



## LANDLORD REPRESENTATION

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



## ASSET MANAGEMENT

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

# Are you ready for what's next?

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