

313 EAST HALLANDALE BEACH BOULEVARD

HALLANDALE BEACH, FL

±7,350 SF AVAILABLE FOR LEASE

FORMER VETERINARY CLINIC AVAILABLE IN HALLANDALE BEACH!



HALLANDALE BEACH BLVD 52,000 VPD



metrocommercial.com | Plymouth Meeting, PA | Mount Laurel, NJ | Miami, FL | Philadelphia, PA

get in touch.

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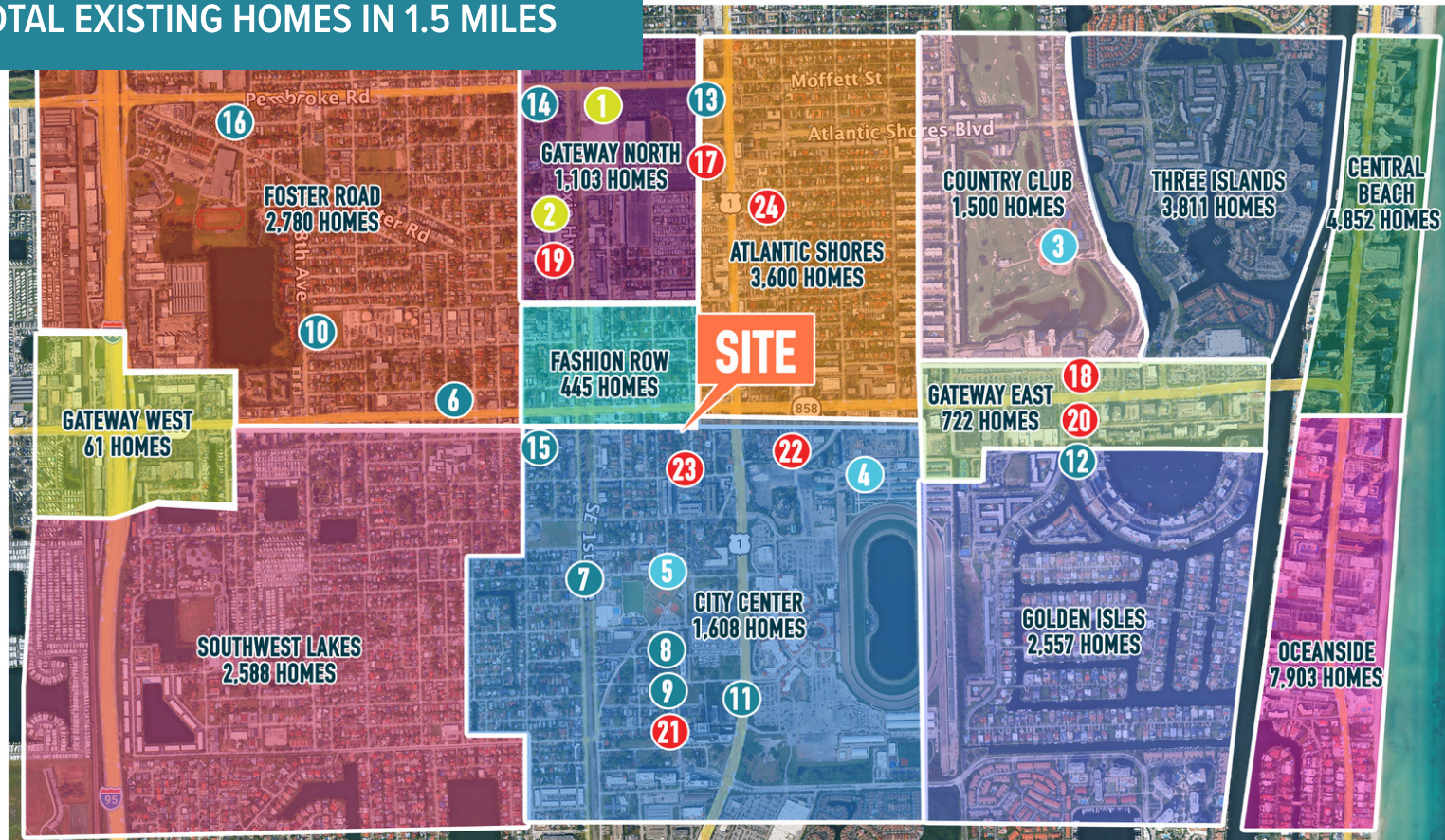
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±33,530 TOTAL EXISTING HOMES IN 1.5 MILES



