

# FOR LEASE

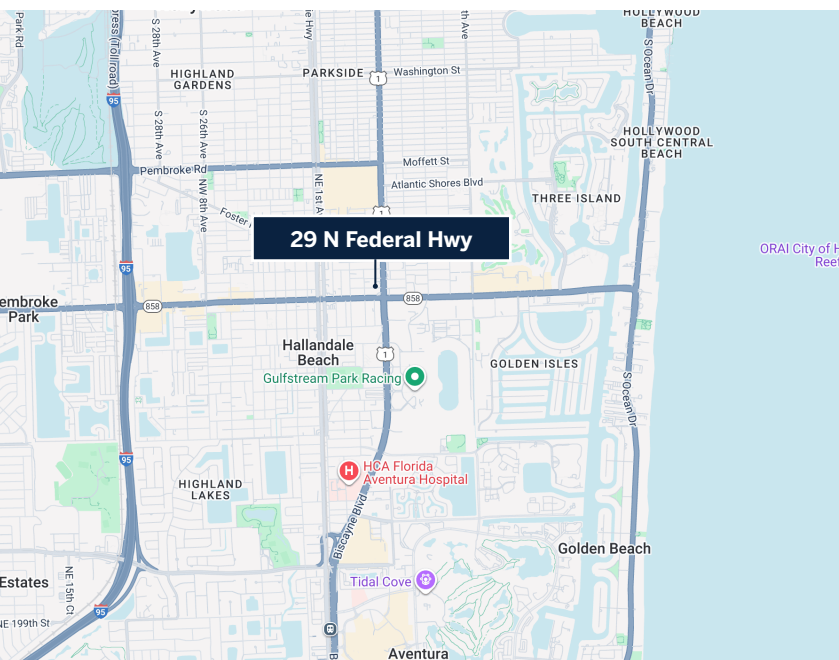


ONE COMMERCIAL  
REAL ESTATE



For those ready  
for what's next

29 N Federal Hwy | Unit B  
**HALLANDALE BEACH, FL 33009**  
FREESTANDING RETAIL



1,252 ft. <sup>2</sup> <b>SF GLA</b>	\$40 <b>PRICE SF/YR NNN</b>
\$12 <b>2026 CAM</b>	Triple Net (NNN) Lease <b>RENT TYPE</b>
1995 <b>BUILT</b>	2018 <b>RENOVATED</b>
<b>MULTI TENANCY</b>	10 <b>PARKING SPACES</b>



HALLANDALE BEACH, FL 33009

FREESTANDING RETAIL



ONE Commercial is pleased to present this Freestanding Retail Opportunity in a fantastic location for your business. The property benefits from visibility to over 80,000 cars per day from US 1/Federal Highway. Directly across the street from Flannigan's and Gulfstream Casino. The property has an ADA bathroom and a perfect layout for any retail store.

**Perfect for an insurance company or a medical office.** Easy to show.

#### TRANSPORTATION

#### COMMUTER RAIL:

**Aventura Brightline**-4 min drive/2.3 mi | **Hollywood** Tri-County Commuter-7 min drive/3.6 mi | **Sheridan Street** Tri-County Commuter-9 min drive/4.8 mi | **Fort Lauderdale/Hollywood International Airport**-13 min drive/7.7 mi | **Golden Glades** Tri-County Commuter-12 min drive/7.4 mi



**BILL MCGEE III**  
SENIOR GLOBAL ADVISOR

954.658.8431  
BMcgee@ONECommercialRE.com



**ARTURO ELIAS ROJAS**  
GLOBAL REAL ESTATE ADVISOR

347.299.1420  
ARojas@onesothebysrealty.com

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## LAND

LAND ACRES	0.15 AC
BLDG FAR	0.33
ZONING	B-G
LAND SF	1252 ft. <sup>2</sup>

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BUILDING	
TYPE	3 Star Retail Freestanding
LOCATION	Urban
GLA	2,152 SF
STORIES	1
TYPICAL FLOOR	2,152 SF
CLASS	B
CEILING HT	14'
DOCKS	None
CONSTRUCTION	Reinforced Concrete
YEAR BUILT	1995
FRONTAGE	75' on N Federal Hwy (with 1 curb cuts)
TAXES	\$5.49/SF (2024)
OPPORTUNITY Z.	Yes
WALK SCORE®	Very Walkable (83)
TRANSIT SCORE®	Some Transit (44)
PARKING RATIO	4.65/1,000 SF
PARKING SPACES	Surface - 10 Covered - Available
TENANCY	Multi
OWNER OCCUP	No

BUILDING PERMANENT DATA	
RENTAL RATE	\$52/SF/YR
PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Freestanding
GROSS LEASABLE AREA	2,152 SF
YEAR BUILT	1995
WALK SCORE®	83 (Very Walkable)
TRANSIT SCORE®	44 (Some Transit)
RENTAL RATE MO	\$4.87 /SF/MO
SPACE AVAILABLE	1,252 SF
DATE AVAILABLE	Now
BUILT OUT AS	Standard Medical
SPACE TYPE	Relet
SPACE USE	Office/Medical
LEASE TERM	Negotiable

