



FOR SALE

BOUTIQUE HOTEL + SITE PLAN APPROVAL

380 S. FEDERAL HWY

DANIA BEACH, FL 33004

**THE ALPHA
COMMERCIAL**

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THE ALPHA COMMERCIAL ADVISORS

742 NE 79th Street, Miami, FL 33138

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Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction. Our mission is to gamify the real estate process—creating a platform that energizes agents, engages clients, and drives real results.

THE LISTING TEAM

JAMIE ROSE MANISCALCO President & Managing Broker

✉ jamie@thealphacomm.com

📞 201-264-0113



THE ALPHA COMMERCIAL ADVISORS™ IS PROUD TO PRESENT A PRIME COVERED LAND SITE WITH APPROVED PLANS AND OPERATING MOTEL IN THE HEART OF DANIA BEACH.

This covered land site, currently operating as a 15-room motel, has recently secured full city approvals for a six-story, 79-room extended-stay hotel, offering a rare, ready-to-build project in one of South Florida's fastest-growing coastal markets.

Strategically positioned on Federal Highway within the Dania Beach CRA district, the property spans 0.47 acres with approximately 4,572 SF of existing building area. It sits just minutes from the Atlantic Ocean, Fort Lauderdale-Hollywood International Airport, Aventura, Dania Point, and Port Everglades, placing it at the crossroads of tourism, business, and regional connectivity.

This site represents a high-potential opportunity for developers seeking to capitalize on the area's rising demand for hospitality, extended stay, and mixed-use growth.

OFFERING SUMMARY

380 S. FEDERAL HWY DANIA BEACH, FL 33004

Neighborhood: **Dania Beach
(Broward County)**

Land Area: **20,258 SF (0.47 acres)**

Existing Bldg Area: **4,572 SF**

Existing # Keys: **15**

Approved # Keys: **79** (See Pg. 4 for details)

Zoning: **SFED-MU
S. Federal Hwy
Mixed-Use District**

Traffic Count: **33,000 AADT**

Site Plan Approved: **Yes**

Asking Price: **\$2,395,000**



PROPERTY HIGHLIGHTS



Rare Approved Site Plan for Boutique Hotel

Fully entitled with recent city approvals for a six-story, 79-room extended-stay hotel – offering a shovel-ready project in a rapidly growing coastal market.



Turn-Key for Hospitality Operators

Currently operates as a 15-room motel in a proven hospitality market. Buyers intending to continue operations may step-in and generate income immediately while preparing for re-development.



Exceptional Location & Connectivity

Situated directly on the main Federal Highway (US-1) corridor in the Dania Beach CRA district, with immediate proximity to FLL Airport, Aventura, Port Everglades, beaches and major tourist attractions.

APPROVED PLANS



PROJECT METRICS

| | |
|------------------|----------------------------|
| Project Type: | Boutique Hotel / Mixed-Use |
| Land Area: | 20,258 SF (0.47 acres) |
| Buildable Area: | 46,445 SF |
| Approved # Keys: | 79 |
| Approved Height: | 6 stories |

Rare Approved Site Plan for a Boutique Hotel: Fully entitled for a 6-story, 79-key extended-stay hotel with 62 parking spaces, 10 bicycle spots, and 799 SF of ground-floor retail/mixed-use. Approved under a bonus Incentive allowing 6-story height due to LEED Silver-level sustainable design per the National Green Building Standard.

