

# For Sale



ONE COMMERCIAL  
REAL ESTATE

1301 S Federal Hwy  
DANIA BEACH, FL 33316



WATCH AERIAL  
VIDEO TOUR

For those  
ready for  
what's next



**TARLAN MAMEDOV**  
INVESTMENT SALES ADVISOR

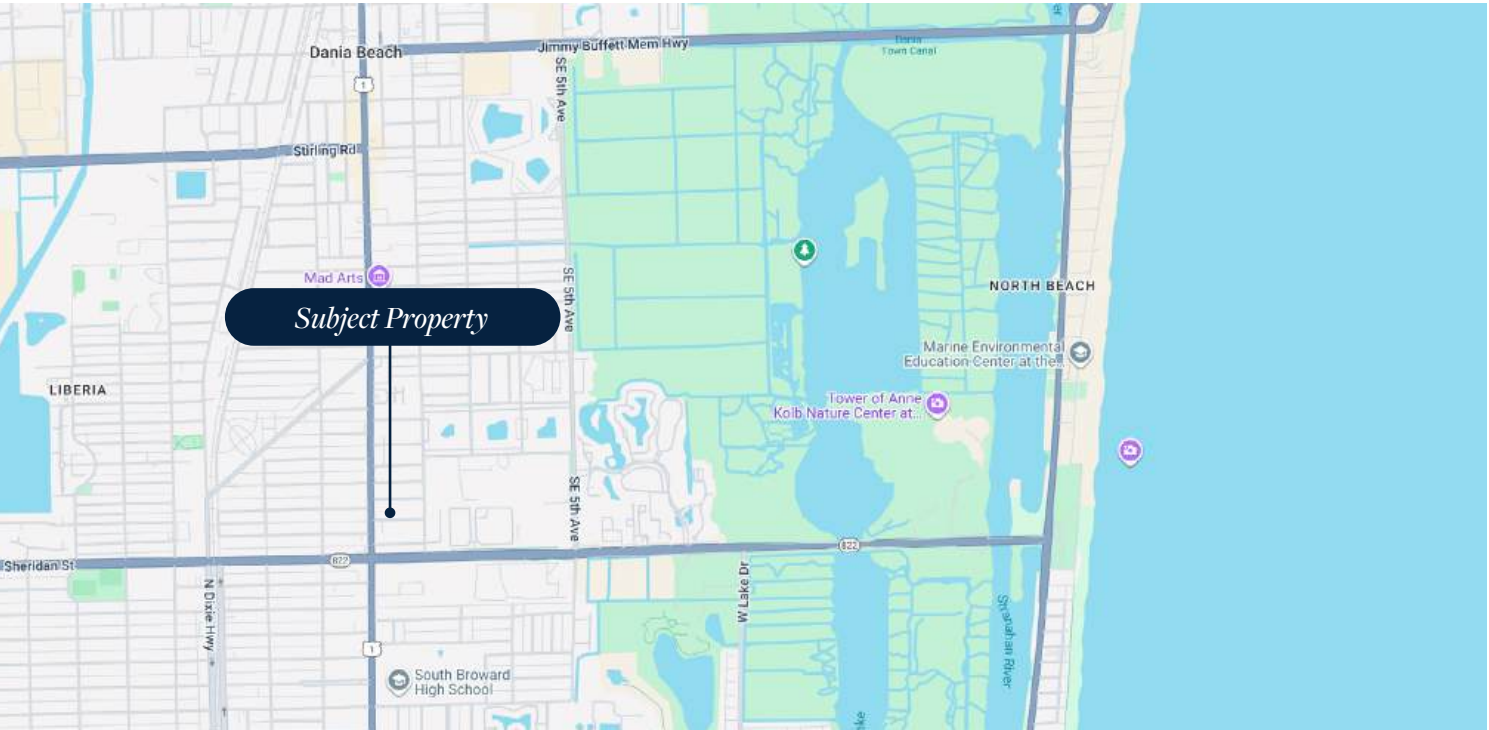
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# 1301 S Federal Hwy



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VACANT	1.01 acre (44,113 SF)	184.2'	33,000	SFED-MU	MIXED-USE	COVERED LAND PLAY REDEVELOPMENT
CURRENT USE	LOT SIZE	LINEAR FRONTAGE	VPD	ZONING	BY RIGHT	OPPORTUNITY TYPE

ONE Commercial Real Estate is pleased to present a prime vacant commercial land opportunity spanning 1.01± acres (44,113± SF) in Dania Beach, Florida.

Strategically positioned along a high-visibility corridor and surrounded by new residential, hospitality, and mixed-use developments, this site offers a rare opportunity to deliver a higher and better use aligned with Dania Beach's rapid expansion and the growing demand driven by nearby development activity.



Pricing Upon Request

DISCLAIMER

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DEMOGRAPHICS			TRAFFIC				
	1 mile	3 miles	Collection Street	Cross Street	Traffic Vol	Last Measure	Distance
Population	21,529	107,360	S Federal Hwy	SE 14th St N	33,261	2025	0.09 mi
Households	9,409	46,211	Federal Highway	SE 11th St N	30,616	2025	0.10 mi
Median Age	44.50	43.80	Sheridan St	SE 3rd Ave E	25,720	2025	0.26 mi
Median HH Income	\$50,042	\$55,605	Sheridan St	SW 16th St W	28,853	2025	0.29 mi
Daytime Employees	6,158	74,917	Sheridan St	Sheridan St W	28,411	2025	0.29 mi
Population Growth '24 - '29	↑ 0.75%	↑ 0.74%	East Sheridan Street	SE 3rd Ave N	26,202	2025	0.30 mi
Household Growth '24 - '29	↑ 0.41%	↑ 0.43%	W Dixie Hwy	SW 11th St SW	2,734	2023	0.32 mi
			W Dixie Hwy	SW 11th St SW	2,779	2025	0.32 mi
			N 21st Ave	Thomas St S	5,302	2025	0.50 mi
			N Dixie Hwy	Sherman St N	5,957	2025	0.51 mi

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# We Advise Our Clients in the Following Aspects of CRE:



## **CAPITAL MARKETS - DEBT & EQUITY**

Our analysis of opportunities can provide a variety of finance options.



## **DEVELOPMENT ASSISTANCE**

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



## **TENANT REPRESENTATION**

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



## **ASSET MANAGEMENT**

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.



## **INVESTMENT SALES & ACQUISITIONS**

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



## **WEALTH MANAGEMENT ADVISORY**

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



## **LANDLORD REPRESENTATION**

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.

# Are you ready for what's next?