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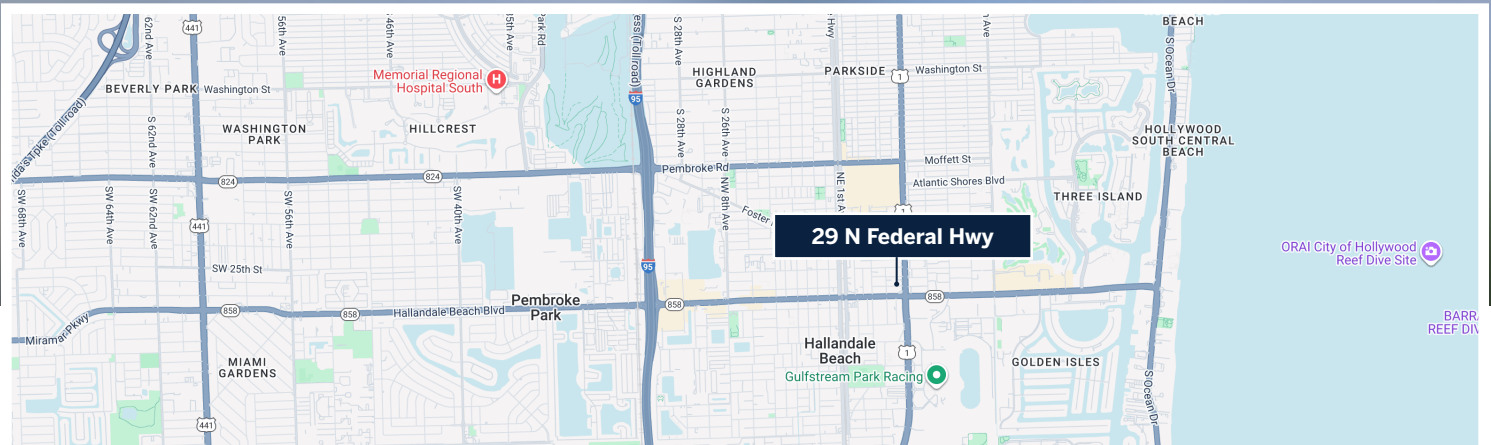
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DEMOGRAPHICS			PUBLIC TRANSPORTATION		
	1 mile	3 miles	<b>Commuter Rail</b>	Drive	Distance
<b>POPULATION</b>	23,915	202,957	<b>Aventura</b> (Mainline - Brightline)	4 min	2.3 mi
<b>HOUSEHOLDS</b>	11,084	89,22	<b>Hollywood</b> (Tri-County Commuter - South Flo...	7 min	3.6 mi
<b>MEDIAN AGE</b>	45	45.70	<b>Airport</b>	Drive	Distance
<b>MEDIAN HH INCOME</b>	\$40.73	\$57.245	<b>Fort Lauderdale/Hollywood International</b>	14 min	8.6 mi
<b>DAYTIME EMPLOYEES</b>	16,755	96,946	<b>Miami International</b>	39 min	22.9 mi
<b>POPULATION GROWTH '24 - '29</b>	↑ 1.74%	↑ 2.29%			
<b>HOUSEHOLD GROWTH '24 - '29</b>	↑ 1.86%	↑ 2.40%			

TRAFFIC				
COLLECTION STREET	Cross Street	Traffic ...	Last Me...	Distance
<b>N FEDERAL HWY</b>	NE 1st St S	41,382	2018	0.04 mi
<b>E HALLANDALE BEA...</b>	NE 4th Ave W	39,987	2025	0.08 mi
<b>S FEDERAL HWY</b>	Old Federal Hwy S	48,549	2025	0.13 mi
<b>E HALLANDALE BEA...</b>	NE 8th Ave W	49,685	2025	0.16 mi
<b>EAST HALLANDALE ...</b>	SE 3rd Ave W	44,959	2025	0.17 mi
<b>FEDERAL HIGHWAY</b>	NE 5th St N	34,852	2025	0.34 mi
<b>SE 1ST AVE</b>	SE 2nd St S	4,164	2025	0.36 mi
<b>S DIXIE HWY</b>	SW 1st St N	5,231	2025	0.39 mi
<b>NORTH DIXIE HIGH...</b>	N Dixie Hwy SE	6,678	2025	0.41 mi
<b>FEDERAL HIGHWAY</b>	SE 5th St S	49,418	2025	0.43 mi

LOCATION	
<b>POSTCODE</b>	33009
<b>SUBMARKET</b>	Hallandale
<b>SUBMARKET CLUSTER</b>	Hallandale
<b>LOCATION TYPE</b>	Urban
<b>MARKET</b>	South Florida
<b>COUNTY</b>	Broward
<b>STATE</b>	Florida
<b>CBSA</b>	"Fort Lauderdale
<b>POMPANO BEACH-DEERFIELD BEAC..."</b>	Pompano Beach-Deerfield Beac..."
<b>DMA</b>	Miami-Ft Lauderdale, FL
<b>COUNTRY</b>	United States

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Let's have a  
*conversation.*

ONE | Sotheby's  
INTERNATIONAL REALTY



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# We Advise Our Clients in the Following Aspects of CRE:



ONE COMMERCIAL  
REAL ESTATE



## **CAPITAL MARKETS - DEBT & EQUITY**

Our analysis of opportunities can provide a variety of finance options.



## **INVESTMENT SALES & ACQUISITIONS**

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income-producing property.



## **DEVELOPMENT ASSISTANCE**

Developers are orchestra leaders who manage and coordinate the development process from the idea to creation of the real estate.



## **WEALTH MANAGEMENT ADVISORY**

We are advisors to families and individuals who invest in real estate for generational wealth-building and diversification.



## **TENANT REPRESENTATION**

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration Studies, Demographics, Void Analysis, Adjacency Studies, Location Analysis and Dynamics, and Lease Negotiations.



## **LANDLORD REPRESENTATION**

Leasing a property is only one part of Landlord Representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



## **ASSET MANAGEMENT**

Our single purpose as Asset Managers is to maximize a property's value for investment purposes.

# Are you ready for what's next?

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