

High-Visibility Dixie Highway Retail Opportunity

221-225 North Dixie Highway, Hallandale, FL 33009



PROPERTY HIGHLIGHTS

- ±5,243 SF existing building on ±14,249 SF lot
- \$12,000/month + electric
- Three contiguous parcels with flexible layout
- Block construction with concrete roof
- Strong traffic counts and exposure
- Expansive courtyard for storage, parking, or expansion
- Ideal for auto-related or service retail users
- High-visibility frontage on N Dixie Highway
- Lease Term: Negotiable
- Available: Immediate
- Fully renovated



Butters Realty & Management
1900 NW Corporate Boulevard, Suite 110W
Boca Raton | FL. 33431 | www.Butters.com

No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.

For more information contact:

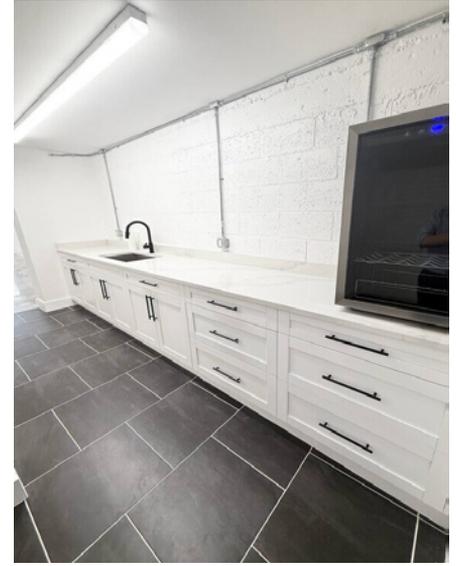
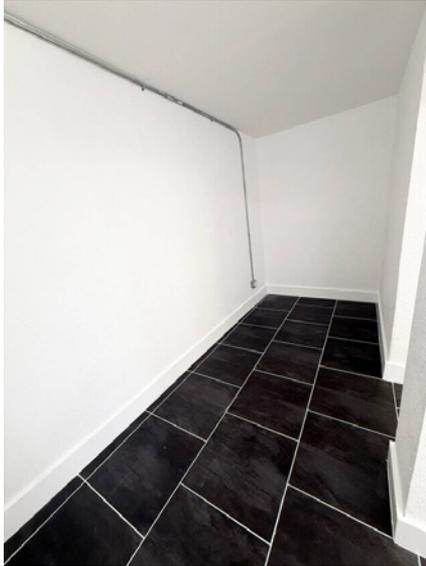
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VERSATILE COMMERCIAL YARD OPPORTUNITY

The subject parcels outlined in red represent a strategically positioned assemblage with direct frontage along a primary roadway, offering excellent visibility and accessibility. The site features a functional mix of improved structures and open yard areas, providing flexibility for a variety of commercial and industrial uses, and is ideal for auto-related or service retail users.



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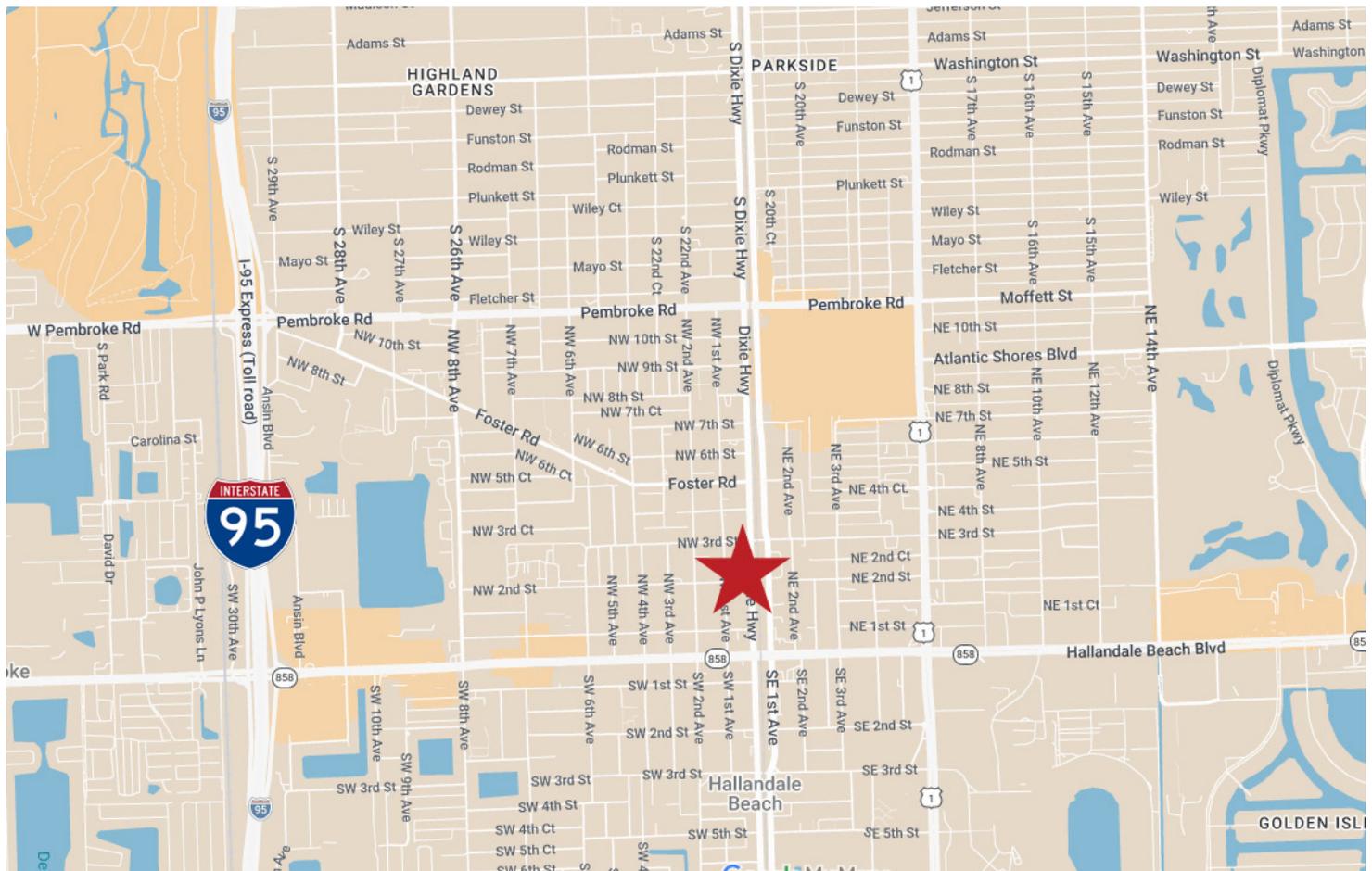
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STRATEGIC INFILL LOCATION WITH EXCELLENT CONNECTIVITY

Prime high-visibility location with seamless connectivity to major South Florida markets via I-95.

- Located on N Dixie Highway (US-1), a major north-south corridor
- Immediate proximity to Aventura, Sunny Isles Beach, and Hollywood
- Positioned within a dense infill commercial corridor
- Surrounded by residential population and service-oriented businesses



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