



**HALLANDALE
BEACH COLLISION
CENTER**

- Price: \$2,750,000
- Located Directly on Dixie Hwy in Hallandale Beach
- 4,850 SF Warehouse w/ fully fenced-in rear lot
- Business Value & licenses are included



RE/MAX 5 STAR REALTY

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BK3134747, FL

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Hallandale Beach Warehouse | 707 North Dixie Highway | Hallandale Beach, FL 33023



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Property Summary

Hallandale Beach Warehouse



Property Summary

Type:	Industrial Warehouse
Total Price:	\$2,750,000
Business Value	\$300,000
Rear Lot Value	\$300,000
Building Value	\$2,150,000
Price /Sq.Ft.	\$443/Sq.Ft.
Building Sq.Ft.:	4,850 Sq.Ft.
Lot Size:	13,753 Sq.Ft.
Zoning:	Central RAC - Transitional Mixed Use
Ceilings:	15'
Pro-Forma Cap Rate:	7.3%
Pro-Forma Income	\$200,000/year
Licenses:	Collision, Mechanic, Auto Dealer

Economy Overview

The city is known as the home of Gulfstream Park (horse racing and casino) and Big Easy Casino, a greyhound racing track which hosts the World Classic. It also has a sizable financial district, with offices for a number of banks and brokerage houses, plus many restaurants. Hallandale Beach has one of the fastest -growing populations in Broward County and in Metro Miami.

Location Overview

Hallandale Beach is conveniently located between Fort Lauderdale and Miami, next to Aventura with access to the Fort Lauderdale / Hollywood and Miami International airports, Port Everglades, Port of Miami, and I- 95. Visitors as well as residents can enjoy beautiful beaches, exciting par-mutual wagering, and comfortable hotels. Hallandale Beach offers a wide choice of sporting activities year round including tennis, swimming, boating, and salt water fishing. Evenings offer a choice of fine or casual dining and night club entertainment for all ages from ballroom dancing to rock'n roll. Merchandise of every kind can be found in shopping centers, individual boutiques and malls, conveniently located throughout the city.

Property Description

Hallandale Beach Warehouse



John DeMarco with Re/Max 5 Star Realty is pleased to present the sale of 707 N Dixie Hwy located in Hallandale Beach, Florida. The property is strategically located directly on North Dixie Hwy in desirable area of east Hallandale Beach.

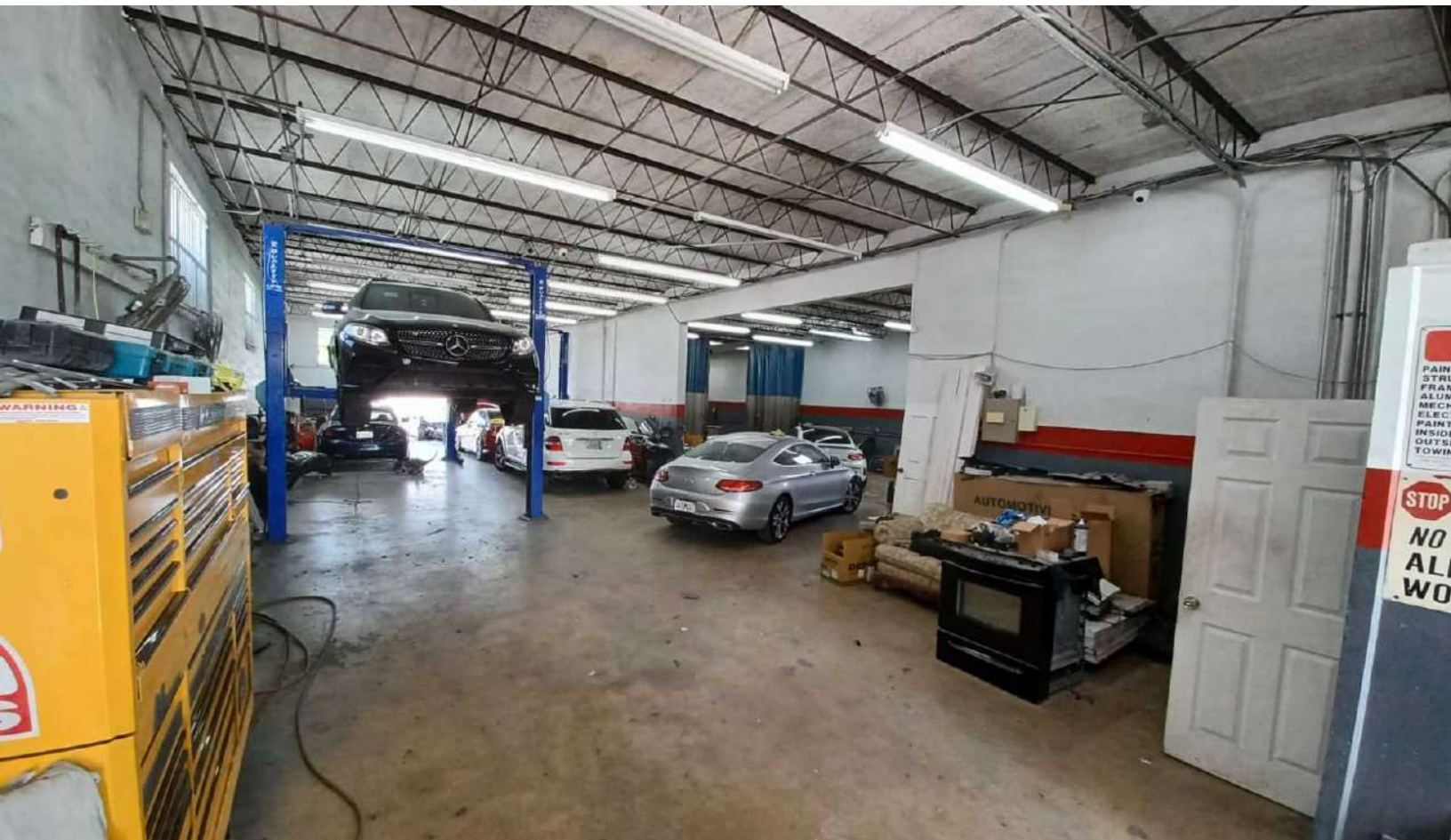
The physical property is a 4,850 SF warehouse sitting on a large 13,753 SF lot. The property is in great overall condition with tall 15' ceilings, two street level roll up doors, built out office and waiting area. The liberal Central RAC zoning allows most commercial uses such as office, retail, multifamily and restaurant. Enclosed in the offering memorandum are the zoning permitted uses. This property has a grandfathered-in use approved for an auto collision, mechanic and auto dealership uses which are very hard to obtain in this area. Buyer has a tremendous opportunity to take over existing operation.

The building is currently occupied by the seller. Business value, all business related licenses, equipment and inventory are included in total price. Business currently generates over \$1mil in gross income and over \$300k in net annual revenue.

Property is priced to sell at only \$443 p/Sq.Ft.. Enclosed in the offering memorandum recent comparable sales averaging \$544/Sq.Ft. some as high as \$633/Sq.Ft..

The property can also work for an investor. A turn-key automotive shop with all licenses in place can be leased conservatively \$40/Sq.Ft NNN. This would generate \$200,000 per year income which would yield a strong 7.3% capitalization rate at a full asking price. Enclosed in this memorandum are recent compatible leases in the area showing average starting rent is \$53/Sq.Ft.

