

# High-Visibility Dixie Highway Outside Storage & Retail Opportunity with New Roof

221-225 North Dixie Highway, Hallandale, FL 33009



## PROPERTY HIGHLIGHTS

- ±5,243 SF existing building on ±14,249 SF lot
- \$13,700/month + electric
- Three contiguous parcels with flexible layout
- Block construction with new concrete roof
- Strong traffic counts and exposure
- Expansive courtyard for storage, parking, or expansion
- Ideal for auto-related or service retail users
- High-visibility frontage on N Dixie Highway
- Lease Term: Negotiable
- Available: Immediate
- Fully renovated



Butters Realty & Management  
1900 NW Corporate Boulevard, Suite 110W  
Boca Raton | FL. 33431 | [www.Butters.com](http://www.Butters.com)

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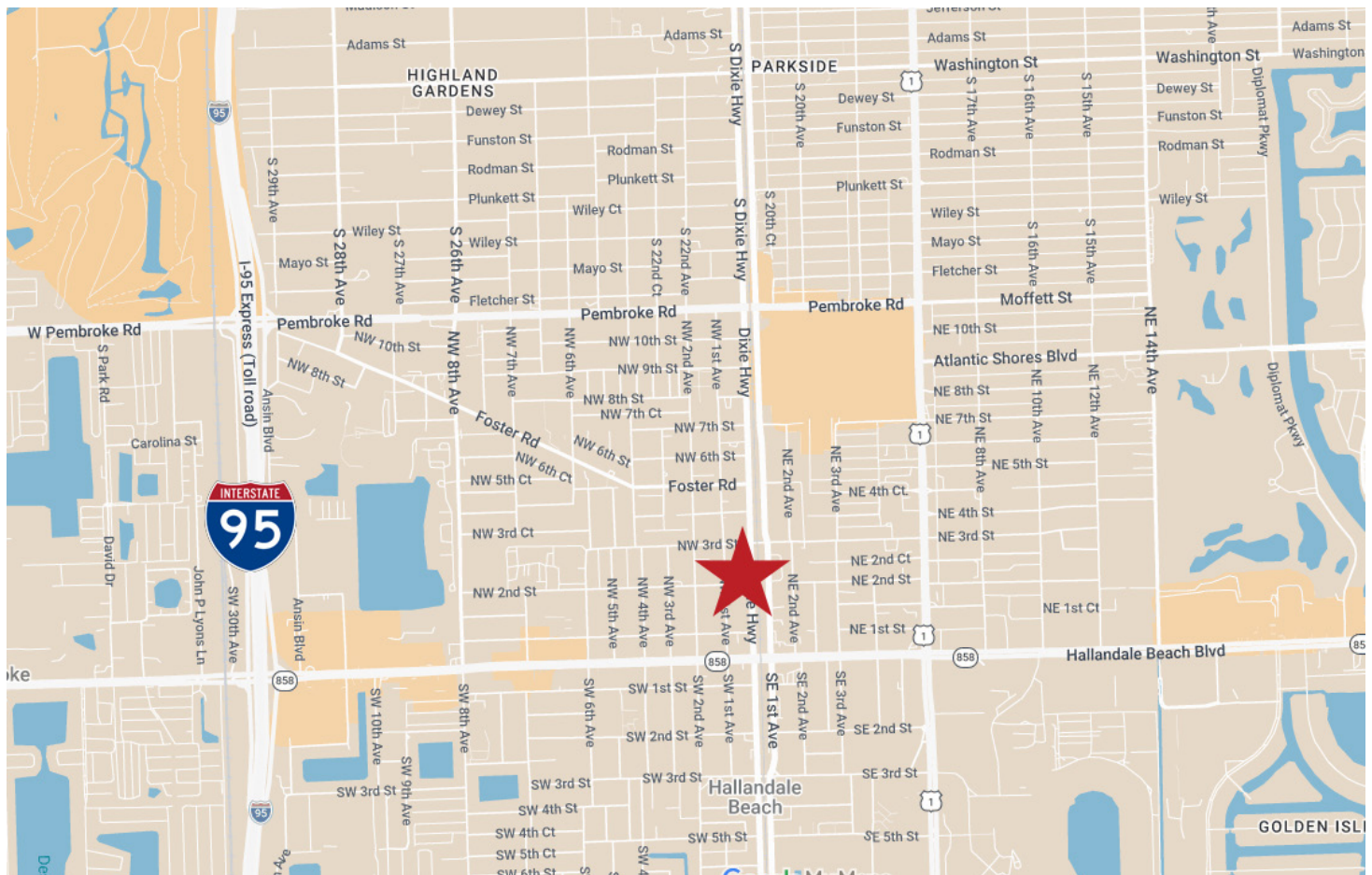
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## STRATEGIC INFILL LOCATION WITH EXCELLENT CONNECTIVITY

