

Berger Commercial Realty is proud to present

FOR SALE



418 SW 2nd Terrace, Dania Beach, FL 33004

Prime Development Sites

Retail | Mixed-Use | Industrial



Strategically located development site(s) in the heart of Dania Beach's resurgent development district

± 1.19-2.93 ACRES

Retail Land Highlights



Frontage Parcels highlighted in **Yellow**

Pricing upon request



Land Size
+/- 1.19 Acres



Traffic Count
AADT | +/- 45,000



Building
+/- 625 SF



Boundary
Partially Fenced



Office | Warehouse
100% warehouse



Zoning
NBHD-MU

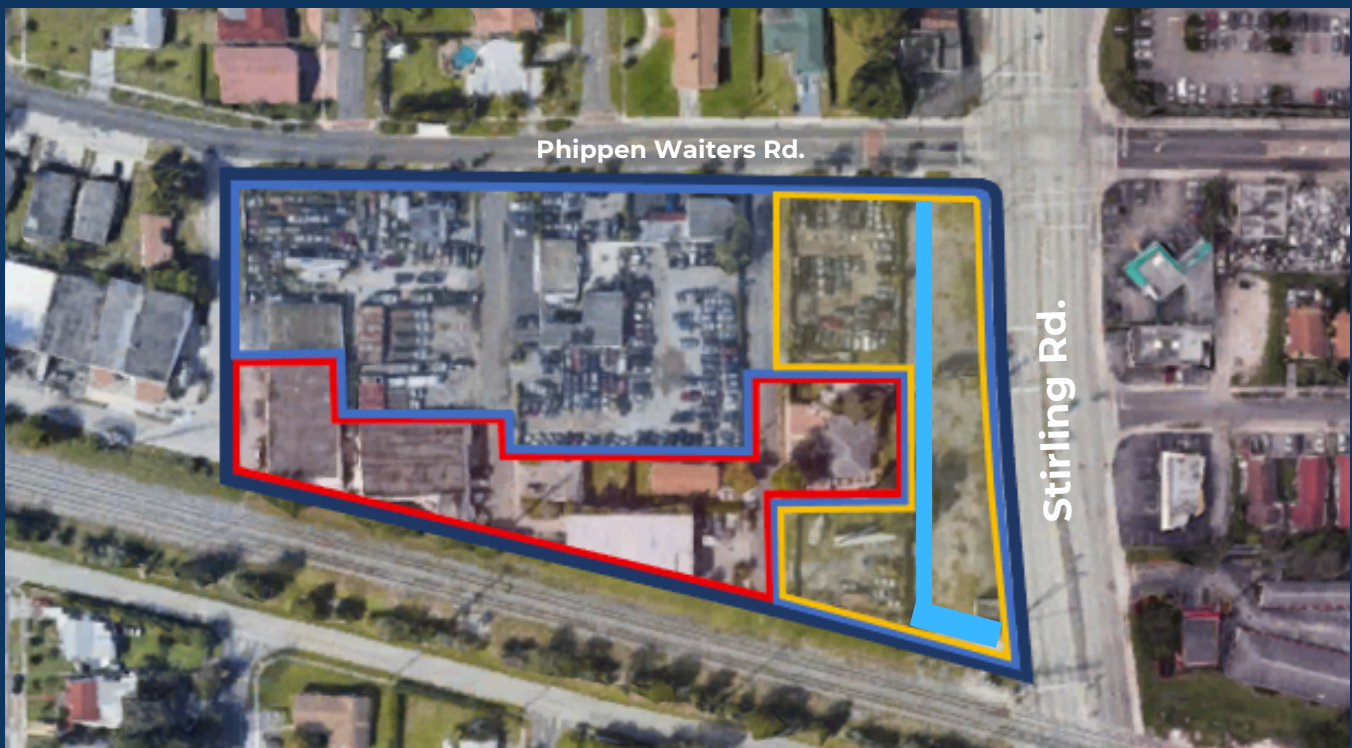


Loading
1 Grade Door



Land Use
Activity Center

City to remove the vacant Right-of-Way (highlighted in **Blue** below) upon the submission of a site plan.



Unowned parcels highlighted in **Red***

Total Assemblage Highlights



Highlighted in **Blue**

Pricing upon request



Land Size
+/- 2.93 Acres



Loading
11 Grade Doors



Buildings
+/- 10,011 SF



Boundary
Secured Fence



Office | Warehouse
15% | 85%



Zoning
NBHD-MU



Ceiling Height
12'-14' Clear



Land Use
Activity Center

Ideal for Industrial Outdoor Storage, Multi-Family Residential and/or Retail



Unowned parcels highlighted in **Red***

Right-of-Way highlighted in **Yellow***

Property Highlights



Building SF:

- | | |
|------------------------|------------------------|
| 1. 625 +/- SF | 5. 2,135 +/- SF |
| 2. 1,330 +/- SF | 6. 939 +/- SF |
| 3. 880 +/- SF | 7. 2,940 +/- SF |
| 4. 1,381 +/- SF | |