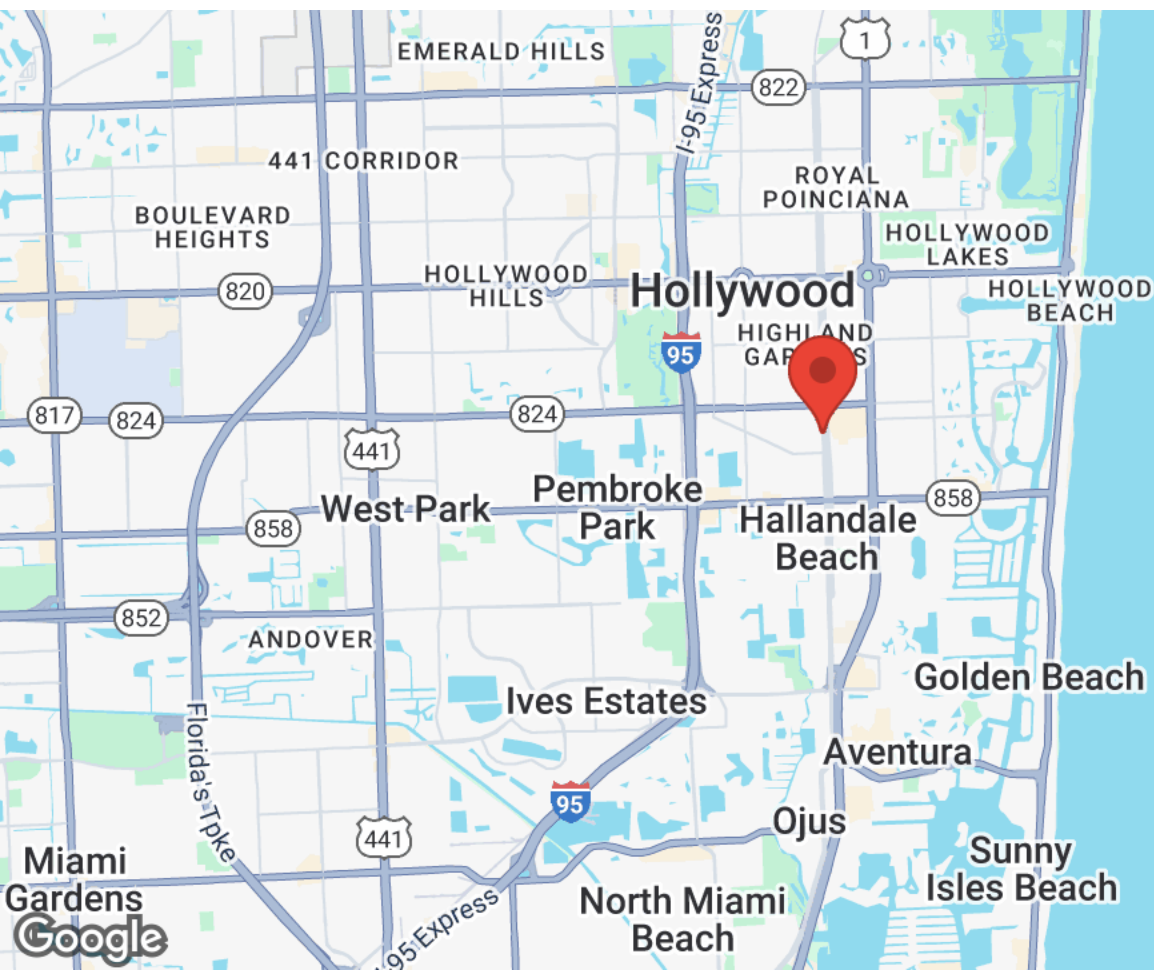
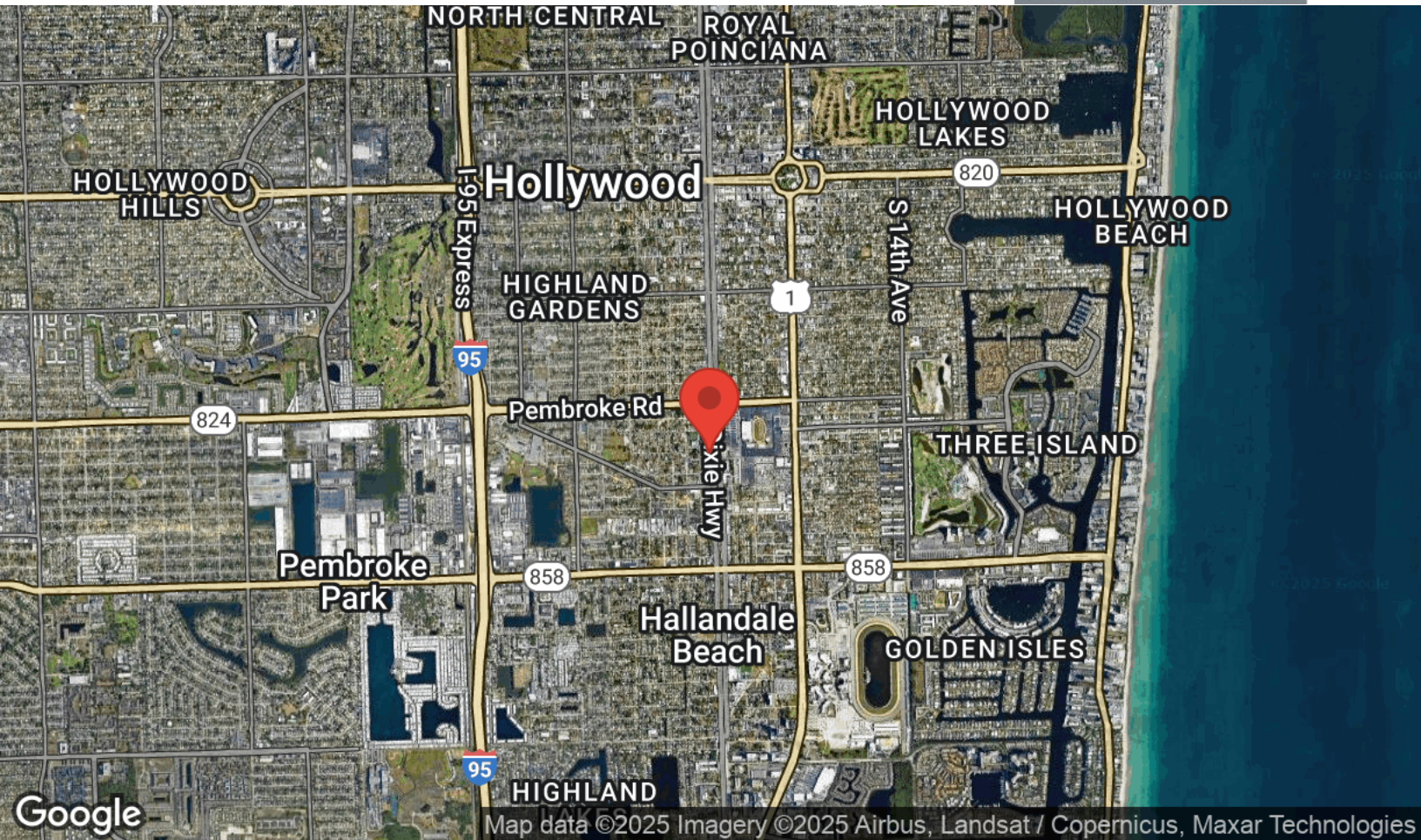
All showings are by appointment only. For additional information please call the listing Broker.