Prime high-visibility location with seamless connectivity to major South Florida markets via I-95.

- Located on N Dixie Highway (US-1), a major north-south corridor
- Immediate proximity to Aventura, Sunny Isles Beach, and Hollywood
- Positioned within a dense infill commercial corridor
- Surrounded by residential population and service-oriented businesses



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## VERSATILE COMMERCIAL YARD OPPORTUNITY

The subject parcels outlined in red represent a strategically positioned assemblage with direct frontage along a primary roadway, offering excellent visibility and accessibility. The site features a functional mix of improved structures with a new roof and open yard areas, providing flexibility for a variety of commercial and industrial uses, and is ideal for auto-related or service retail users.



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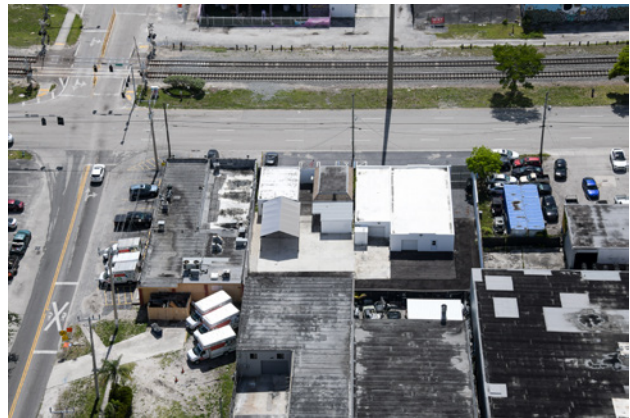
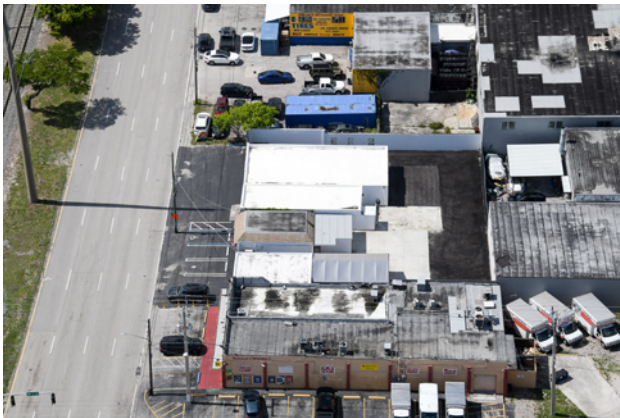
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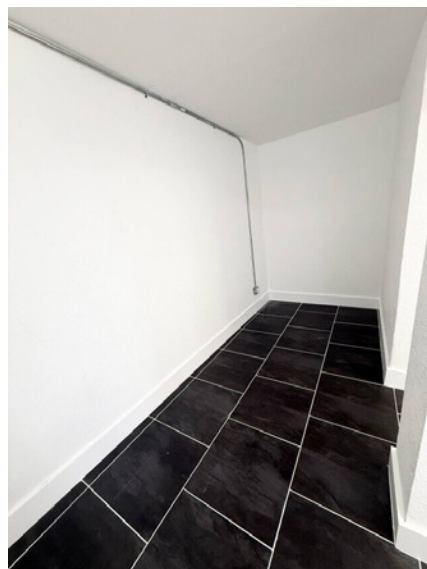
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