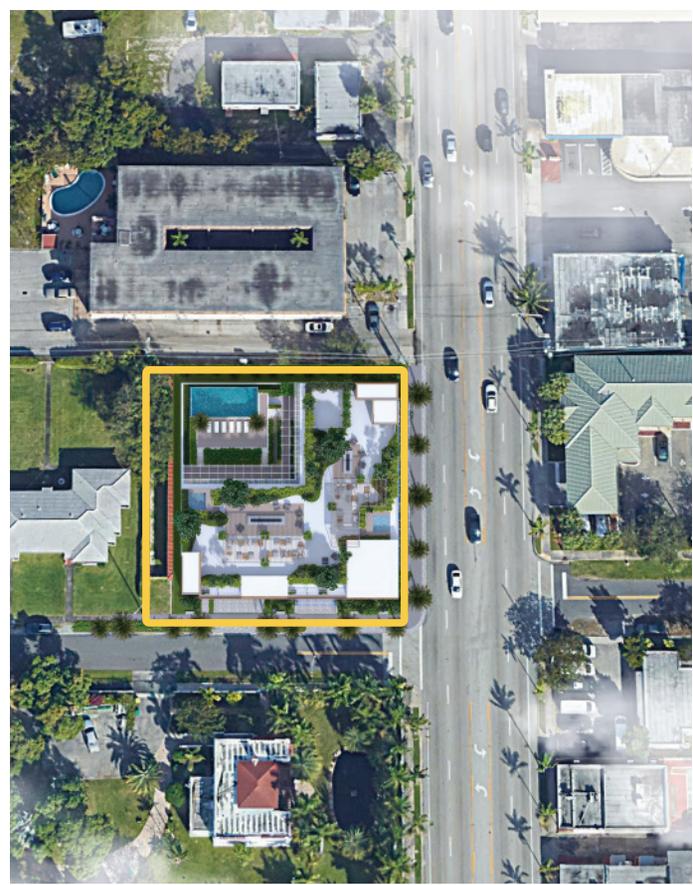
Extended-Stay Model: All 79 rooms are designed for an extended-stay model with kitchenettes, with larger rooms, averaging 411 SF - ideal for business, medical, and long-stay guests. The developer will have flexibility to customize room layouts to suit brand standards and market demand.

Prime Location and Connectivity: Directly on Federal Highway (US-1) in the Dania Beach CRA, minutes from FLL Airport, Port Everglades, and key tourism and transit hubs.

Unique Opportunity: Dania Beach is one of the very few remaining underbuilt coastal markets in South Florida, offering strong fundamentals and a compelling opportunity for hotel development.