Location Maps

Hallandale Beach Warehouse

RE/MAX
COMMERCIAL



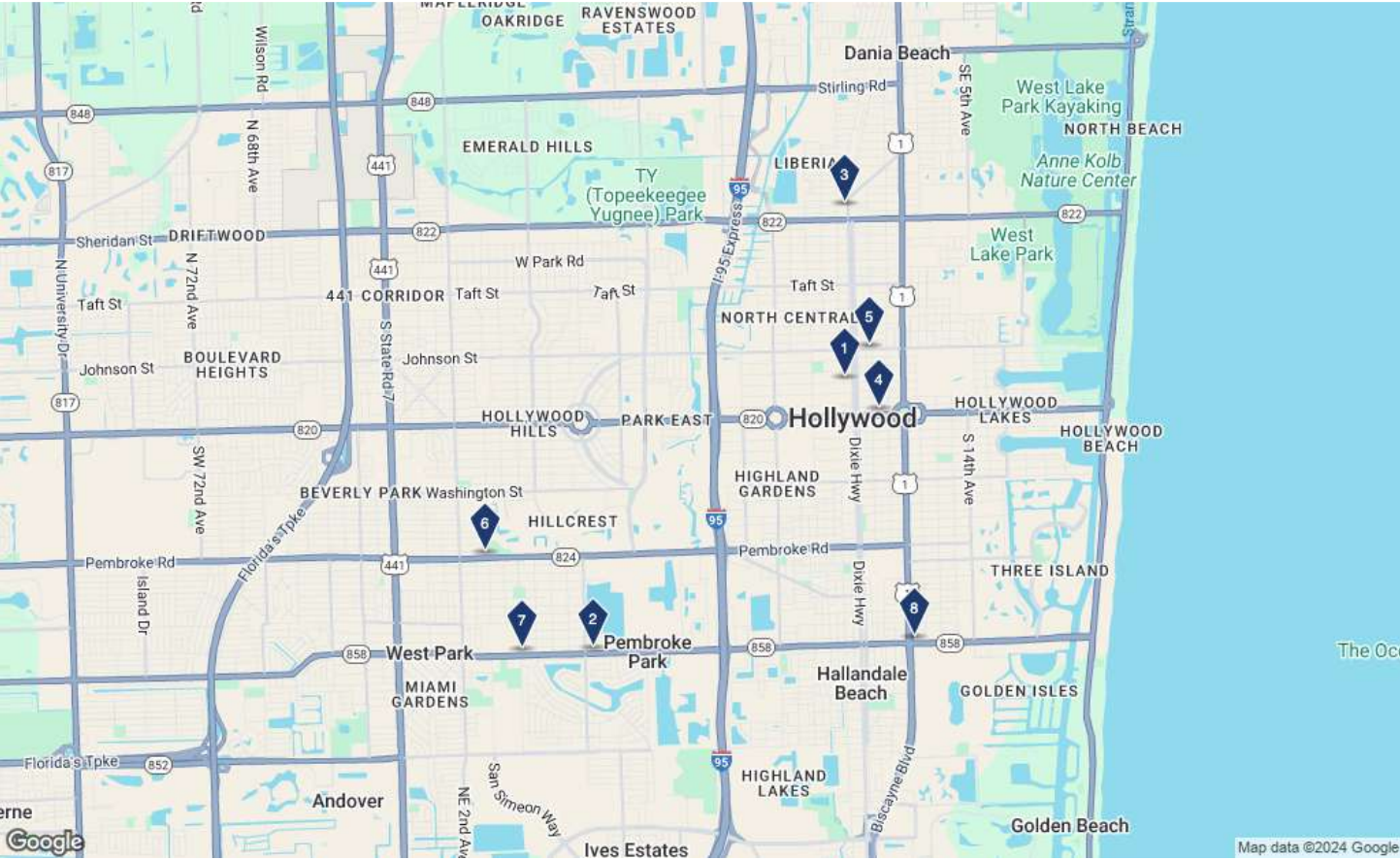




Sale Comps Map & List Report

Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
8	4.8%	\$544	-

SALE COMPARABLES LOCATIONS



























SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$650,000	\$1,122,493	\$1,014,972	\$1,850,000
Price Per SF	\$472	\$544	\$553	\$663
Cap Rate	4.8%	4.8%	4.8%	4.8%
Time Since Sale in Months	1.0	6.4	6.0	18.0

Property Attributes	Low	Average	Median	High
Building SF	1,224 SF	2,063 SF	1,770 SF	3,920 SF
Floors	1	1	1	2
Typical Floor	1,198 SF	1,913 SF	1,412 SF	3,920 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1930	1968	1960	2002
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 1.8	★ ★ ★ ★ ★ 2.0	★ ★ ★ ★ ★

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	Cap Rate
	2121 Fillmore St  Hollywood, FL 33020	Auto Dealer- ship 	-	2,397 SF	-	9/13/2024	\$1,150,000	\$480/SF	-
	3901 W Hallandale...  Hollywood, FL 33023	Retail 	1957	1,323 SF	-	8/19/2024	\$750,000	\$567/SF	-
	1476 Dixie Hwy  Dania Beach, FL 33004	Freestanding 	1957	1,224 SF	-	7/22/2024	\$700,000	\$572/SF	-
	1929 Hollywood Blvd  Hollywood, FL 33020	Storefront 	1930	2,792 SF	-	4/18/2024	\$1,850,000	\$663/SF	4.8%
	2011 Johnson St  Hollywood, FL 33020	Warehouse 	1960	3,920 SF	-	4/5/2024	\$1,850,000	\$472/SF	-
	5211 Pembroke Rd  Hollywood, FL 33021	Freestanding 	1987	1,310 SF	-	3/21/2024	\$650,000	\$496/SF	-
	4791 Hallandale...  Hollywood, FL 33023	Service 	2002	2,040 SF	-	2/2/2024	\$1,100,000	\$539/SF	-
	Multi-Property Sale  701 E Hallandale Beach.. Hallandale Beach, FL...	Freestanding 	1980	1,500 SF	-	4/27/2023	\$929,944 Part of Portfolio	\$620/SF	-

1	2121 Fillmore St	SOLD
<div> <div>Hollywood, FL 33020</div> <div> <div>Sale Date Sep 13, 2024</div> <div>Sale Price \$1,150,000</div> <div>Price/SF \$479.77</div> <div>Parcels 51-42-16-01-0182, 51-42-16-01-0230, 51-42-16-06-0050</div> <div>Comp ID 6856839</div> <div>Comp Status Research Complete</div> </div> <div> <div>Broward</div> <div>Type 2 Star Retail Auto Dealership</div> <div>GLA 2,397 SF</div> <div>Land Acres 0.10 AC</div> <div>Land SF 4,500 SF</div> <div>Zoning CN-3</div> </div> <div>  </div> </div>		
2	3901 W Hallandale Beach Blvd	SOLD
<div> <div>Hollywood, FL 33023</div> <div> <div>Sale Date Aug 19, 2024</div> <div>Sale Price \$750,000</div> <div>Price/SF \$566.89</div> <div>Parcels 51-42-30-03-0760</div> <div>Comp ID 6821759</div> <div>Comp Status Research Complete</div> </div> <div> <div>Broward</div> <div>Type 3 Star Retail</div> <div>Year Built 1957</div> <div>GLA 1,323 SF</div> <div>Land Acres 0.32 AC</div> <div>Land SF 13,750 SF</div> <div>Zoning TOC 3</div> </div> <div>  </div> </div>		
3	1476 Dixie Hwy	SOLD
<div> <div>Dania Beach, FL 33004</div> <div> <div>Sale Date Jul 22, 2024</div> <div>Sale Price \$700,000</div> <div>Price/SF \$571.90</div> <div>Parcels 51-42-03-00-0610</div> <div>Comp ID 6794458</div> <div>Comp Status Public Record</div> </div> <div> <div>Broward</div> <div>Type 1 Star Retail Freestanding</div> <div>Year Built 1957</div> <div>GLA 1,224 SF</div> <div>Land Acres 0.30 AC</div> <div>Land SF 13,229 SF</div> <div>Zoning NBHD-MU</div> </div> <div>  </div> </div>		
4	1929 Hollywood Blvd	SOLD
<div> <div>Hollywood, FL 33020</div> <div> <div>Sale Date Apr 18, 2024</div> <div>Sale Price \$1,850,000</div> <div>Price/SF \$662.61</div> <div>Actual Cap Rate 4.75%</div> <div>Parcels 51-42-15-01-4360</div> <div>Comp ID 6706671</div> <div>Comp Status Research Complete</div> </div> <div> <div>Broward</div> <div>Type 2 Star Retail Storefront</div> <div>Year Built 1930</div> <div>GLA 2,792 SF</div> <div>Land Acres 0.07 AC</div> <div>Land SF 3,049 SF</div> <div>Zoning CCC-1, Hollywood</div> </div> <div>  </div> </div>		
5	2011 Johnson St	SOLD
<div> <div>Hollywood, FL 33020</div> <div> <div>Sale Date Apr 5, 2024</div> <div>Sale Price \$1,850,000</div> <div>Price/SF \$471.94</div> <div>Parcels 51-42-03-10-0013</div> <div>Comp ID 6712398</div> <div>Comp Status Research Complete</div> </div> <div> <div>Broward</div> <div>Type 1 Star Industrial Warehouse</div> <div>Year Built 1960</div> <div>RBA 3,920 SF</div> <div>Land Acres 0.16 AC</div> <div>Land SF 6,970 SF</div> <div>Zoning ND-2</div> </div> <div>  </div> </div>		
6	5211 Pembroke Rd	SOLD
<div> <div>Hollywood, FL 33021</div> <div> <div>Sale Date Mar 21, 2024</div> <div>Sale Price \$650,000</div> <div>Price/SF \$496.18</div> <div>Parcels 51-41-24-07-1440</div> <div>Comp ID 6694808</div> <div>Comp Status Public Record</div> </div> <div> <div>Broward</div> <div>Type 2 Star Retail Freestanding</div> <div>Year Built 1987</div> <div>GLA 1,310 SF</div> <div>Land Acres 0.15 AC</div> <div>Land SF 6,617 SF</div> <div>Zoning C-3</div> </div> <div>  </div> </div>		