Building Highlights:

- Rare Infill Small-Bay with Yard
- Flexible Layouts & Uses
- Twin-T Concrete Construction
- Grade Level loading throughout



Property Highlights



Zoning Specifications:

The NBHD-MU (Neighborhood Mixed-Use) zoning provides for a variety of residential, commercial, and mixed-use opportunities. The site's location within the Activity Center further enhances development potential by allowing increased density, height, and flexibility to support walkable, mixed-use urban development. As such, the following highest and best uses for the property can be considered:

1. Industrial Outdoor Storage (Current Use)

Although not a primary use envisioned under NBHD-MU zoning, the property is currently being utilized for industrial outdoor storage. This use leverages the site's open land area, accessibility, and proximity to major transportation corridors. While redevelopment into mixed-use is encouraged by zoning, outdoor storage remains a viable interim use until market conditions or redevelopment plans support higher and better uses.

- **Permitted Uses** (existing operation, subject to non-conforming status/approvals): Storage of vehicles, equipment, and materials.
- **Ideal Tenants:** Logistics companies, contractors, fleet operators, or construction firms needing ground-level storage space.

2. Retail / Commercial Mixed-Use

The NBHD-MU district allows a broad range of commercial and retail uses, particularly at the ground-floor level, with residential permitted above. This makes the site well-suited for small-scale retail, restaurants, or service uses that support the surrounding neighborhood and benefit from walkable design standards.

- **Permitted Uses:** General retail, personal services, restaurants, neighborhood shops, and offices.
- **Ideal Tenants:** Coffee shops, local restaurants, small grocers, boutique retail, coworking spaces, or service-based businesses.

3. Multi-Family Residential Development

Multi-family housing is expressly permitted and encouraged within NBHD-MU zoning. Development can be stand-alone residential or incorporated into a mixed-use building with commercial at the base. The Activity Center land use provides additional height and density allowances, making the site attractive for apartments, townhomes, or workforce housing projects.

- **Permitted Uses:** Apartments, condominiums, townhomes, and mixed-use residential over commercial.
- **Ideal Tenants:** Multifamily developers, workforce housing providers, or mixed-use residential operators.

Conclusion

The NBHD-MU zoning and Activity Center land use designation allow for a broad range of high-value uses, with the strongest opportunities in neighborhood-scale retail and multi-family housing. While industrial outdoor storage represents the current use, it is best viewed as an interim strategy until the property is redeveloped in alignment with the long-term mixed-use vision for the area.

[Click for Municode: NBHD-MU](#)

Surrounding Area



+ Distances & Drive Times from Subject Site

Retailers

- **BrandsMart USA** | 0.4 miles | ~2-3 mins
- **Hobby Lobby** | 1.0 mile | ~4-6 mins
- **Sephora** | 0.5 miles | ~2-4 mins
- **TJ Maxx** | 0.5 miles | ~2-4 mins
- **Ulta Beauty** | 0.5 miles | ~2-4 mins
- **Urban Outfitters** | 0.5 miles | ~2-4 mins
- **Anthropologie** | 0.5 miles | ~2-4 mins
- **American Eagle** | 0.5 miles | ~2-4 mins
- **H&M** | 0.5 miles | ~2-4 mins
- **Bowlero** | 0.5 miles | ~2-4 mins
- **Puttshack** | 0.5 miles | ~2-4 mins
- **Regal Cinemas** | 0.5 miles | ~2-4 mins
- **YouFit Gyms** | 0.5 miles | ~2-4 mins
- **Nike** | 0.5 miles | ~2-4 mins
- **Bass Pro Shops** | 0.7 miles | ~3-5 mins



Grocers

- **Sprouts Farmers Market** | 0.4 miles | ~2-3 mins
- **Publix** | 1.1 miles | ~4-6 mins
- **NetCost Market** | 1.6-1.8 miles | ~5-8 mins
- **ALDI** | 2.2-2.8 miles | ~8-11 mins



Hotels

- **AC Hotel Fort Lauderdale Airport** | 0.5 miles | ~2-3 mins
- **Hyatt Place Fort Lauderdale Airport & Cruise Port** | 0.9 miles | ~3-6 mins
- **Cambria Hotel Fort Lauderdale Airport South & Cruise Port** | 1.0 mile | ~3-6 mins
- **Fairfield Inn & Courtyard** (Airport / Cruise Port cluster) | 1.0 mile | ~3-6 mins
- (Proposed) **Embassy Suites by Hilton** | 1.5 miles | ~5-7 mins
- (Proposed) **Avid Hotel (IHG)** | 1.4 miles | ~5-7 mins