RECENTLY COMPLETED

TOTAL: 487 UNITS / 33,016 SF

- 1.) PARKS AT HALLANDALE
398 UNITS
6,486 SF COMMERCIAL
- 2.) HALLANDALE CITY CENTER
89 UNITS
26,530 SF MIXED USE

UNDER CONSTRUCTION

TOTAL: 1,831 UNITS / 93,910 SF

- 3.) 500 DIPLOMAT PARKWAY
250 EXISTING UNITS
1,982 FUTURE KEYS
- 4.) HALLANDALE OASIS
500 UNITS
93,910 SF COMMERCIAL
- 5.) LEISURE APARTMENTS
35 UNITS

APPROVED

TOTAL: 1,041 UNITS / 254,827 SF

- 6.) 400 W HALLANDALE - 120,000 SF OFFICE / 14,555 SF COMMERCIAL
- 7.) HALLANDALE CENTRAL PARK - 90 UNITS / 812 SF COMMERCIAL
- 8.) SEVEN PARK - 121 UNITS
- 9.) BLUE PARK - 173 UNITS
- 10.) 8TH AVE COMMONS - 200 UNITS
- 11.) HALLANDALE MEDICAL - 90,813 SF MEDICAL OFFICE
- 12.) MATEO APARTMENTS - 21 UNITS
- 13.) NINE HUNDRED - 320 UNITS / 5,871 SF COMMERCIAL
- 14.) THE GREEN HOUSE - 116 UNITS / 7,456 SF COMMERCIAL
- 15.) 120 SW 1ST ST - 7,200 SF COMMERCIAL
- 16.) PEMBROKE PLAZA - 8,120 SF COMMERCIAL

PROPOSED

TOTAL: 1,311 UNITS / 396,236 SF

- 17.) GREENZONE - 278 UNITS / 17,745 SF COMMERCIAL
- 18.) 2524 E HALLANDALE - 28,820 SF SPORTS COMPLEX
- 19.) THE GEM - 170 UNITS / 12,309 SF COMMERCIAL
- 20.) 1800 E HALLANDALE - 270,000 SF OFFICE
- 21.) THE WEB CENTER - 40 UNITS / 27,925 SF OFFICE
/ 12,437 SF COMMERCIAL
- 22.) 600 E HALLANDALE - 720 UNITS
- 23.) MIXED USE BUILDING - 80 UNITS / 15,000 SF PRESCHOOL
/ 12,000 SF COMMERCIAL
- 24.) NE 6TH ST - 23 UNITS