7

4791 Hallandale Beach Blvd

SOLD

Hollywood, FL 33023

Broward

Sale Date Feb 2, 2024
Sale Price \$1,100,000
Price/SF \$539.22
Parcels 51-42-30-03-1620
Comp ID 6647331
Comp Status Research Complete

Type 1 Star Industrial Service
Year Built 2002
RBA 2,040 SF
Land Acres 0.29 AC
Land SF 12,676 SF
Zoning C-1, SW Ranches



8

701 E Hallandale Beach Blvd

SOLD

Hallandale Beach, FL 33009

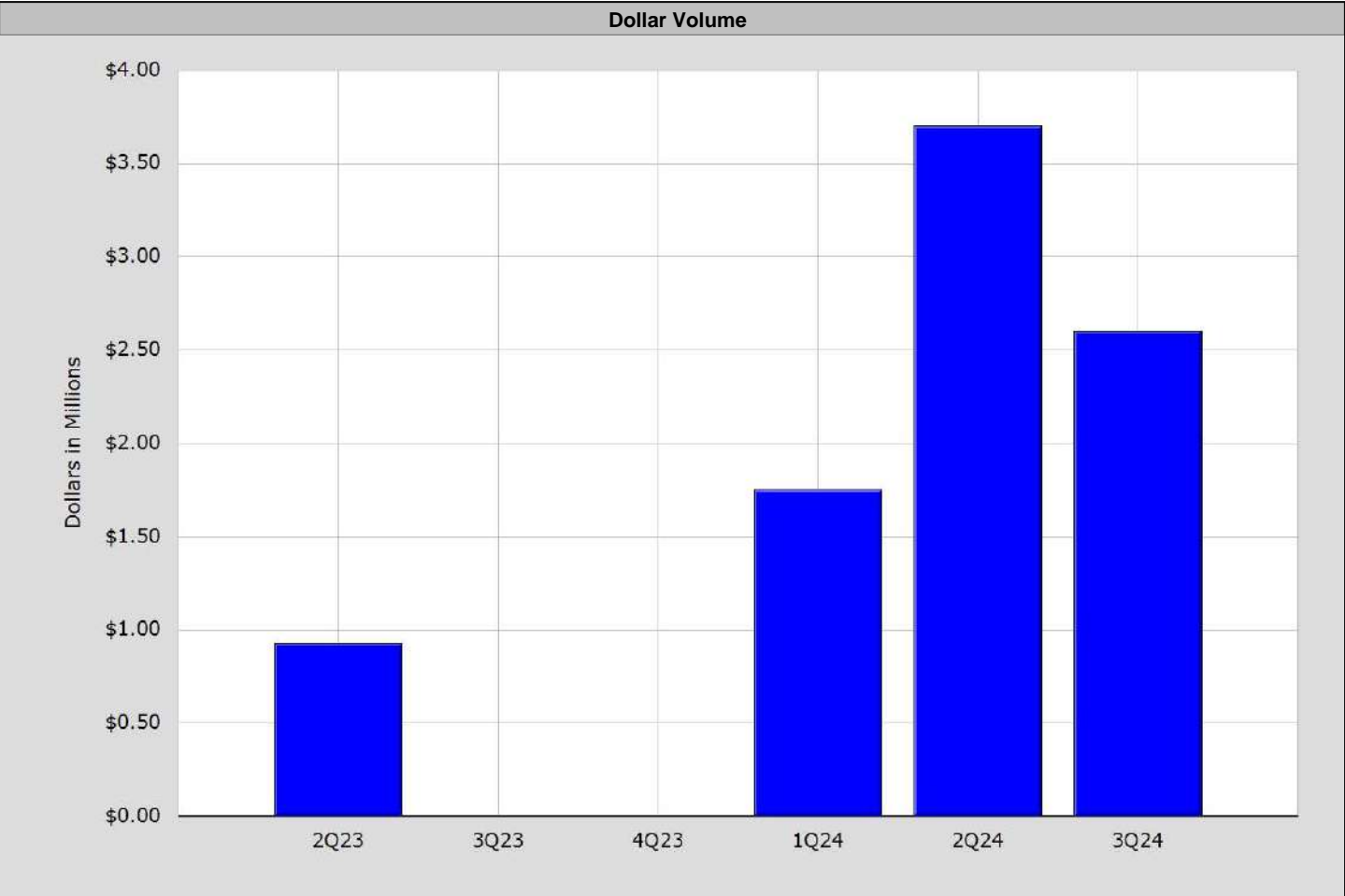
Broward

Sale Date Apr 27, 2023
Sale Price \$929,944
Price/SF \$619.96
Parcels 51-42-27-20-0020
Comp ID 6377396
Comp Status Research Complete

Type 2 Star Retail Freestanding
Year Built 1980
GLA 1,500 SF
Land Acres 0.10 AC
Land SF 4,251 SF
Zoning CCB



Trend Report



Legend:		Report Time Frame: 4/1/2023 - 10/29/2024	
			Sold Transactions
Current Survey	Sold Transactions		
Time Interval - Quarterly		Number of Transactions	8
		Total Dollar Volume	\$8,979,944
		Total Bldg Square Feet	16,506
		Total Land in Acres	1.49
		Total Land in SF	64,904
		Average Price	\$1,122,493
		Average Number of SF	2,063
		Average Price Per Bldg SF	\$544.04
		Median Price Per SF	\$553.06
		Average Number of Acres	0.19
		Average Number of SF(Land)	8,113
		Average Price Per Unit	-
		Median Price Per Unit	-
		Average Number of Units	-
		Actual Cap Rate	4.75%