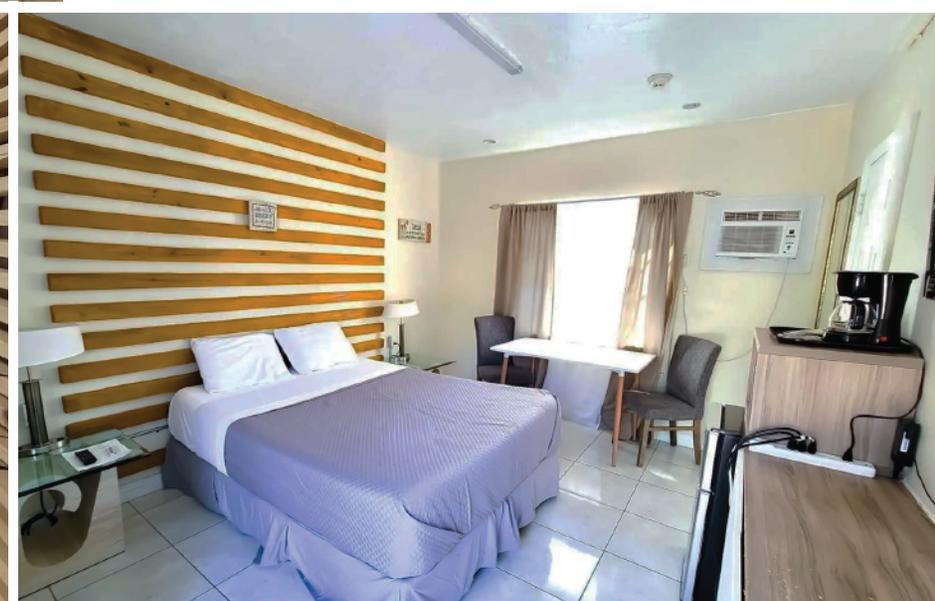
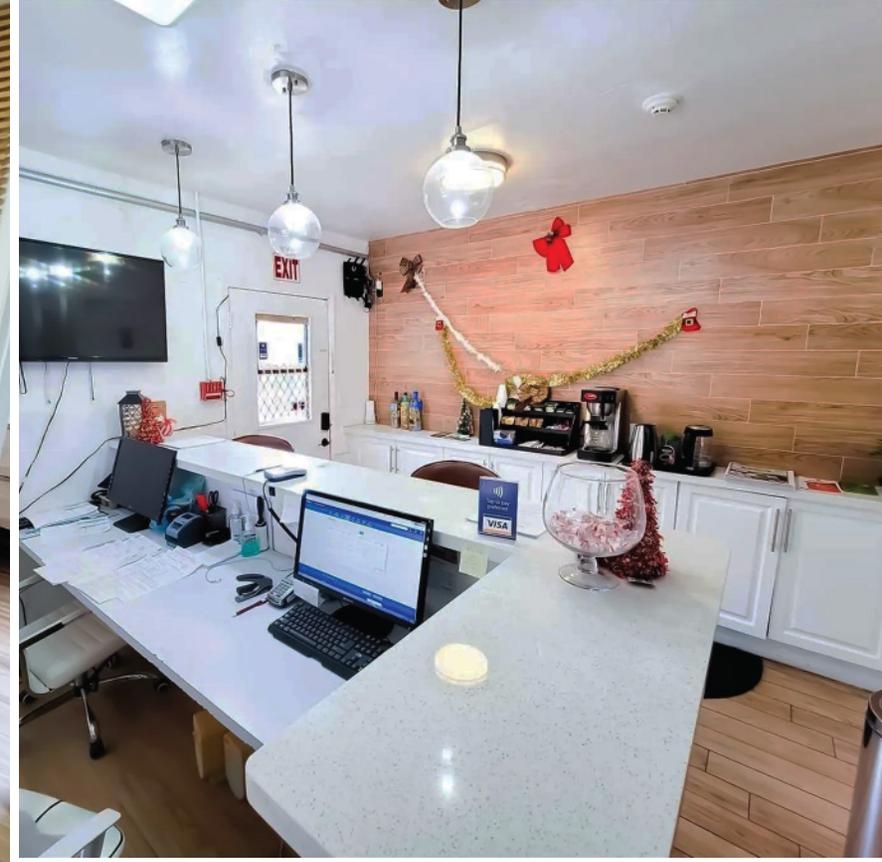
PROJECT RENDERINGS



EXTERIOR PHOTOS



INTERIOR PHOTOS





142'

140'

SW 4TH ST



 **FEDERAL HIGHWAY**



FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
BROWARD COUNTY, FLORIDA

4.5 MILES TO
PORT EVERGLADES

NORTH BEACH

THE CASINO @
DANIA BEACH



DANIA BEACH

Holiday Inn Express & Suites

WYNDHAM GARDEN

HOTEL DELLO
TAPESTRY COLLECTION
by Hilton



S. FEDERAL HWY 33,000 AADT



5.5 MILES TO
FORT LAUDERDALE

4.5 MILES TO
PORT EVERGLADES

NORTH BEACH

THE CASINO @
DANIA BEACH

DANIA BEACH



« 1 S. FEDERAL HWY 33,000 AADT »







9 MILES TO
AVENTURA/SUNNY ISLES

HOLLYWOOD



1 S. FEDERAL HWY 33,000 AADT



WHY BUY IN DANIA BEACH?

