

2,988 SF AVAILABLE



Dania Plaza

112 S FEDERAL HWY
DANIA BEACH, FL

EXCLUSIVE RETAIL LEASING:

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AVAILABLE

- 2,988 sqft
- Former physical therapy office
- Open floor plan w/ bathrooms and grade level roll up door in the rear
- Monument Signage

PROPERTY HIGHLIGHTS

- 4,452 Apartments within 1 mile - approved, under construction, or recently completed
- Located 1.2 Miles east of 
- Mix of well established local and national tenants
- Dense market, strong traffic counts, and visibility on Federal Hwy



DEMOGRAPHICS (3 mi)



Population
95,384



Daytime
Population
75,380



Median
Age
43



Average HH
Income
\$109,930

JOIN

JAXSON'S **SHIBOLIM**

DOLLAR GENERAL®

Dania Shopping Plaza

128 S Federal Hwy, Dania Beach, FL 33004

#	TENANT	SQ. FT.
100	Half-Price Mattress	4,000
102	Metro by T-Mobile	930
104	Pauli's Pizza Pasta	930
106	Allure	930
108	Vape Shop	900
110	Shibolim Kosher Bakery	3,157
112	AVAILABLE	2,988
118	The Check Cashing Store	1,760
120	Dollar General	9,760
122	D&V Jewelry	750
124	Vape Shop	750
126	Lobby	690
128-130	Jaxson's Ice	4,000
2F	Second Floor	4,645

Second Floor
Gross Area
4,645 SF
(RENT ROLL 3,318 SF)

The Site Plan as shown is Preliminary and Representative only, and may not represent the final layout, as it has not been approved by an architect or engineer