Trend Report

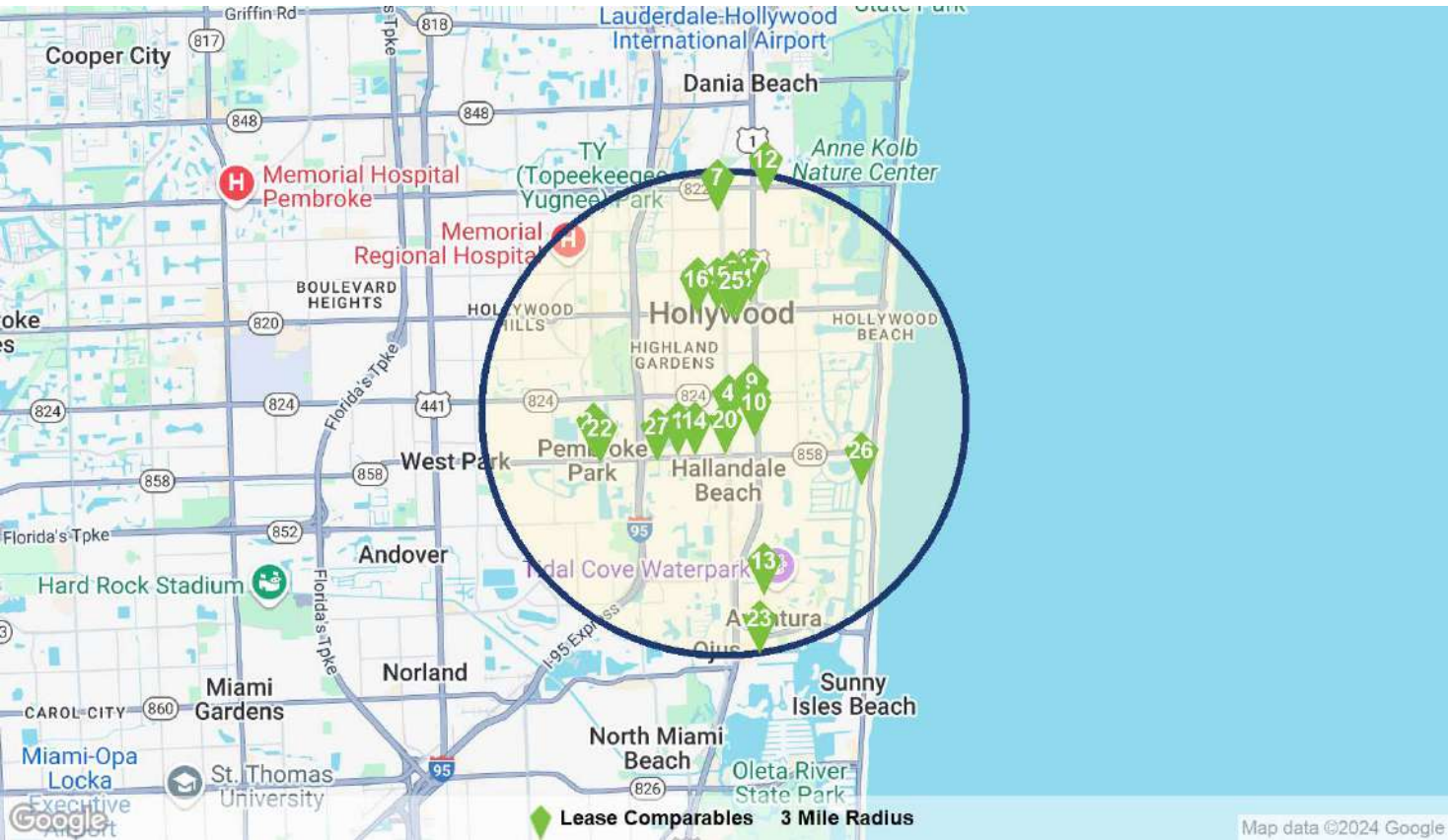
	2Q23 04/1-6/30/23	1Q24 01/1-3/31/24	2Q24 04/1-6/30/24	3Q24 07/1-9/30/24
	Sold Transaction	Sold Transaction	Sold Transaction	Sold Transaction
Number of Transactions	1	2	2	3
Total Dollar Volume	\$929,944	\$1,750,000	\$3,700,000	\$2,600,000
Total Bldg Square Feet	1,500	3,350	6,712	4,944
Total Land in Acres	0.10	0.44	0.23	0.72
Total Land in SF	4,356	19,166	10,019	31,363
Average Price	\$929,944	\$875,000	\$1,850,000	\$866,667
Average Number of SF	1,500	1,675	3,356	1,648
Average Price Per Bldg SF	\$619.96	\$522.39	\$551.25	\$525.89
Median Price Per SF	\$619.96	\$517.70	\$567.28	\$566.89
Average Number of Acres	0.10	0.22	0.12	0.24
Average Number of SF(Land)	4,356	9,583	5,009	10,454
Average Price Per Unit	-	-	-	-
Median Price Per Unit	-	-	-	-
Average Number of Units	-	-	-	-
Actual Cap Rate	-	-	4.75%	-

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per SF	Starting Rent Per SF	Avg. Months On Market
31	\$43.97	\$52.92	7

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	28	\$35.00	\$43.97	\$37.50	\$90.00
Starting Rent Per SF	9	\$34.18	\$52.92	\$48.00	\$69.00
Effective Rent Per SF	1	\$34.18	\$34.18	\$34.18	\$34.18
Asking Rent Discount	6	-28.6%	0.2%	0.0%	14.3%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	28	1	7	5	23
Deal Size	31	1,000	2,239	1,740	8,000
Deal in Months	17	24.0	60.0	36.0	228.0
Floor Number	31	1	1	1	2

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Hallandale Plaza 730 W Hallandale Beach...	★★★★★	1,945	1st	10/16/2024	New Lease	\$36.00/nnn	Asking
2 2001 Tyler St	★★★★★	1,215	1st	9/17/2024	New Lease	\$38.00/mg	Asking
3 2029 Harrison St	★★★★★	5,000	1st	8/16/2024	New Lease	\$48.00/nnn	Starting
4 410-470 NE 1st Ave	★★★★★	2,529	1st	8/15/2024	New Lease	\$35.00/nnn	Asking
4 410-470 NE 1st Ave	★★★★★	2,508	1st	7/22/2024	New Lease	\$35.00/nnn	Asking
4 410-470 NE 1st Ave	★★★★★	2,555	1st	7/22/2024	New Lease	\$35.00/nnn	Asking
5 Hallandale Artsquare Ret... 401 N Federal Hwy	★★★★★	3,067	1st	7/19/2024	New Lease	\$50.00/nnn	Asking
6 Radius 1830 Radius Dr	★★★★★	1,740	1st	7/11/2024	New Lease	\$40.00/mg	Asking
7 2012 N Dixie Hwy	★★★★★	2,106	1st	6/5/2024	New Lease	\$34.18/nnn	Effective
8 Harrison Art Colony 1955 Harrison St	★★★★★	1,200	1st	5/24/2024	New Lease	\$40.00/fs	Asking
9 Atlantic Village Corporat... 601 N Federal Hwy	★★★★★	1,596	2nd	5/21/2024	New Lease	\$45.00/nnn	Asking
10 219-225 N Federal Hwy	★★★★★	1,600	1st	5/17/2024	New Lease	\$49.00/mg	Asking
11 2325-2333 Hollywood Blvd	★★★★★	1,255	1st	5/17/2024	New Lease	\$35.00/mg	Asking
12 Westlake Commons 1610-1722 Sheridan St	★★★★★	1,131	1st	5/17/2024	New Lease	\$37.00/nnn	Starting
13 Bldg A 2958 Aventura Blvd	★★★★★	2,450	1st	5/13/2024	New Lease	\$69.00/nnn	Starting
14 Faith Shopping Plaza 600-608 W Hallandale Be...	★★★★★	1,600	1st	4/10/2024	New Lease	\$35.00/mg	Asking
15 2119 Hollywood Blvd	★★★★★	1,000	1st	4/1/2024	New Lease	\$35.00/nnn	Starting
6 Radius 1830 Radius Dr	★★★★★	2,719	1st	3/14/2024	New Lease	\$90.00/nnn	Asking
16 2332-2336 Hollywood Blvd	★★★★★	1,000	1st	3/13/2024	New Lease	\$36.00/mg	Asking
17 1895 Tyler St	★★★★★	1,859	1st	3/6/2024	New Lease	\$70.00/nnn	Asking
18 Harrison Executive Centre 1930 Harrison St	★★★★★	1,325	1st	2/14/2024	New Lease	\$49.50/mg	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19 2000 Harrison St	★★★★★	1,400	1st	2/5/2024	New Lease	\$35.00/mg	Asking
20 4 W Hallandale Beach Blvd	★★★★★	8,000	1-2	1/15/2024	New Lease	\$35.00/nnn	Asking
21 WaWa 3195 W Hallandale Beach...	★★★★★	5,636	1st	12/20/2023	New Lease	\$66.54/nnn	Starting
22 3192-3194 W Hallandale...	★★★★★	1,100	1st	12/11/2023	New Lease	\$45.00/nnn	Starting
23 10X Centre 18851 NE 29th Ave	★★★★★	1,100	1st	11/30/2023	New Lease	\$75.00/fs	Asking
24 1908 Hollywood Blvd	★★★★★	2,157	1st	11/27/2023	New Lease	\$55.63/nnn	Starting
25 2001-2017 Harrison St	★★★★★	1,000	1st	11/14/2023	New Lease	\$35.00/mg	Asking
26 The Hemispheres 1965-1985 S Ocean Dr	★★★★★	4,585	1st	11/1/2023	New Lease	\$50.00/nnn	Starting
22 3192-3194 W Hallandale...	★★★★★	2,000	1st	10/17/2023	New Lease	\$35.00/mg	Asking
27 Hallandale Beach Shops 1011 W Hallandale Beach...	★★★★★	1,044	1st	10/12/2023	New Lease	\$38.50/nnn	Asking