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LOCATED ALONG HALLANDALE BEACH BLVD WITH 52,000 VPD



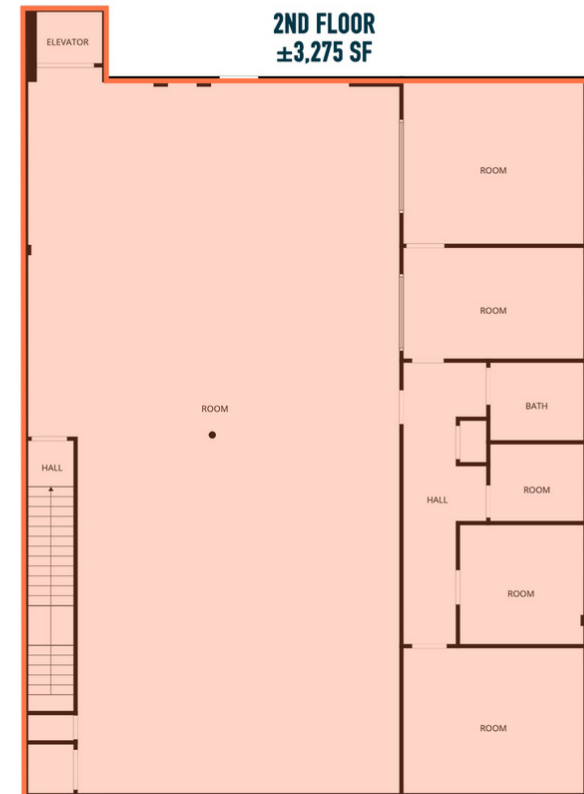
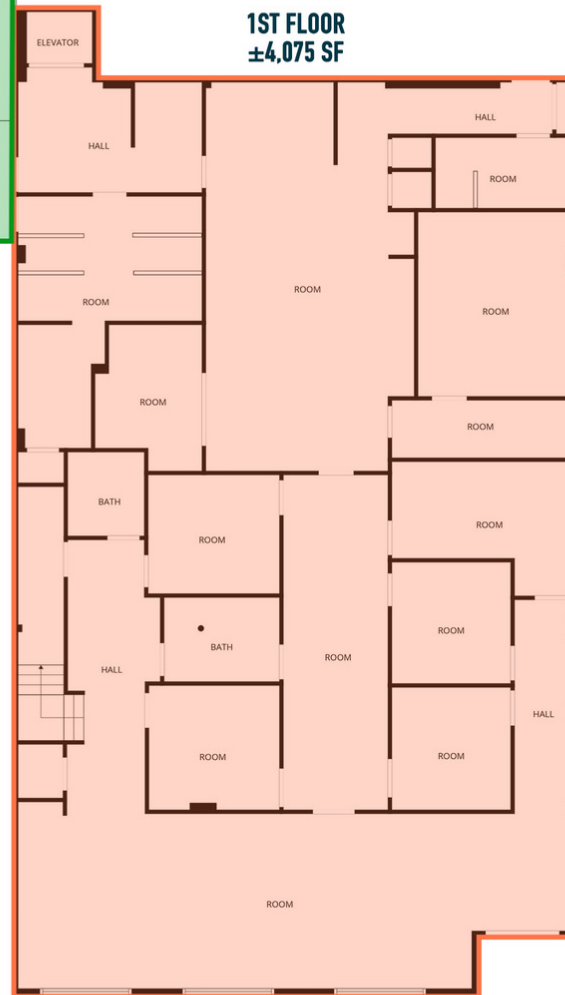
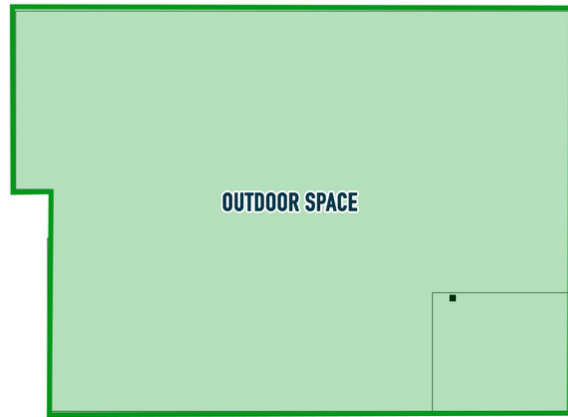
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COMBINED ±7,350 SF ON TWO FLOORS



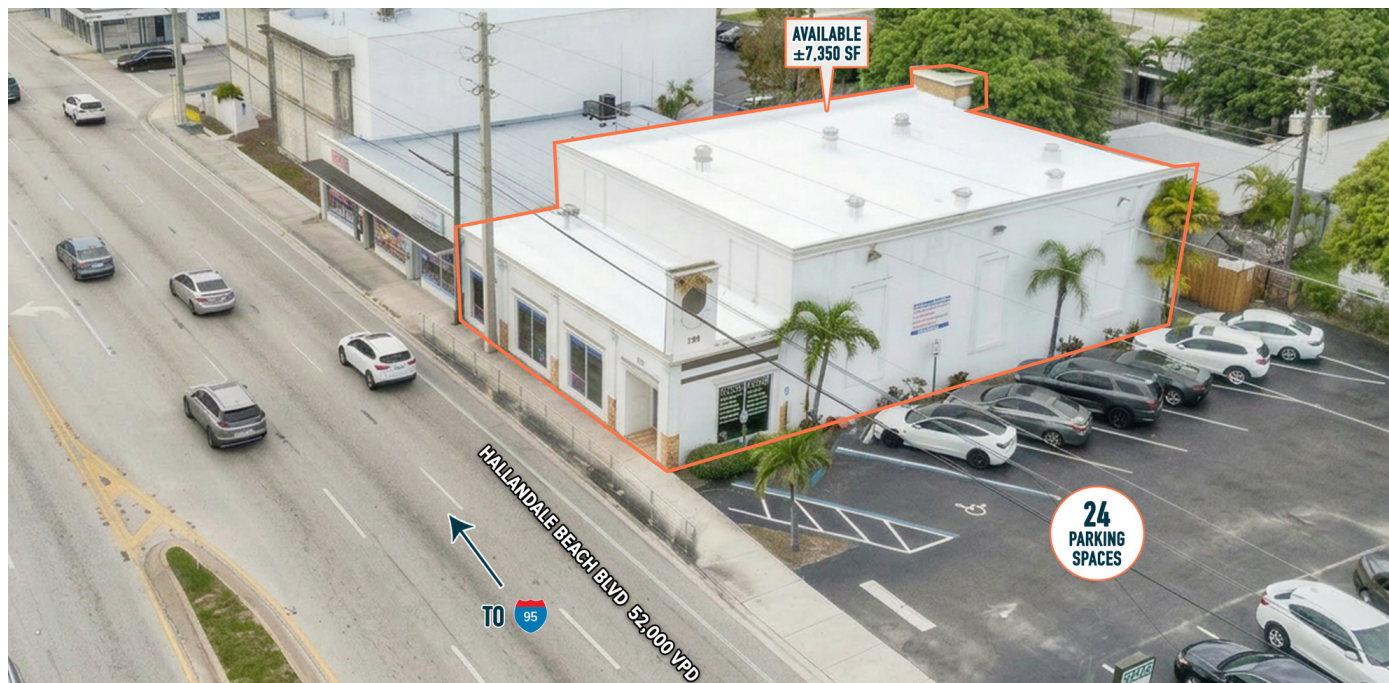
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ADDITIONAL PHOTOS



