

FREESTANDING TWO-STORY BUILDING AVAILABLE

49 N FEDERAL HIGHWAY

West side of US-1 between Stirling and Griffin Roads

DANIA BEACH | FL 33004

±6,702 TOTAL SF

FOR LEASE OR SALE



RIPCO
REAL ESTATE

CONTACT EXCLUSIVE BROKERS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



PROPERTY DETAILS

LOCATION

West side of US-1 between Stirling Road and Griffin Road, just south of the Fort Lauderdale-Hollywood International Airport

SIZE

Ground Floor: ±3,600 SF
2nd Floor: ±3,102 SF

FRONTAGE

50 FT on NW 1st Ave
50 FT on US-1

CURRENTLY

Dan Marino Foundation's
Main Campus/HQ

POSSESSION

Q1 2026

CO-TENANTS

Jaxson's Ice Cream Parlor & Restaurant,
Grumpy Gary's at Dockers, Sherwin
Williams, USPS

COMMENTS

Freestanding Art Deco building
in Downtown Dania Beach on busy
Federal Highway, in close proximity
to the Fort Lauderdale-Hollywood
International Airport

Private parking in rear of building
with 9 dedicated spots

Open floor plan with restrooms
on both floors

Property is ideal for offices, medical,
gallery or flex retail users

DEMOGRAPHICS

TOTAL POPULATION

1 mile	13,632
3 miles	83,884
5 miles	277,511

AVERAGE HOUSEHOLD INCOME

1 mile	\$87,149
3 miles	\$101,020
5 miles	\$112,764

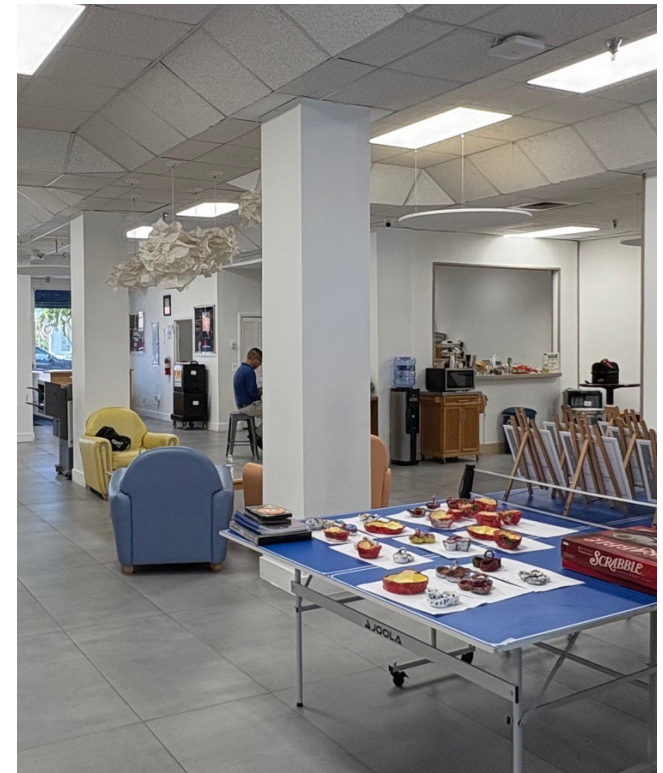
TOTAL HOUSEHOLDS

1 mile	6,050
3 miles	37,150
5 miles	123,934

DAYTIME POPULATION

1 mile	16,243
3 miles	114,311
5 miles	359,688

INTERIOR PHOTOS



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AREA MAP



POINTS OF INTEREST