HALLANDALE BEACH, FLORIDA



Population:

92,126

Area:

21.93 sq mi (56.8 km²)

County:

Broward

Median Age:

Hallandale Beach: 44.8

Broward: 40.2

Median Household Income:

Hallandale Beach: \$69,531

Broward: \$56,842

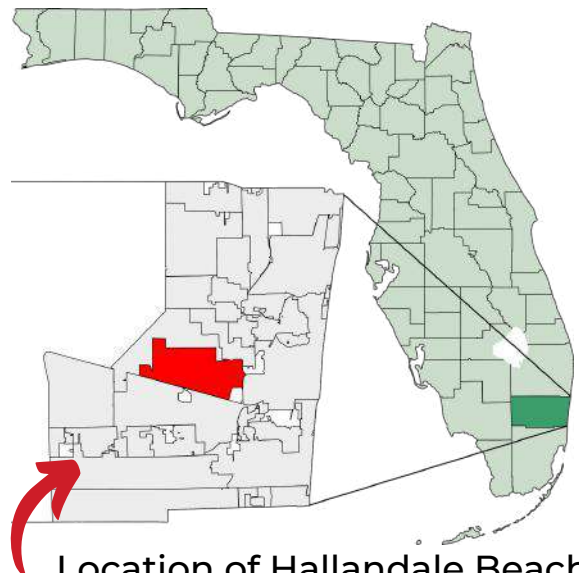
Median Property Value:

Hallandale Beach: \$292,700

Broward: \$260,700

Climate:

Subtropical; average rainfall: 62 inches; average temperature: 75.4°; winter mean temperature: 66.5°; summer mean temperature: 84.2°



Location of Hallandale Beach in Broward County Florida



DEMOGRAPHICS

In 2019, Hallandale Beach, FL had a population of 39.7k people with a median age of 44.8 and a median household income of \$39,184. Between 2018 and 2019 the population of Hallandale Beach, FL grew from 39,472 to 39,656, a 0.466% increase and its median household income grew from \$38,319 to \$39,184, a 2.26% increase.

The 5 largest ethnic groups in Hallandale Beach, FL are White (Non-Hispanic) (42.5%), White (Hispanic) (30.8%), Black or African American (Non-Hispanic) (18.4%), Asian (Non-Hispanic) (2.05%), and Two+ (Hispanic) (1.77%). 0% of the households in Hallandale Beach, FL speak a non-English language at home as their primary language, and 79.6% of the residents in Hallandale Beach, FL are U.S. citizens.

Race	Population ▼	Percentage
White	29,050	73.25%
Black or African American	7,811	19.70%
Two or More Races	1,158	2.92%
Asian	843	2.13%
Some Other Race	758	1.91%
American Indian and Alaska Native	29	0.07%
Native Hawaiian and Other Pacific Islander	7	0.02%

ECONOMY

The economy of Hallandale Beach, FL employs 19.2k people. The largest industries in Hallandale Beach, FL are Health Care & Social Assistance (2,574 people), Accommodation & Food Services (2,488 people), and Retail Trade (2,079 people), and the highest paying industries are Utilities (\$90,809), Public Administration (\$57,763), and Finance & Insurance (\$52,880).

OUR LOCATION

Hallandale Beach is conveniently located between Fort Lauderdale and Miami, next to Aventura with access to the Fort Lauderdale / Hollywood and Miami International airports, Port Everglades, Port of Miami, and I-95. Visitors as well as residents can enjoy beautiful beaches, exciting par-mutual wagering, and comfortable hotels. Hallandale Beach offers a wide choice of sporting activities year round including tennis, swimming, boating, and salt water fishing. Evenings offer a choice of fine or casual dining and night club entertainment for all ages from ballroom dancing to rock'n roll. Merchandise of every kind can be found in shopping centers, individual boutiques and malls, conveniently located throughout the city. The City of Hallandale Beach invites you to visit us.



EVERGLADES HOLIDAY PARK

Everglades Holiday Park Airboat Tours and Rides is a fun filled wildlife park on 29 acres in the wetlands of Fort Lauderdale. Book an private airboat tour with your friends and family and after your airboat tour concludes, the excitement continues as you take in a live alligator presentation, compliments of the Gator Boys Alligator Rescue team here at the park.

ENCHANTED FOREST PARK

The Enchanted Forest Elaine Gordon Park is a 22-acre oasis of subtropical plants, trees and animals which borders Arch Creek in the heart of North Miami. It offers scenic beauty, paved trails and 2 picnic facilities that can be rented for special events and parties. There is also a private pony ride concession within the park. There are special events and programs offered at the park throughout the year. There is also a private pony ride concession within the park. There is also a petting zoo with goats, chickens, pigs, horses, ducks, donkey, ponies and, miniature horses.

GULFSTREAM PARK AND CASINO

Gulfstream Park is South Florida's home for Thoroughbred horse racing and an entertainment destination that combines sports and wagering / casino gaming, live shows and lifestyle-oriented recreation and leisure activities. The internationally known racetrack features a four-story clubhouse including, restaurants, bars, casino, luxury suites, an 800-seat theater. The Champions Club rewards program offers the best comps in South Florida

BF JAMES PARK

B.F. James Park was the second completed park of the City Wide Parks Master Plan. The renovated park features restrooms, two basketball courts, a playground, exercise stations and a swimming pool which is open year-round! B.F. James Park was completed on time, under budget and achieved LEED Gold certification.



UPCOMING DEVELOPMENTS

Diplomat Golf Course

The Project consists of an expansion of the existing Hotel and Country Club to include three hotel towers with a total of 938 new hotel rooms (keys) and approximately 70,960 square feet of proposed accessory hotel uses excluding the existing 60 room hotel, meeting rooms, conference rooms, and spa. Building 100, a 30 story residential tower with 250 units is also proposed. The project also includes renovations of the golf course.



Village At Atlantic Shores

Project consists of two phase: Phase 1: A 2- story commercial center with 31,144 sq ft of retail and office space. Phase 2: Consists of three commercial buildings (a 2-story building, 6-story building, and 1-story building) with a 37,684 sq ft commercial center for retail businesses, restaurants and office use. The project was administratively approved. (Phase I on May 18, 2016 and Phase 2 on June 19, 2018). Phase 1 of the project is completed. Phase 2 is under construction.



