

FOR LEASE | PRIME VISIBILITY

5,600 SF | UP TO 50 PARKING SPACES | I-95 VISIBILITY | 300,000+ VPD



180 GULF STREAM WAY
DANIA BEACH, FLORIDA



ONE COMMERCIAL
REAL ESTATE

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

ONE Commercial is pleased to present the opportunity to lease approximately 5,600 square feet of retail or office space at 180 Gulf Stream Way in Dania Beach, Florida. The available suite is part of a 28,060 SF single-story storefront retail/office building situated on 2 acres, offering up to 50 surface parking spaces and convenient access off Gulf Stream Way. The space features an open floor plan with private offices lining the perimeter walls, providing flexibility for a wide range of retail or office configurations. The property is zoned IROC, accommodating broad commercial uses with minimal restrictions.

180 Gulf Stream Way sits at the center of one of South Florida's most strategically positioned submarkets. The property offers direct I-95 visibility with traffic counts exceeding 300,000 VPD, placing tenants in front of a significant daily audience along one of the region's busiest corridors. Just minutes away, Dania Pointe, a 102-acre mixed-use development with nearly 1 million square feet of retail, restaurants, hotels, and Class A office space anchored by brands including Nike, Anthropologie, Urban Outfitters, and a Regal Cinema, has firmly established Dania Beach as a growing retail and entertainment destination drawing nearly 8 million visitors annually. The property is located just 8 minutes from Fort Lauderdale-Hollywood International Airport, which is currently undergoing a \$404 million Terminal 5 expansion projected to accommodate 5 million additional passengers per year and support over 1,200 permanent jobs. Combined with JetBlue's 50%+ capacity increase at FLL in 2026, the airport's continued growth reinforces the strength of this immediate trade area. Additionally, Port Everglades, one of the busiest cruise and cargo ports in the world, generated \$48.3 billion in economic activity and supported nearly 300,000 jobs across Florida in fiscal year 2025, further anchoring the economic foundation surrounding this location.

The broader trade area supports over 100,000 residents within 3 miles, 80,512 daytime employees, and a median household income of \$67,811. Population within 1 mile is projected to grow 8.78% through 2030, reflecting continued investment and in-migration into the submarket. With submarket vacancy at just 4.4% and nearly 500,000 SF of leasing activity recorded over the past 12 months, this is a well-timed opportunity in an active and supply-constrained market.

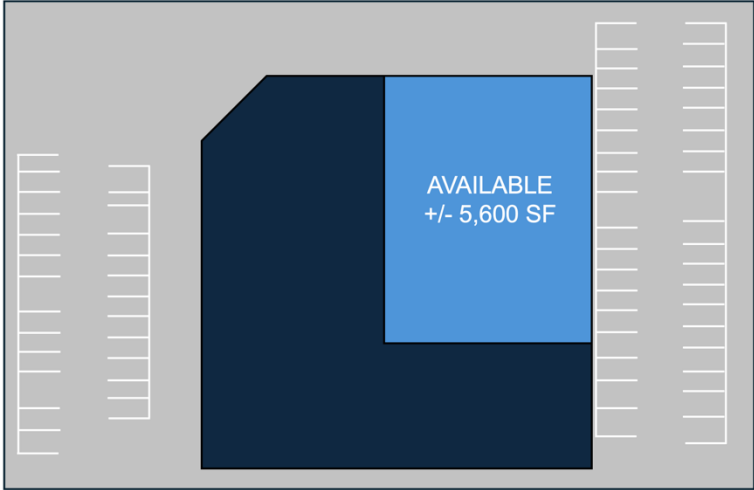


PROPERTY DETAILS

AVAILABLE SPACE	SIZE
Suite B	+/- 5,600 SF

Property Details	
Property Address	180 Gulf Stream Way Unit B Dania Beach, Florida
Year Built	2004
Rate	Upon Request
Parking Spaces	+/- 50 Spaces

DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2025 Population	44,979	338,883	1,358,801
2030 Expected Population	48,379	360,739	1,458,256
Annual Growth 2020-2025	2.6%	1.4%	2.0%
Median Household Income	\$65,014	\$71,015	\$71,473



PROPERTY HIGHLIGHTS

LOCATION & VISIBILITY

- I-95 visibility with traffic counts exceeding 300,000 VPD, offering significant daily exposure
- Located in the Fort Lauderdale Submarket along a well-traveled commercial corridor connecting Broward and Miami-Dade Counties
- Positioned on 2 acres with a large surface parking lot, providing strong street presence and easy customer access

ACCESS & PARKING

- Up to 50 surface parking spaces, well above market average for the submarket
- Rated 100/100 for car accessibility in an auto-driven consumer market
- Convenient ingress and egress off Gulf Stream Way

TRADE AREA & DEMOGRAPHICS

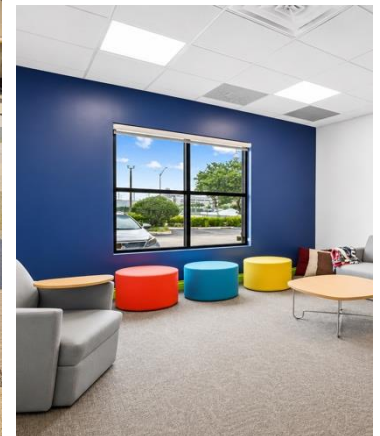
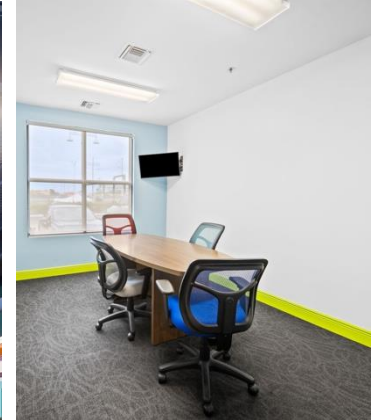
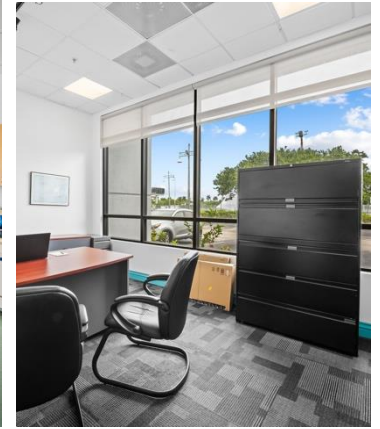
- 100,888 residents within 3 miles with population growth projected at 8.78% through 2030
- 80,512 daytime employees within 3 miles
- Median household income of \$67,811 within 3 miles

FLEXIBLE USE

- 5,600 SF available for retail or office use
- Single-story, street-level space with efficient floorplate and straightforward buildout potential
- IROC zoning accommodates a broad range of commercial uses



INTERIOR PHOTOS



180 GULF STREAM WAY

DANIA BEACH, FLORIDA



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions.

Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Let's have a conversation.

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