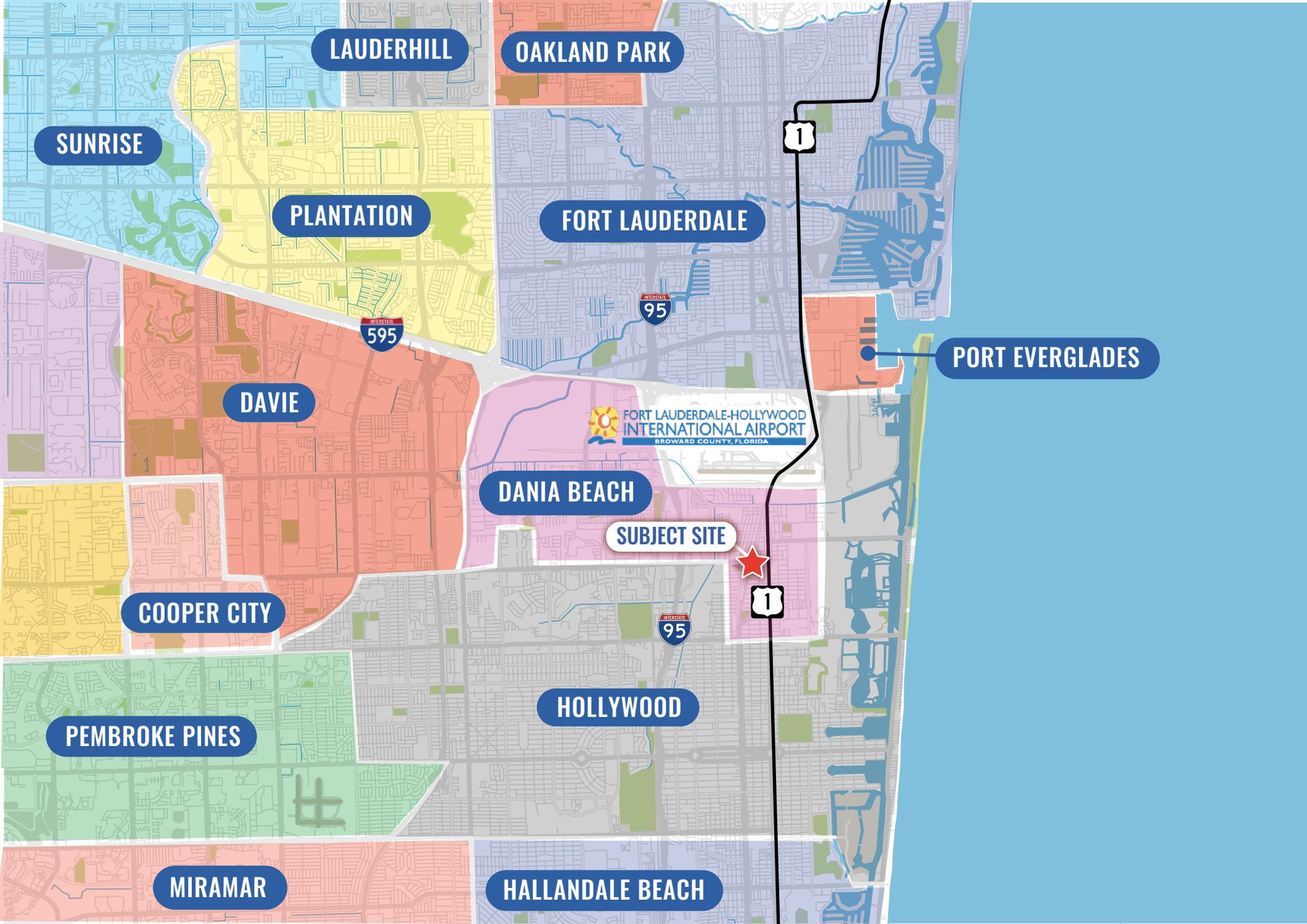


DANIA BEACH IS AN EMERGING COASTAL HUB WITH A PRIME LOCATION AND STRONG DEVELOPMENT MOMENTUM ATTRACTING INVESTOR INTEREST.

Just minutes from FLL International Airport and Port Everglades, it offers exceptional travel access. With active CRA support and a surge of new residential and commercial projects, the city is undergoing rapid transformation.

For developers, Dania Beach presents a rare opportunity: coastal land, favorable zoning, and rising demand for hospitality fueled by tourism, cruise activity, and regional growth, making it a strategic location for new hotel development.







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