



# FOR LEASE

# 1,044 SF

**11011 W. HALLANDALE BEACH BLVD.**  
**HALLANDALE BEACH, FL 33009**

## PROPERTY HIGHLIGHTS

**Hallandale Beach Shops – 1,044 SF** Turnkey Retail Space Available

Ideally located on Hallandale Beach Boulevard, just one mile from I-95, **Hallandale Beach Shops** offers 1,044 SF of modern retail space with excellent access for both eastbound and westbound traffic. Unit 102 is fully built out for a MedSpa, featuring four private treatment rooms—each equipped with sinks and hot water—plus a kitchenette.

**Take advantage of this rare opportunity to lease a move-in ready MedSpa.**

- Average Daily Traffic Count: 57,258
- 0.02 Miles from I-95
- Signal Access to Property
- FPL EV Supercharging Stations
- Four (4) treatment rooms
- Unit #102 – 1,044 SF
- Base Rent: \$3,132.00 per month
- CAM: \$1,305.00 per month
- Monthly Gross Rent: \$4,437.00

CONTACT US



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**MATTIS ADVISORS, INC.**  
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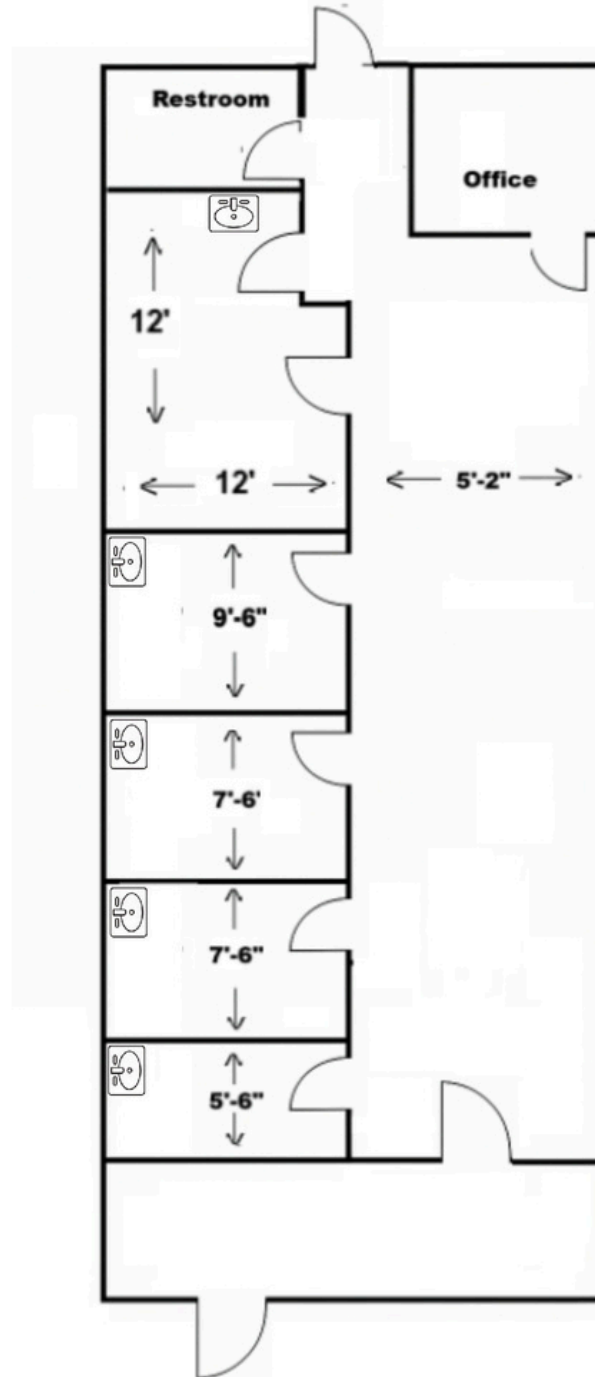
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1011 W. Hallandale Beach Blvd.  
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## CONCEPTUAL FLOORPLAN



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## CONCEPTUAL SITE PLAN



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