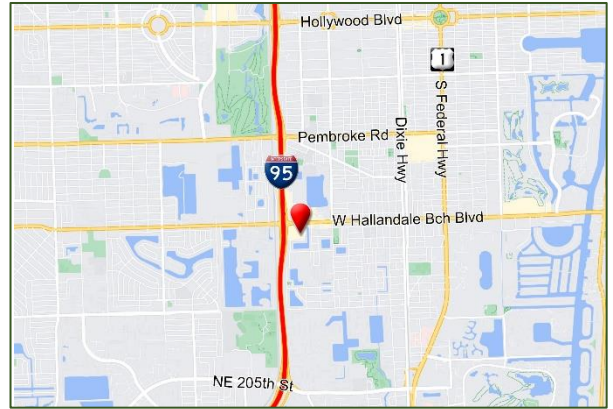


# HALLANDALE SHOPPING CENTER

1031-1101 WEST HALLANDALE BEACH | HALLANDALE BEACH, FL 33009

**FOR LEASE**



Demographics 2024	1 Mile	3 Mile	5 Mile
Est. Population	16,025	218,975	472,218
Avg HH Income	\$81,187	\$111,923	\$113,799
Median Age	39.6	43.4	42.8
Total Business'	1,542	18,160	35,245
Total Daytime Population	16,234	217,175	452,117

## PROPERTY HIGHLIGHTS

### CONTACT OUR AGENTS

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

**SPACE**  
**9,962 SF**

**VPD**  
56,918 Hallandale Beach Blvd.  
224,000 Interstate 95

The Rotella Group has been retained as the exclusive agent for leasing a **9,962 SF available space** located on 1031-1101 West Hallandale Beach Boulevard, Broward County just east of Interstate 95 on south side of Hallandale Beach Boulevard. Excellent visibility with prominent building signage and ample parking. Join Winn Dixie, dd's Discount, Rainbow Shop. There are approx. 218,975 residents within a 3-mile radius.



3300 N. Federal Highway  
Suite 200  
Fort Lauderdale, FL 33306  
o. 954-568-9015

12200 W. Colonial Drive  
Suite 300 - H  
Winter Garden, FL 34787  
o. 407-347-7361

e. [info@rotellagroup.com](mailto:info@rotellagroup.com)

# HALLANDALE SHOPPING CENTER

1031-1101 WEST HALLANDALE BEACH | HALLANDALE BEACH, FL 33009



Suite	Tenant	SqFt	Base Rent per SF	Expenses	Monthly Estimate*
1065	AVAILABLE (Former Citi Trends)	9,962	\$23.00	\$6.72	\$24,672.55

Traffic Counts 2024	
Hallandale Beach Blvd	56,918
I-95	224,000

Suite	Tenant	SqFt
1025	Denny's	3,564 SF
1039	dd's Discount	21,647 SF
1045	Rainbow	8,000 SF
1055	Winn Dixie	50,000 SF
1055A	Beauty Supply	4,300 SF
1059	Laundry	2,200 SF
<b>1065</b>	<b>AVAILABLE (Former Citi Trends)</b>	<b>9,962 SF</b>
1101	Guitar Center	20,904 SF



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