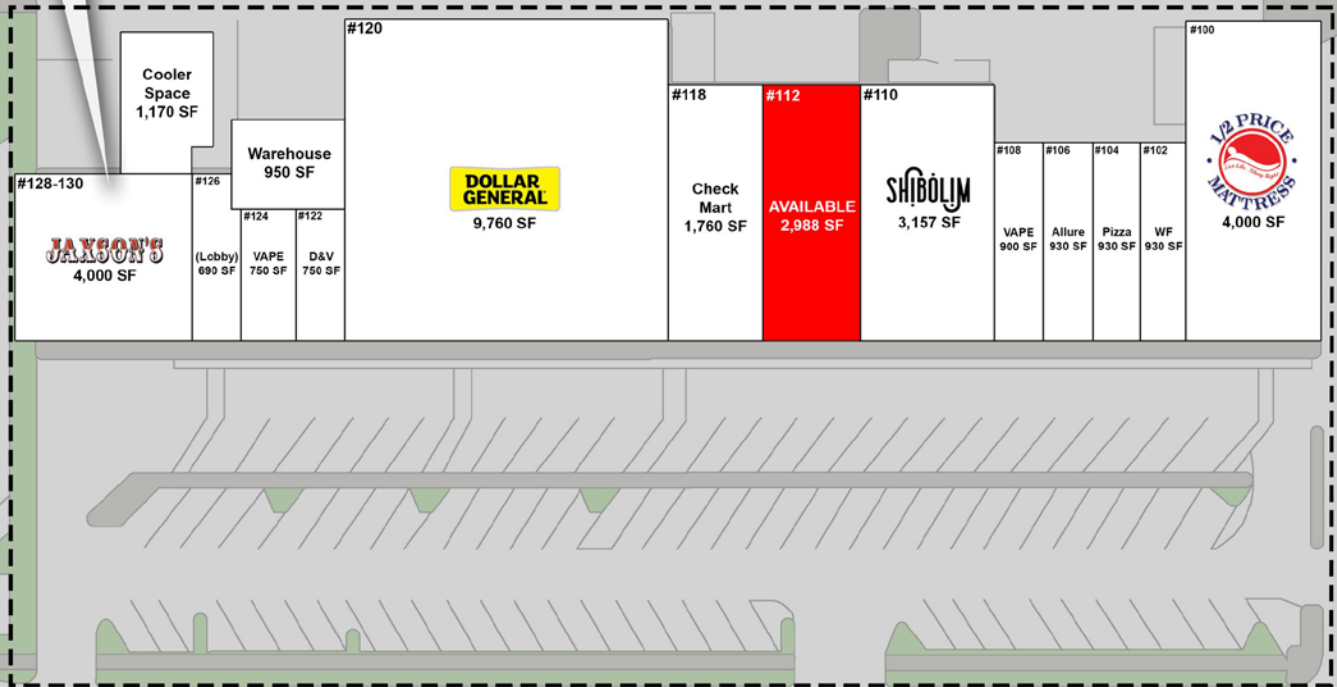
SW 1st Ave

SW 1st St

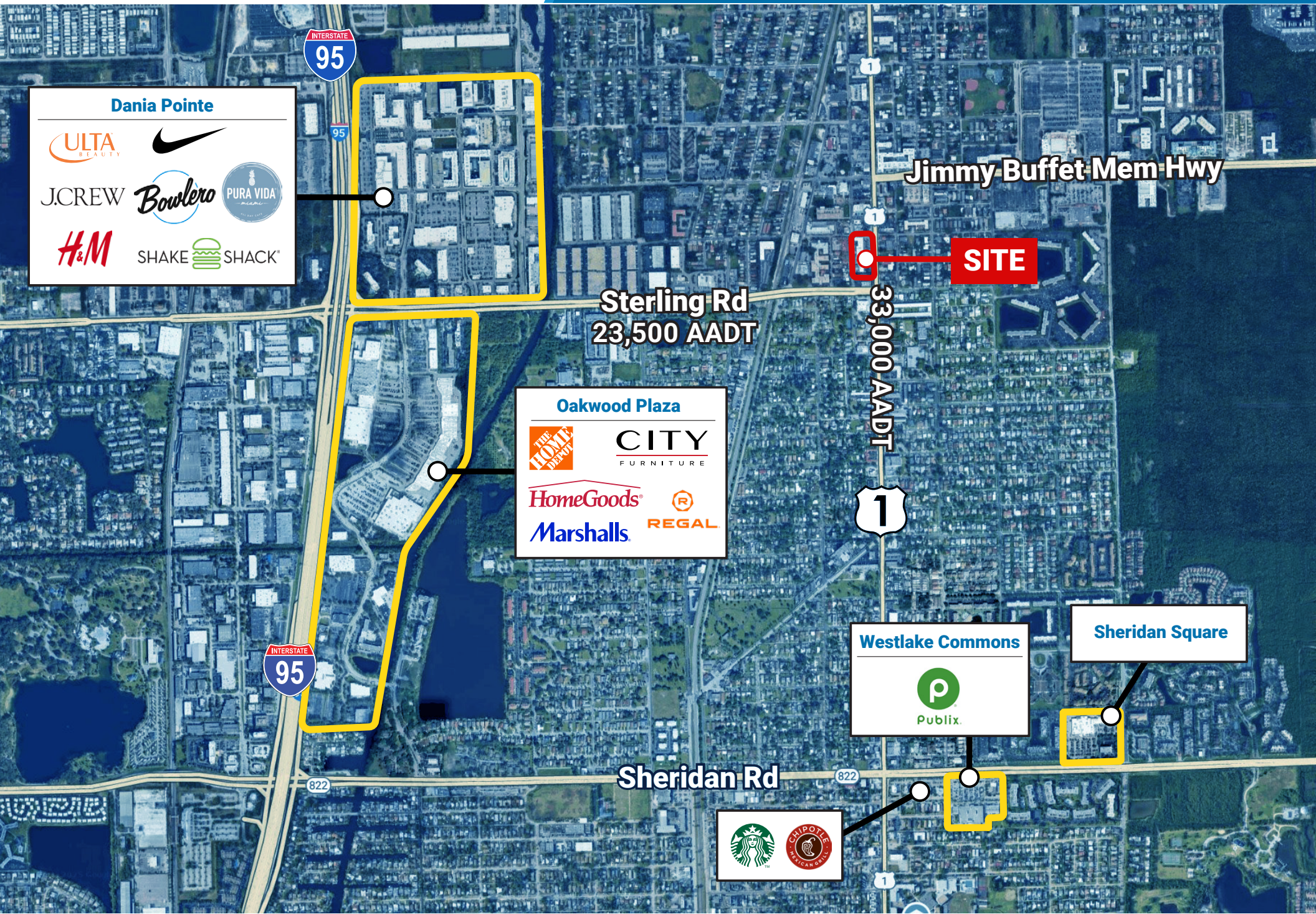
Stirling Rd



Updated: Summer 2025







Dania Pointe



J.CREW



Oakwood Plaza



CITY
FURNITURE

HomeGoods®



Marshalls

REGAL

Westlake Commons



Sheridan Square

Sheridan Rd





1 MILE RADIUS

COMPLETED
1,664 Residential Units

APPROVED
1,574 Residential Units

UNDER CONSTRUCTION
1,574 Residential Units

Spirit Headquarters
Mixed-use project that began in 2021 with budget of \$250 million. Six-story, 180,222 sf headquarters.



1

Spirit Residential
7-story residential building next to Spirit HQ. Features 200 apartments with 297 parking spaces. Reserved for flight crews and all Spirit employees.



2

Atlantica at Dania Beach
Multifamily, garden-style community development within a 4.67-acre lot. Features 124 units built across six buildings all three stories in height.



3

City Place
Affordable housing development with 99 units in eight story building. 2,500 square feet of commercial space



4

Soleste Cityline
Eight-story luxury residential complex offering 340 homes.



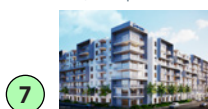
5

Oasis Pointe
Completed in 2023. Eight-story building featuring 301 residential units



6

Avery Dania Pointe
Phase II features 336 units. In total, the Dania Pointe development consists of 600 residential units, 1 million square feet of retail space, six hotels and more than 500,000 square feet of office



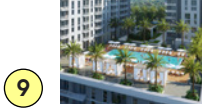
7

Embassy Suites
13-story building on a 1.2-acre plot. Site will replace Dania Plaza. Will feature 222 hotel rooms, 212 parking space garage.



8

Parkview
14-story apartment project featuring 355 units



9

The Waves Dania Beach
Two 15-story buildings, one titled 70 Wave and the other 90 Wave. The project will offer a total of 760 apartments and nearly 40,000 sqft ground floor commercial space



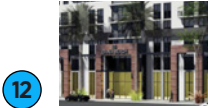
10

Viridian Apartments
14-story, 237 unit residential building approved



11

101 Dania Beach Apartments
This mixed-use development with, 13-story buildings with 380 apartments, 23,000 square feet of office and 4,800 square feet of ground floor retail.



12

Seaview Dania Beach
Phase 2 of existing Seaview apartment project. Proposed 450 units to be built on property next to existing 384-unit building



13

