



FOR LEASE

ATLANTIC VILLAGE

800 N FEDERAL HWY

HALLANDALE BEACH, FL

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PRICE: \$55/SF/YR NNN + \$15.50/SF/YR CAM

PROPERTY OVERVIEW:

Now leasing prime retail space at Atlantic Village in Hallandale Beach—South Florida's premier Class-A mixed-use destination. Ground-floor units are available, all equipped with hood systems and grease traps, making them ideal for restaurants and retailers. One prominent corner unit includes outdoor seating, and tenants benefit from valet service, ample parking, and high visibility. Located in a dynamic environment surrounded by 20+ restaurants, fitness centers, salons, and entertainment, Atlantic Village offers modern finishes, heavy foot traffic, and unbeatable access to major highways and Fort Lauderdale-Hollywood International Airport.

PROPERTY HIGHLIGHTS:

- Atlantic Village Professional Center
- Class-A Retail & Office/Medical Spaces
- A+ Location in Desirable Hallandale Beach
- Direct Frontage on US-1 / S Federal Hwy
- High-Traffic Foot & Vehicle Traffic
- Premier Destination! Just minutes from Miami, Beaches & FLL Airport
- Ground Floor Retail Available
- Luxurious Finishes with Impact-Resistant Glass
- High Finished Ceilings: 18' to 20'
- Hood/Grease Trap
- Ample Parking
- Valet Parking is Available

THE DEMARCO REAL ESTATE GROUP™

Office: (954) 453-1000

john@demarcogroup.com

www.DeMarcoGroup.com

1901 Harrison Street, Hollywood FL, 33020



FLOOR PLAN:

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AVAILABILITY

<u>UNIT</u>	<u>SIZE</u>	<u>CONDITION</u>	<u>USE</u>
RU-101	1,393 SF	Built Out	General Retail
RU-102	843 SF	Built Out	General Retail
RU-103	1,627 SF	Built Out	General Retail
RU-104	1,627 SF	Built Out	General Retail
RU-105	1,290 SF	Shell Space	General Retail
RU-106	2,444 SF	Shell Space	Restaurant w/Outdoor Seating

