

Freestanding Office/Retail Building
For Lease



100 Northwest 1st Street, Hallandale Beach, FL 33009

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Property Summary

Freestanding Office/Retail Building • For Lease



PROPERTY DESCRIPTION

Freestanding office/retail building with a secure gated storage lot located in the Central RAC District of Hallandale Beach. Positioned one block west of Hallandale Beach Boulevard, the property offers excellent access to major commercial corridors and surrounding residential density.

The building features two separate entrances and a fenced outdoor storage yard, providing flexibility for service, retail, or operational users requiring additional exterior space.

Zoned RAC-TC (Central Regional Activity Center Transit Core), the property allows a wide range of commercial uses including offices, restaurants, general retail, studios, assisted living facilities, automobile rental agencies, and medical marijuana dispensing facilities. Conditional uses include alcoholic beverage establishments and parking-related uses.

The location benefits from strong surrounding demographics with more than 107,000 residents within one mile, over 453,000 within three miles, and more than 1.16 million residents within five miles.

Rare opportunity to secure a freestanding commercial building with flexible zoning and secured storage in one of South Broward County's evolving redevelopment corridors.

The lot is fenced. Landlord is repairing the fence and gravel parking lot because the city has fined her.

LEASE SUMMARY

Lease Rate:	\$40.00 SF
OPEX:	\$5.89 PSF
Available SF:	1,100 SF
Lot Size:	6,577 SF



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PROPERTY HIGHLIGHTS

- Freestanding Office / Retail Building
- Secure Fenced Storage Yard with Gate
- Two Separate Entrances Allowing Flexible Layout
- Located in Hallandale Beach Central RAC District
- Zoned RAC-TC (Regional Activity Center - Transit Core)
- Wide Range of Permitted Commercial Uses
- One Block from Hallandale Beach Boulevard
- Strong Redevelopment Corridor
- Dense Surrounding Residential Population
- 107,000+ Residents within One Mile
- 453,000+ Residents within Three Miles
- 1.16M+ Residents within Five Miles
- Ideal for Office, Retail, Studio, Service or Specialty Commercial Users

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	608	2,555	10,233
Total Population	1,348	6,130	25,141
Average HH Income	\$75,998	\$75,005	\$69,556

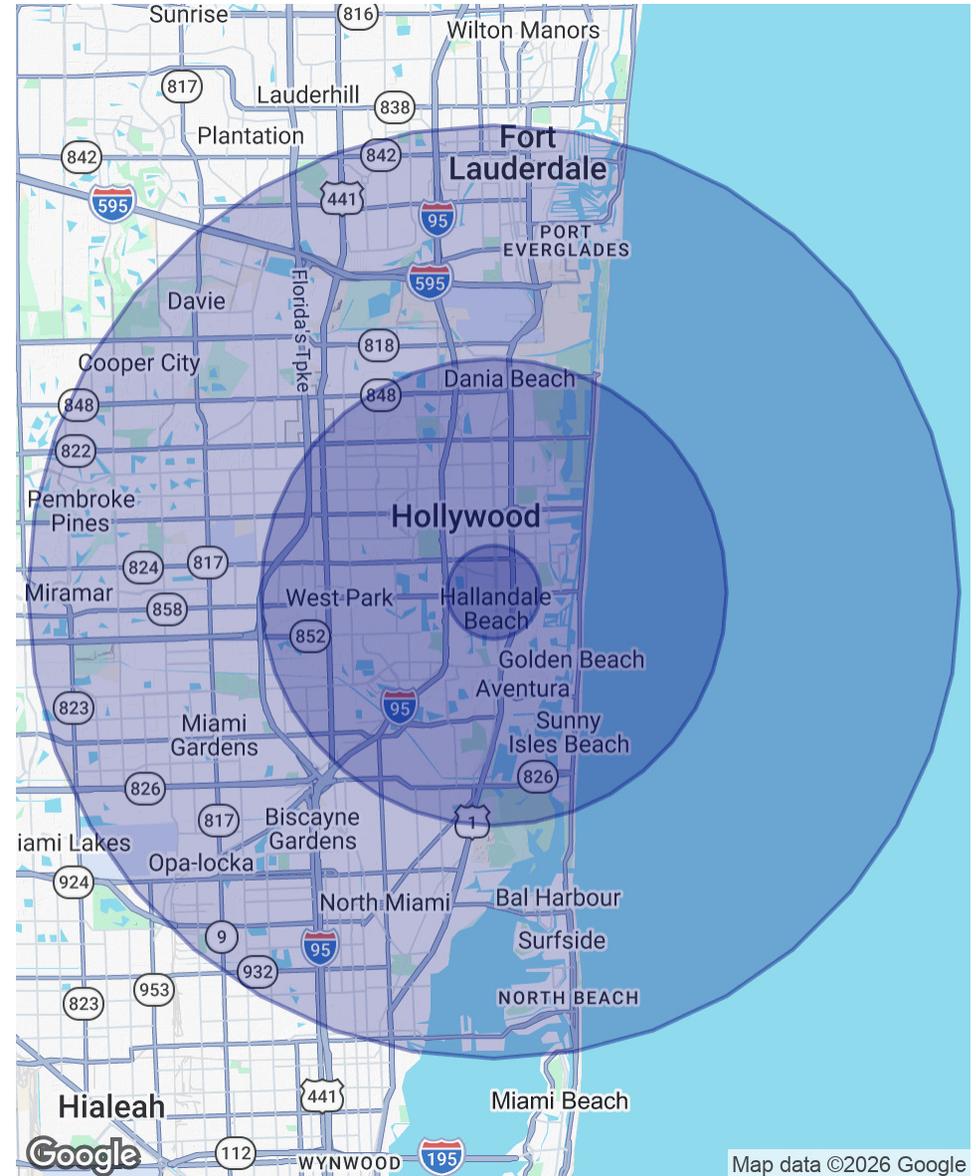
Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,348	6,130	25,141
Average Age	46.1	44.2	42
Average Age (Male)	45	42.4	40.3
Average Age (Female)	49.6	46.9	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	608	2,555	10,233
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$75,998	\$75,005	\$69,556
Average House Value	\$263,823	\$249,555	\$241,026