Surrounding Area



+ Distances & Drive Times from Subject Site

Multi Family Developments

- **Avery Dania Pointe** | 0.3–0.6 miles | ~2–4 mins
- **Oasis Pointe** | 0.7–1.1 miles | ~3–6 mins
- **Soleste CityPlace** | 0.4–1.0 miles | ~2–5 mins
- (Proposed) **90 Wave** | 0.9–1.6 miles | ~4–8 mins
- (Proposed) **70 Wave** | 0.9–1.6 miles | ~4–8 mins
- (Proposed) **101 Dania** | 0.2–0.6 miles | ~2–4 mins



Self Storage

- **Handy Storage Dania Beach** | 0.3–0.7 miles | ~2–4 mins
- **Extra Space Storage** (multiple nearby) | 1.0–2.0 miles | ~4–8 mins
- **Public Storage** (multiple nearby) | ~1.0–2.5 miles | ~4–10 mins



Industrial Projects

- **Stirling Logistics Center** | 1 mile | ~4–8 mins
- **Tigertail Industrial Park** | 1 mile | ~4–8 mins
- **Dania Beach Design & Marine Center** | 0.2 miles | ~1–2 mins
- (Proposed) **Banyan Bay Marina** | 2.2 miles | ~12 mins

ACCESSIBILITY



DISTANCE & DRIVE TIMES

Less than **2 minutes** from **Dania Pointe**

Major Highways

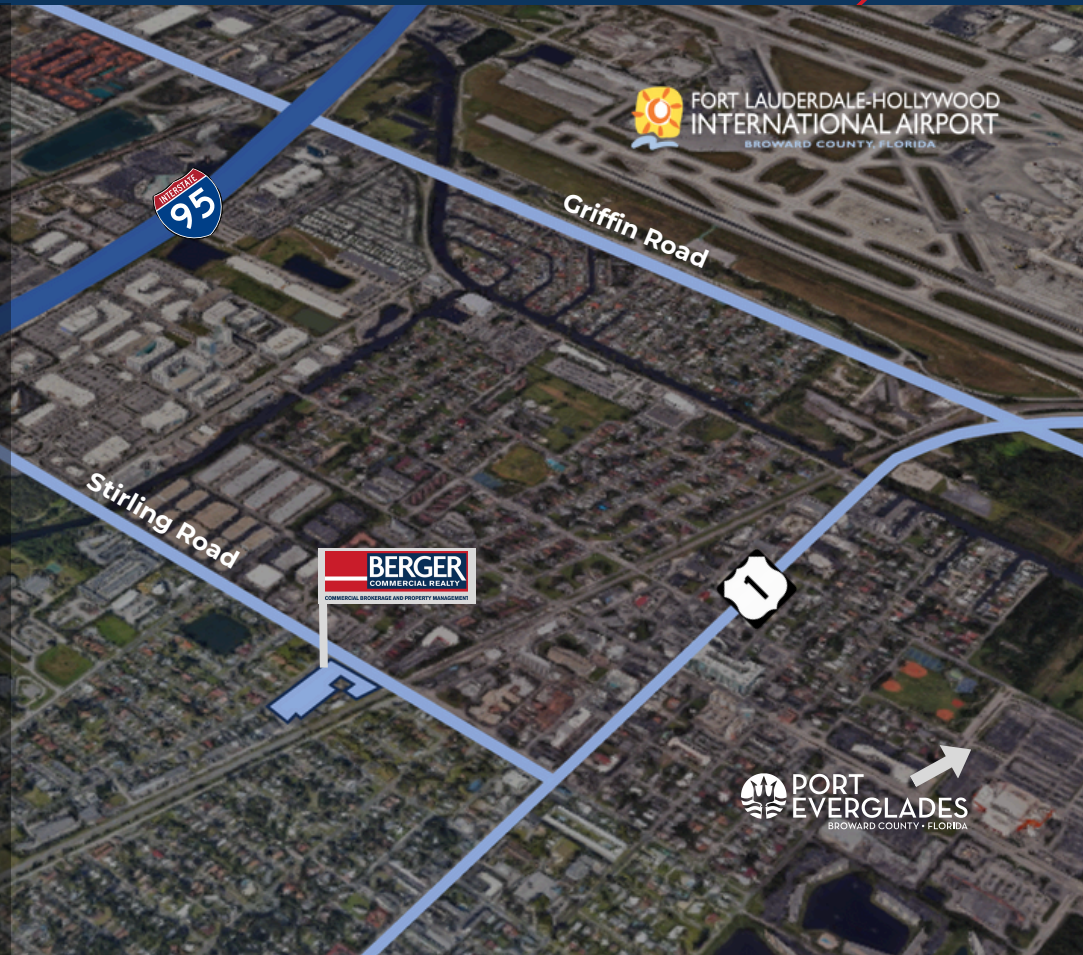
- 1** Mile from Interstate-95
- 3** Miles from Interstate-595
- 4** Miles from the Florida Turnpike

Port Everglades

- 3** Miles from Port Everglades
- 7** Mins. from Port Everglades

FLL Airport

- 2** Miles from FLL International Airport
- 5** Mins. from FLL International Airport



For More Information Please Contact:

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