

202 Old N Federal Hwy, Hallandale Beach, FL



10,615 SF or 3 units of 3,500 SF
Available For Lease

Roberto Susi
305-932-8550
**Roberto@axiom-
cap.com**

	<u>3 Miles</u>	<u>5 Mile</u>
<u>Population</u>	164,516	375,654
<u>Average Income</u>	\$70,041	\$69,751
<u>Average Age</u>	39	39

Data obtained from Loopnet

- Visible from the N Federal Hwy & Hallandale Beach Blvd
- Adjacent to several new and planned residential – live – work – play properties
- Strong population and traffic counts

New Projects Happening in Hallandale Beach, FL

NEW PROJECTS

Hallandale Beach Area

Diplomat Golf Course



500-501 Diplomat Parkway will expand the existing Hotel and Country Club to include 3 hotel towers with a total of 975 new hotel rooms and 90,258 SF of amenities. The project also includes a 29-story residential tower with 262 units.

Hallandale Oasis



1100 E Hallandale Beach Blvd approved two 3-story buildings with restaurant, retail and office uses totalling 74,190 SF. Hallandale Oasis will also include a 26-story residential building attached to a garage with 900+ spaces.

Château Square



Located on 600 East Hallandale Beach Blvd this new project features 166,352 SF of retail, 162,254 SF of office, 800 residential units and over 290 hotel rooms.

Nine Hundred



900 South Federal Hwy will transform into a 23-story mixed use development tower that includes 160 hotel rooms, 320 residential units and approx. 5,000 SF of retail.

Aventura Optima



Located In 21500 Biscayne Blvd is Aventura Optima a Class A, ±114,000 SF office and medical project. It includes a gym, a 20,000 SF rooftop garage with an outdoor jogging trail and a fifth floor social deck.

Aventura Parksquare



Located in 2950 NE 207th Street is Aventura Parksquare. A mixed-use project comprised of luxury residential apartments, high-end offices, senior luxury apartments, a Starwood Aloft Hotel, state-of-the-art wellness center, and a 55,000 SF retail center.

Atlantic Village



Located at 801 N. Federal Hwy, Atlantic Village is a new mixed use project featuring 14,452 SF of retail space and 16,722 SF of office space along with 120 residential condos to be built in phase 2. Project to be completed 4th quarter of 2017.

Ice Box Culinary Center & Café



Project consist of 9,300 square feet commercial kitchen/commissary, a 2,100 square feet green house and a 2,700 square feet café dining area.

New Projects Happening in Hallandale Beach, FL – Area Map

NEW PROJECTS Area Map

- 1 Diplomat Golf Course
- 2 CVS Pharmacy
- 3 Hallandale Oasis
- 4 Château Square
- 5 Nine Hundred
- 6 Aventura Optima
- 7 Aventura Parksquare
- 8 Atlantic Village
- 9 Ice Box Culinary Center & Café