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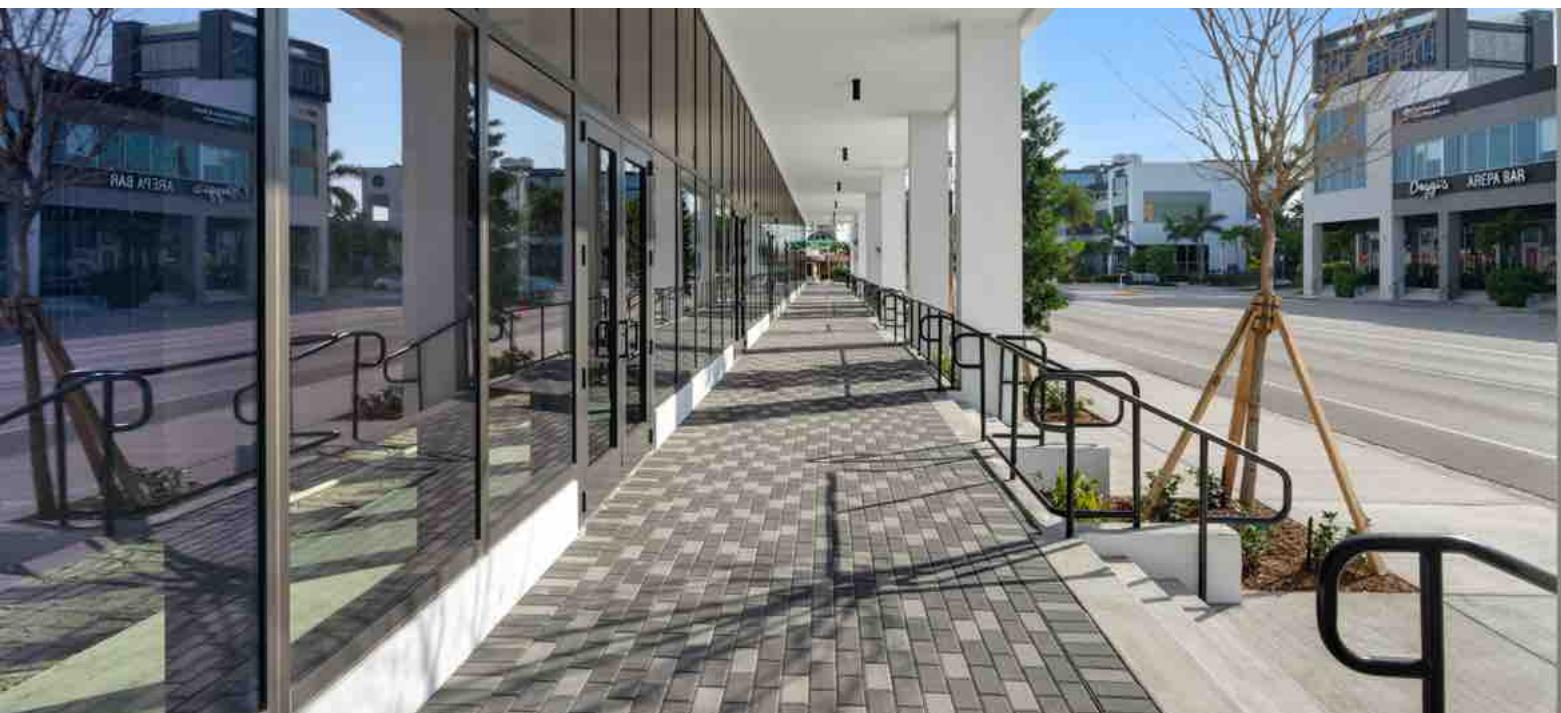
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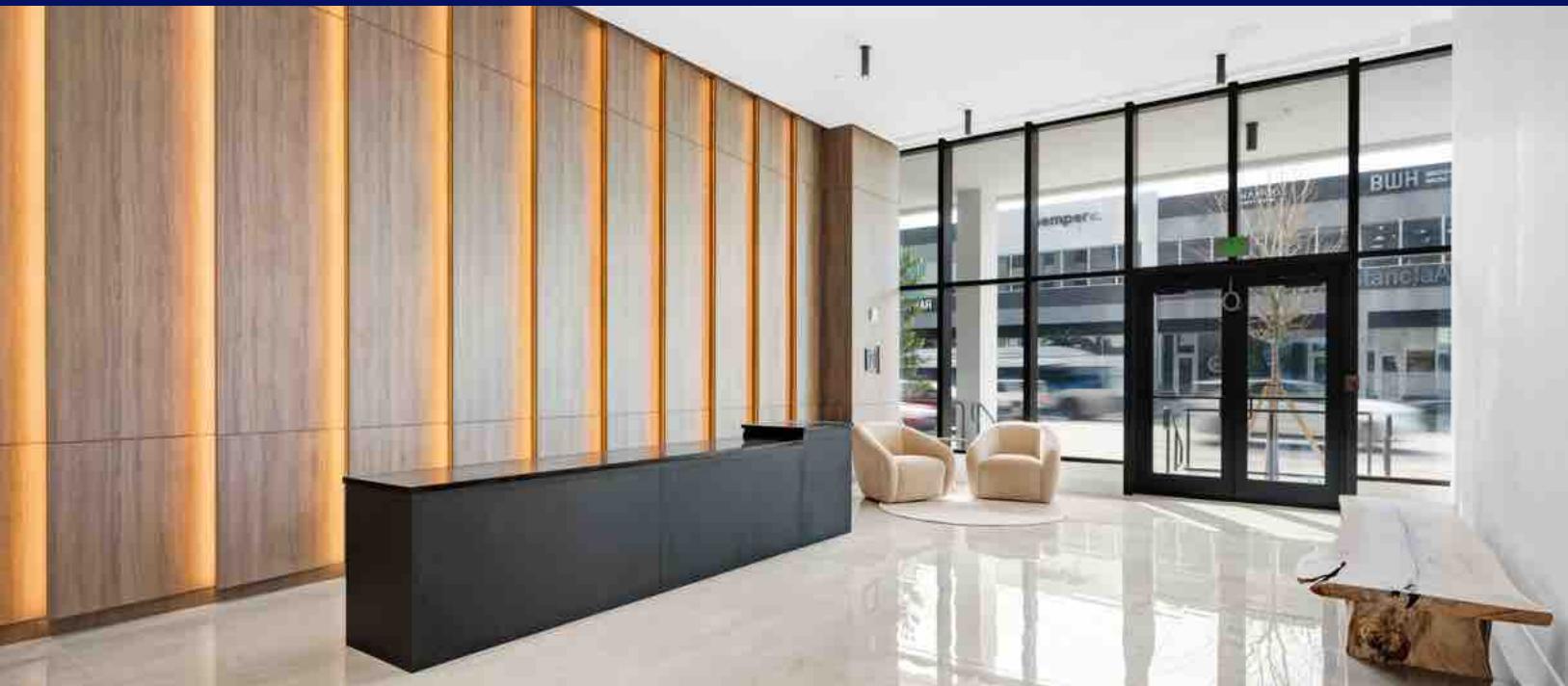
