



For Lease | Retail

# Flamingo Plaza

236 N Federal Hwy, Dania Beach, FL 33004

## Property Features

- 4,200 SF Unit Available | 1,000 SF Unit Available
- 1,900 SF Unit Available Immediately | 1,600 SF Unit Coming Soon | 3,500 SF Contiguous
- Minutes from Fort Lauderdale Hollywood International Airport ( Top 20 Airport)
- Population over 77,000 with an Average Household Income of \$96,000 within 3 miles
- Direct Federal Highway Frontage
- Over 42,000 VPD on Federal Highway
- 3 Miles from Dania Beach Pier and the beach

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# Flamingo Plaza | Site Plan



## 236 N Federal Hwy

Suite 101	Vacant Unit 4,200 SF	4,200 SF	Available
Suite 102	Vacant Unit 1,000 SF	1,000 SF	Available
Suite 103/104	3 Sons Brewing	13,350 SF	Occupied

## 222 N Federal Hwy

Suite 101/102	Antonio's Pizzeria	3,080 SF	Occupied
Suite 103	AYR Wellness (Cannabis Dispensary)	2,048 SF	Occupied
Suite 104	Vacant Unit	1900 SF	Available Immediately (Contiguous)
Suite 105	Diveshop	1,600 SF	Coming soon (Contiguous)
Suite 106	Flow Barbershop	1,210. SF	Occupied
Suite 107	Broward Biomechanics	1,039 SF	Occupied



# Flamingo Plaza | Area Retailers





## Flamingo Plaza | Interior Pictures



**SUITE 104 | 1,900 SF**





# AREA HIGHLIGHTS



## Flamingo Plaza | Demographics



### Population

1-Mile: 10,882  
3-Mile: 77,733  
5-Mile: 273,036



### Median Age

1- Mile: 45.8  
3- Mile: 43.3  
5-Mile: 42.7



### Total Households

1-Mile: 4,942  
3-Mile: 34,218  
5-Mile: 120,095



### Average HH Income

1-Mile: \$77,690  
3-Mile: \$96,247  
5-Mile: \$108,578

### Contact us:

#### Bradley Arendt

+1 954 652 4622  
bradley.arendt@colliers.com

#### Mika Mattingly

+1 305 602 5020  
mika.mattingly@colliers.com

#### Jonathan Papeika

+1 954 815 5995  
jonathan.papeika@colliers.com

#### Cecilia Estevez

+1 305 602 5020  
cecilia.estevez@colliers.com



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