2023 American Community Survey (ACS)



Retailer Map

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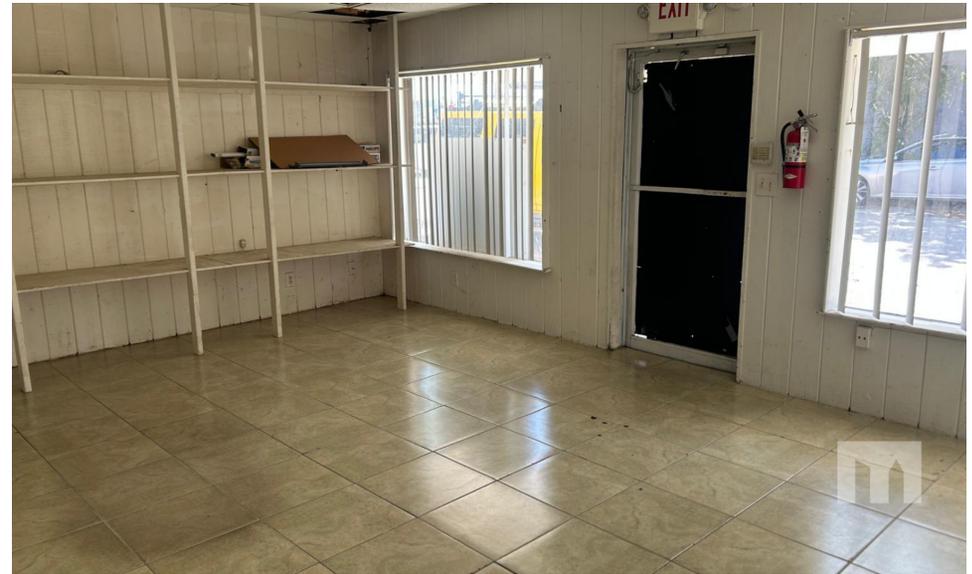
Photos