Golden Isles Park & Tennis Facility

The Project was approved by the Planning and Zoning Board on a Variance application request. A building permit application has been filed and is under review.xProject consists of redeveloping the existing Golden Isles Park and Tennis Facility with new tennis courts, a 3,500 square foot tennis center building, restrooms, dog park and other amenities similar to the existing facilities on the property.



Hallandale City Center

The project was approved by the City Commission on February 19, 2020. Submittal of building permit is pending Project consists of approximately 26,530 square feet of commercial, retail, office space, and 89 residential units. 362 parking spaces will be provided, which will serve both the residential and commercial components and provide for public parking.

UPCOMING DEVELOPMENTS



Bluesten Park

This Project consists of the redevelopment of the existing Bluesten Park as a new, expanded 6-acre park with a new community center, pool facilities, ball fields, court areas and other amenities. Cost of construction is approximately \$24 Million. The Project was approved by City Commission on May 17, 2017. The project is completed.



ArtSquare in Hallandale

Artsquare is a mixed use project consisting of 268 multifamily mid-rise units including 8 live/work units in 6 to 7 story buildings, 90 garden apartments in 3 story buildings, a 2-level parking structure with surface parking, residential amenities, and 12,755 square feet of commercial space. The Project was approved by City Commission on March 15, 2015. The construction of the project is completed.. Cost of Construction is approximately \$50 Million

Hallandale Beach Townhomes

Project consists of 20 townhome units inclusive of (8) three-bedroom units on the northern property and (12) three-bedroom units on the southern side of the project (located on 2 parcels: 901-925 & 920 SW 9th Street). Cost of Construction is approximately \$ 4,228,700. The Project was approved by City Commission on February 6, 2019. Building permit has been filed and is under review. The project is under construction.



David Posnack School

Project consists of a 25,022 square feet school (pre-k thru 5th grade) with classrooms, administration, office, cafeteria and open play area for 288 students. Cost of Construction is approximately \$3 Million. The Project was approved by City Commission on August 1, 2018. The project is under construction.



EXHIBIT B: CENTRAL RAC FORM-BASED ZONING DISTRICT

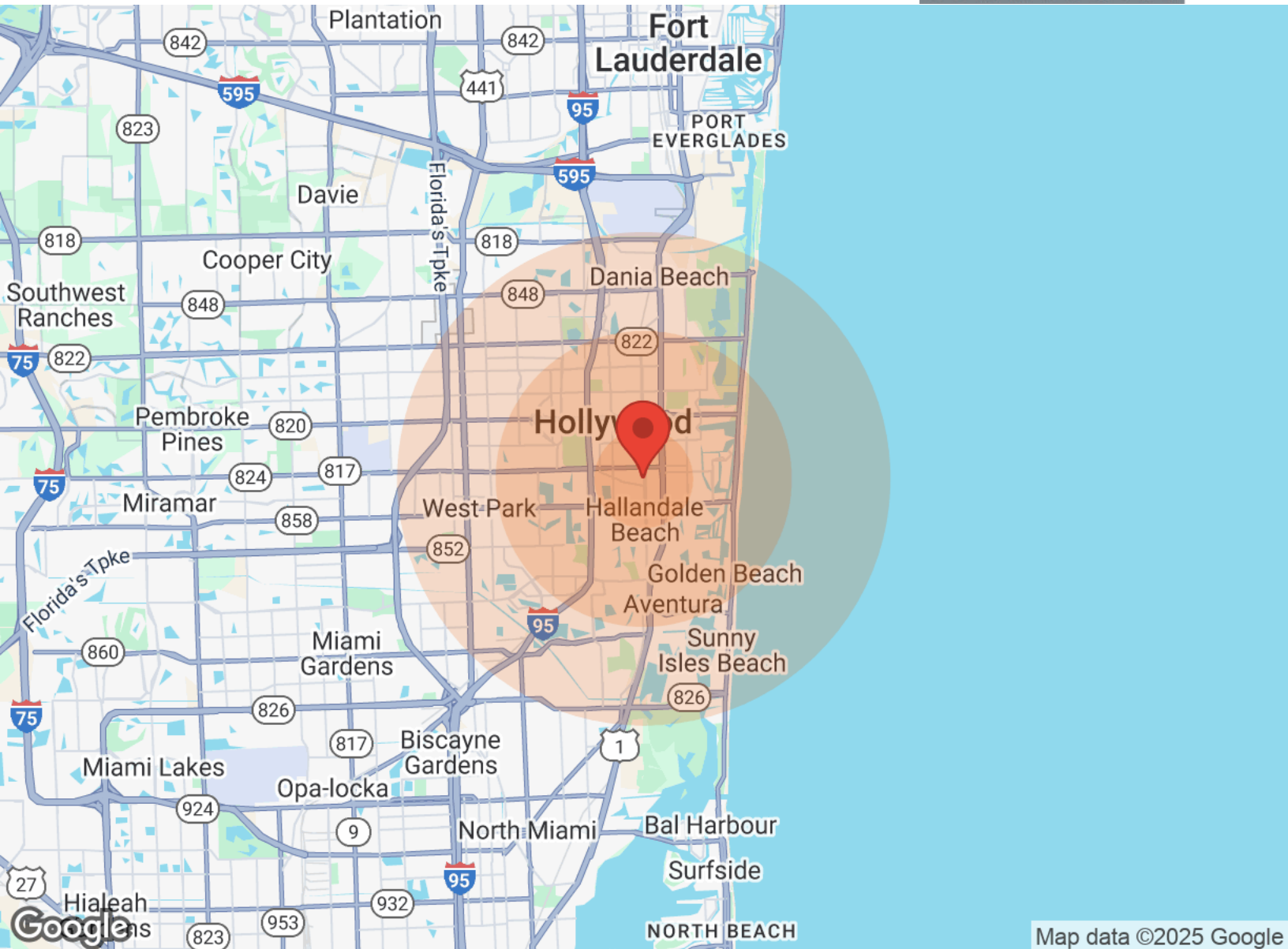
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SECTION 32-193 ALLOWABLE USES**Table 32-193(a) – Allowable Uses by Subdistrict**

	CENTRAL RAC SUBDISTRICTS					
	RAC Corridor	Transit Core	RAC Neigh- borhood	Trans. Mixed Use	Fashion Art Design	Grey- hound Track
RESIDENTIAL						
Single-family dwellings	-	-	P	-	P	-
Two-family (duplex) dwellings	-	P	P	-	P	C
Townhouse dwellings	P	P	P	P	P	C
Multi-family dwellings	P	P	P	P	P	C
Live/work units	P	P	C	P	P	C
Work/live units	P	P	-	P	P	C
Assisted living facilities	P	P	C	C	-	-
Nursing homes	P	P	C	C	-	-
Other residential care facilities	see section 32-594					
LODGING						
Bed-and-breakfast inns	P	C	C	P	P	P
Hotels and motels	P	P	-	P	-	P
BUSINESS						
Offices, limited	P	P	C	P	P	P
Offices	P	P	-	P	P	P
Stores & services, general	P	P	-	P	P	P
Stores & services, large format	P	P	-	P	-	P
Drive-through facilities (for any use)	C	-	-	C	C	C
Contractor & trade operations	P	-	-	P	P	P
Garage, public parking	C	C	-	C	-	P
Parking Lot	C	C	-	C	C	P
Parking lot, interim	C	C	-	C	C	C
Alcoholic beverage establishments	P	C	-	P	P	P
Racing and casino complexes	-	-	-	-	-	P
Restaurants	P	P	-	P	P	P
Studio or workshop	P	P	-	P	P	P
Vehicle sales, repair, or service	-	-	-	C	-	P
CIVIC & EDUCATION						
Civic open spaces	P	P	P	P	P	P
Day care centers	P	P	C	P	P	P
Government uses	P	P	-	P	-	-
Places of worship	P	P	C	P	-	-
Schools, public and private	P	P	C	P	P	-
P = Permitted Use C = Conditional Use - = Use Not Permitted						