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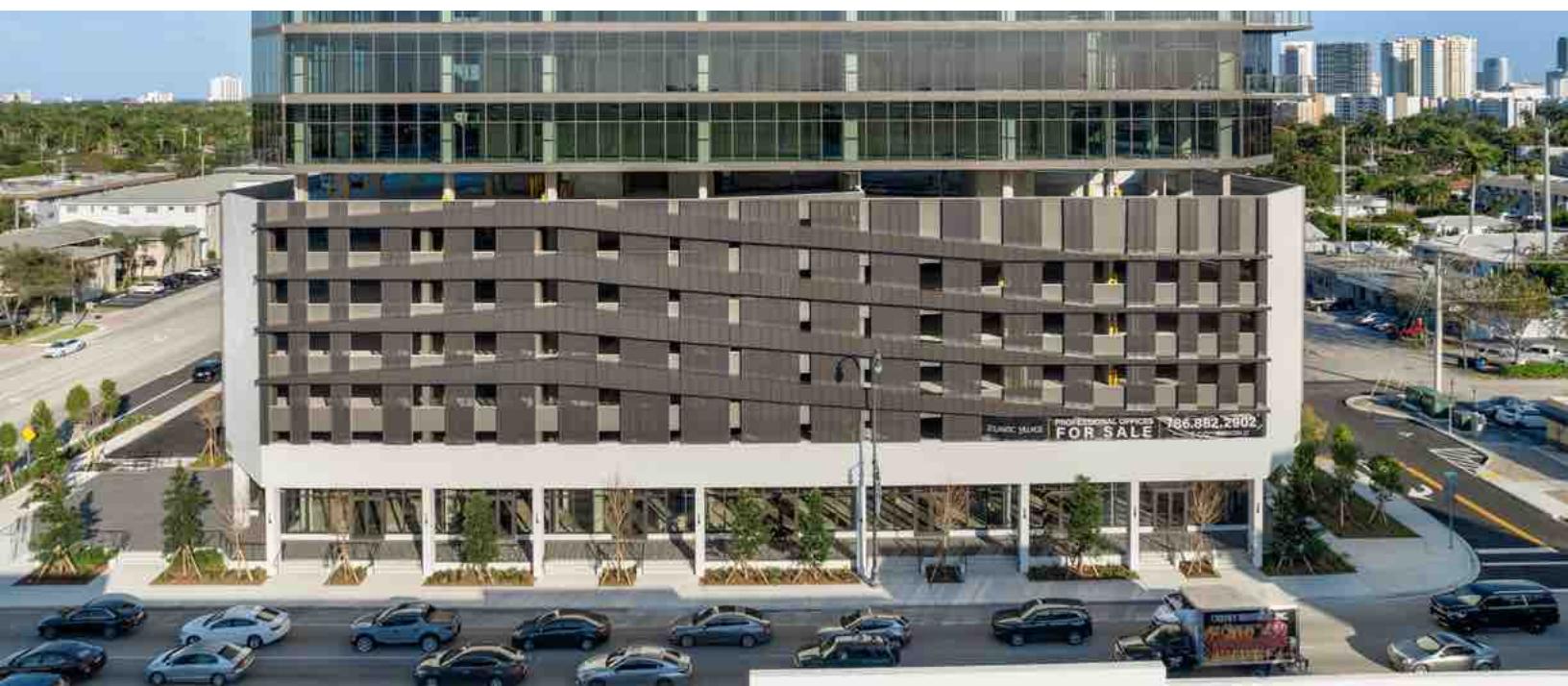
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