Freestanding Office/Retail Building • For Lease



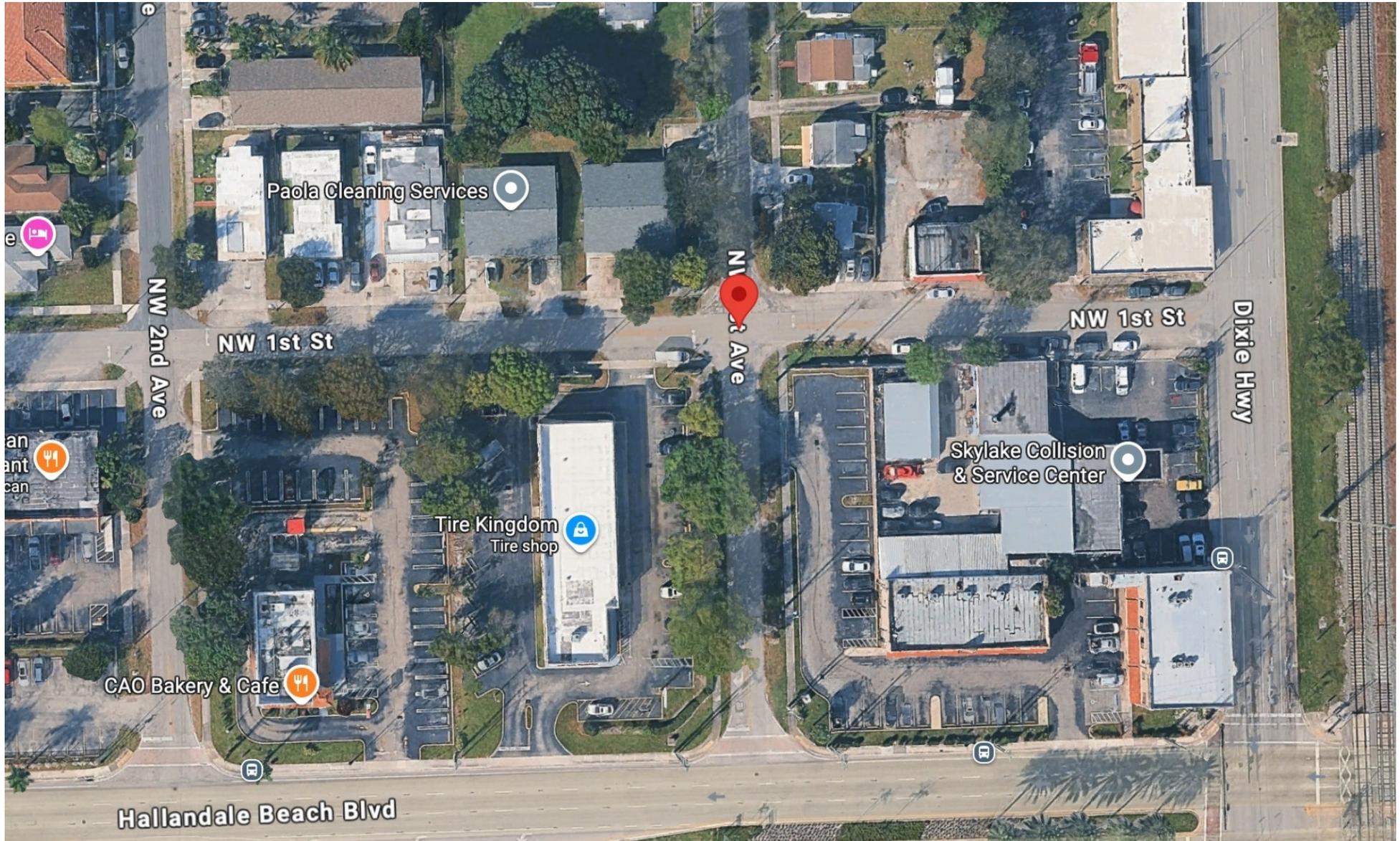
Additional Photos

Freestanding Office/Retail Building • Office Building For Lease



Aerial View

Freestanding Office/Retail Building • For Lease



Location & Area Growth

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LOCATION & AREA GROWTH

Hallandale Beach continues to experience significant investment and redevelopment as part of the broader South Broward coastal corridor connecting Aventura, Hollywood, and Fort Lauderdale. The city has prioritized mixed-use development, transit-oriented growth, and revitalization of its core commercial districts.

Several major projects are transforming the surrounding area, including the Oasis Hallandale mixed-use development, which includes residential towers, retail, restaurants, and office space along Hallandale Beach Boulevard. Additional residential density is being added through projects such as Parks at Hallandale, a nearly 400-unit multifamily development expected to further expand the local consumer base.

Just minutes from the property, Gulfstream Park and the Village at Gulfstream Park continue to serve as a regional entertainment and retail destination with long-term plans for residential, hotel, office, and retail expansion.

The subject property is located within the Regional Activity Center (RAC) district, an area designated by the city to support higher-density development, pedestrian-friendly streetscapes, and expanded commercial activity. This zoning initiative encourages a diverse mix of retail, office, residential, and entertainment uses designed to strengthen the local economy.

The surrounding trade area benefits from strong residential density, with more than 107,000 residents within one mile, 453,000 residents within three miles, and over 1.16 million residents within five miles, supporting long-term demand for neighborhood retail, service providers, and commercial uses.

Located just west of Hallandale Beach Boulevard, the property provides convenient connectivity to US-1, I-95, Aventura, Gulfstream Park, and the broader South Florida metropolitan area.



RAC-TC *(Central Regional Activity Center Transit Core)*

Permitted

- Assisted living facilities
- Automobile rental agencies
- Family Entertainment Center
- Medical marijuana treatment center dispensing facility
- Restaurants
- Stores and services, general
- Stores and services, large format
- Studio or workshop
- Office
- Moving Companies

Conditional

- Alcoholic beverage establishments
- Parking garages
- Parking lot, interim
- Parking lots