Detailed Demographics

Hallandale Beach Warehouse



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	12,709	77,016	176,256
Female	12,831	84,774	193,719
Total Population	25,540	161,790	369,975
Housing	1 Mile	3 Miles	5 Miles
Total Units	13,930	100,536	204,841
Occupied	11,146	74,249	157,574
Owner Occupied	5,008	44,236	94,285
Renter Occupied	6,138	30,013	63,289
Vacant	2,784	26,287	47,267
Race	1 Mile	3 Miles	5 Miles
White	14,271	120,481	243,367
Black	9,311	31,939	102,224
Am In/AK Nat	19	53	92
Hawaiian	1	2	30
Hispanic	8,182	50,055	118,266
Multi-Racial	3,680	16,466	41,098

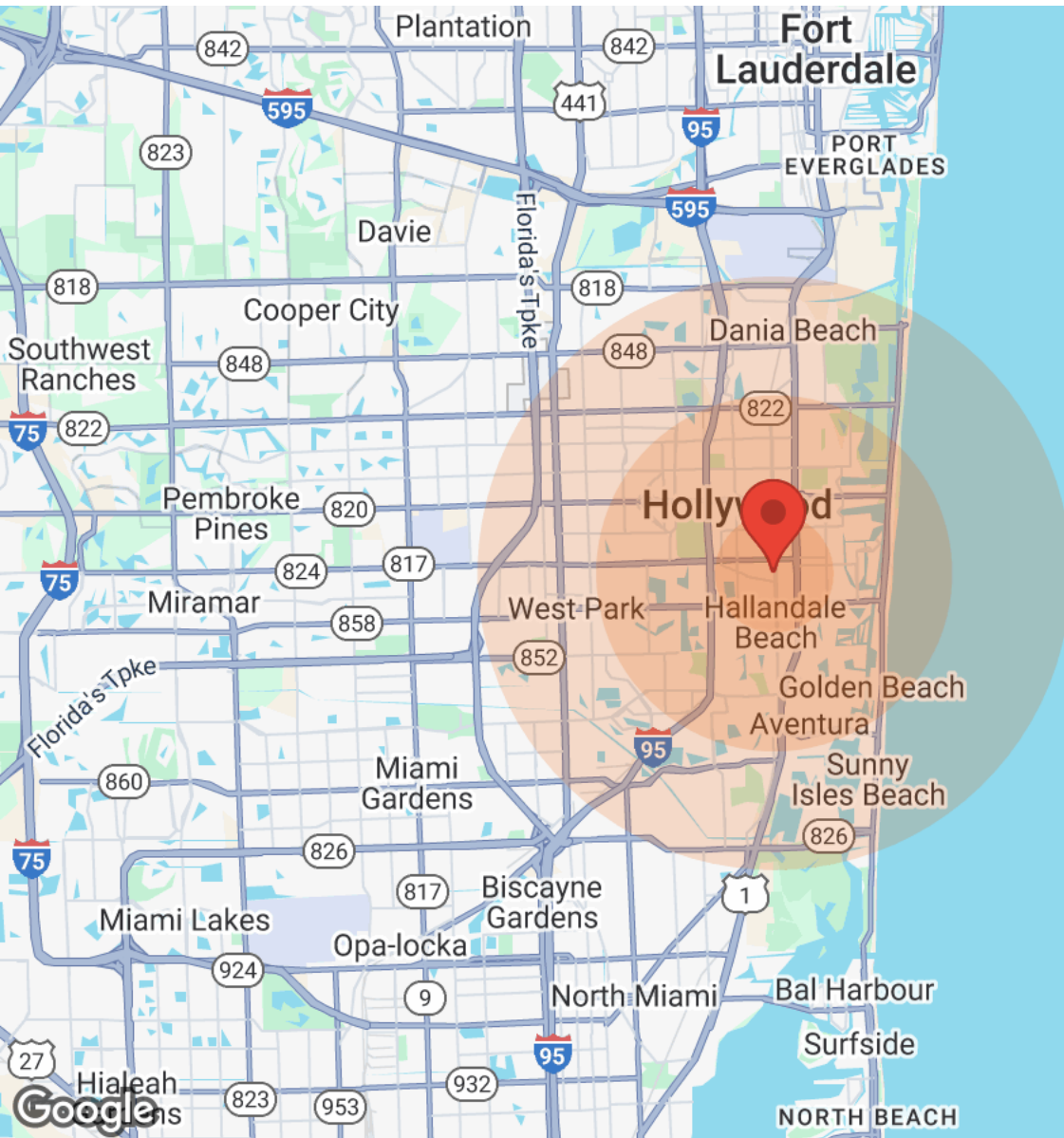
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Detailed Demographics

Hallandale Beach Warehouse



Map data ©2025 Google

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	1,323	7,195	18,109	Median	\$36,282	\$49,013	\$48,886
Ages 5-9	1,623	9,186	23,090	< \$10,000	1,297	6,425	13,364
Ages 10-14	1,491	8,596	21,681	\$10,000-\$14,999	939	4,471	9,915
Ages 15-19	1,419	8,061	20,662	\$15,000-\$19,999	806	5,030	9,652
Ages 20-24	1,459	7,994	20,484	\$20,000-\$24,999	592	4,344	9,149
Ages 25-29	1,493	8,026	20,320	\$25,000-\$29,999	1,137	4,495	9,883
Ages 30-34	1,573	8,491	20,884	\$30,000-\$34,999	803	4,007	8,845
Ages 35-39	1,648	9,503	22,551	\$35,000-\$39,999	910	3,972	8,508
Ages 40-44	1,778	10,789	24,815	\$40,000-\$44,999	810	4,129	8,256
Ages 45-49	1,913	11,819	26,446	\$45,000-\$49,999	489	3,196	7,416
Ages 50-54	1,862	11,726	26,112	\$50,000-\$60,000	718	5,694	13,053
Ages 55-59	1,740	11,128	24,517	\$60,000-\$74,000	878	6,122	15,299
Ages 60-64	1,490	10,134	22,018	\$75,000-\$99,999	828	7,486	16,180
Ages 65-69	1,228	8,856	18,917	\$100,000-\$124,999	364	4,699	9,752
Ages 70-74	1,003	7,666	15,928	\$125,000-\$149,999	191	2,699	4,717
Ages 74-79	782	6,567	13,110	\$150,000-\$199,999	201	2,306	4,647
Ages 80-84	561	5,250	10,126	> \$200,000	16	3,155	6,150
Ages 85+	1,154	10,803	20,205				

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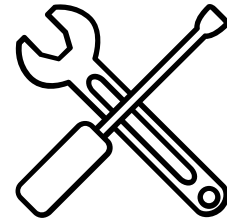
Lease Administration

Assist and negotiate all lease renewals, Review Leases for Compliance and Market all upcoming tenant space non-renewals to minimize vacancies.



Collections

Monthly statements, compliance letters to tenants when necessary, follow-up phone calls or tenant visits are conducted and Legal action with owner approval.



Maintenance

Dependable, independent, insured, and experienced contractors with competitive pricing, timely response to maintenance issues, preventative maintenance, and regular (weekly) property inspection.



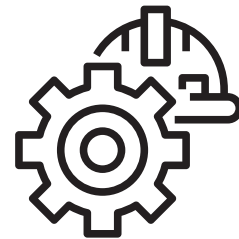
Financial Reporting and Services

Monthly operating reports, accounts payable/receivable, budgets, calculate all CAM charges and adjust quarterly and send CAM letter to each tenant, Full Bill pay (as needed), and Collect and pay all state sales tax as needed.



Tenant Retention

24-hour emergency answering service (after hours) and Dedicated full-time employee to your account.



Construction Supervision and City Services

Keep all city license and county license updated as needed, follow up on city inspections and violations, and Respond and correct of all initial repairs.