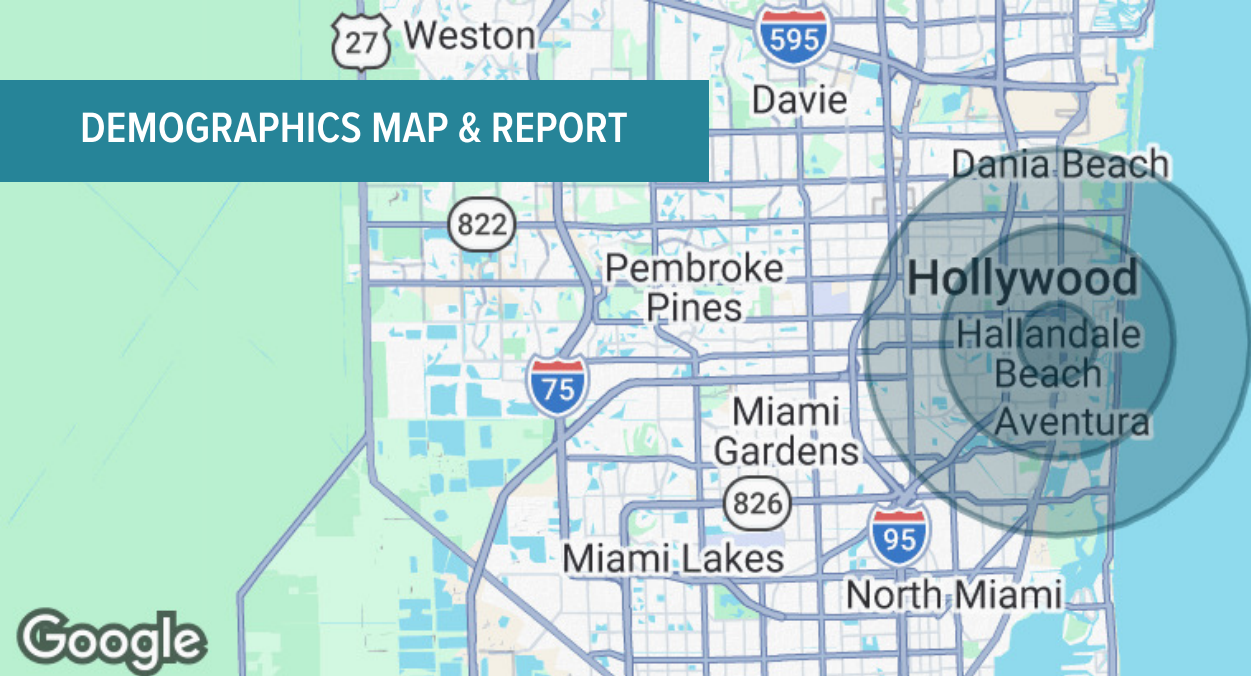
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DEMOGRAPHICS MAP & REPORT



Map data ©2026 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,476	220,690	450,042
Average Age	42.9	44.3	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,351	97,178	187,217
Total Households with Children	2,734	22,826	49,553
Average HH Income	\$78,292	\$110,971	\$109,055
Average House Value	\$334,988	\$492,758	\$485,087

2023 American Community Survey (ACS)

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