

FOR LEASE

HALLANDALE SHOPPING CENTER

1600-1750 E. HALLANDALE BEACH BOULEVARD, HALLANDALE, FL 33009



PROPERTY DESCRIPTION

This large power center is anchored by Ace Hardware, Broward Memorial Hospital, and Humana. It is conveniently located near I-95, Gulfstream Racetrack and Casino, and the Aventura Mall.

PROPERTY HIGHLIGHTS

- Hallandale Beach is rapidly expanding as there are more than 1,000 residential units being built within a 1-mile radius of the center
- Densely populated trade area with over 136,000 people living within a 3-mile radius of the center
- Approximately 44,500 cars pass the site daily

OFFERING SUMMARY

Available SF:	975 SF
Building Size:	111,597 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,793	66,269	145,084
Total Population	33,075	147,535	344,526
Average HH Income	\$91,872	\$100,727	\$92,712

BRYAN COHEN

561.471.0212

info@cohencommercial.com



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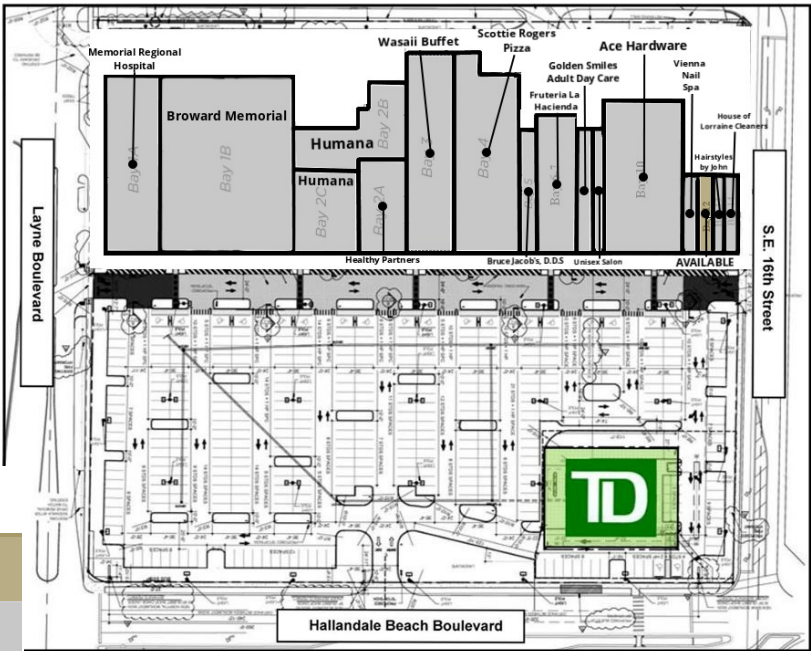


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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	20,185	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Bay 12	Available	975 SF	NNN	Negotiable

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Memorial Regional Hospital	Bay 1A	31,217
Broward Memorial	Bay 1B	21,500
Healthy Partners	Bay 2A	4,241
Humana	Bay 2BC	9,079
Golden Smiles Adult Day Care	Bay 3	7,637
Wasaii Buffet	Bay 4	12,548
Bruce Jacob's, D.D.S.-Dentistry	Bay 5	1,500
Fruteria La Hacienda	Bay 6	5,400
AVAILABLE	Bay 8	1,000
Unisex Salon	Bay 9	1,500
Ace Hardware	Bay 10	12,000
Vienna Nail Spa	Bay 11	900
AVAILABLE	Bay 12	975
Hairstyles by John	Bay 13	750
House of Lorraine Cleaners	Bay 14	1,350
TOTALS/AVERAGES		111,597

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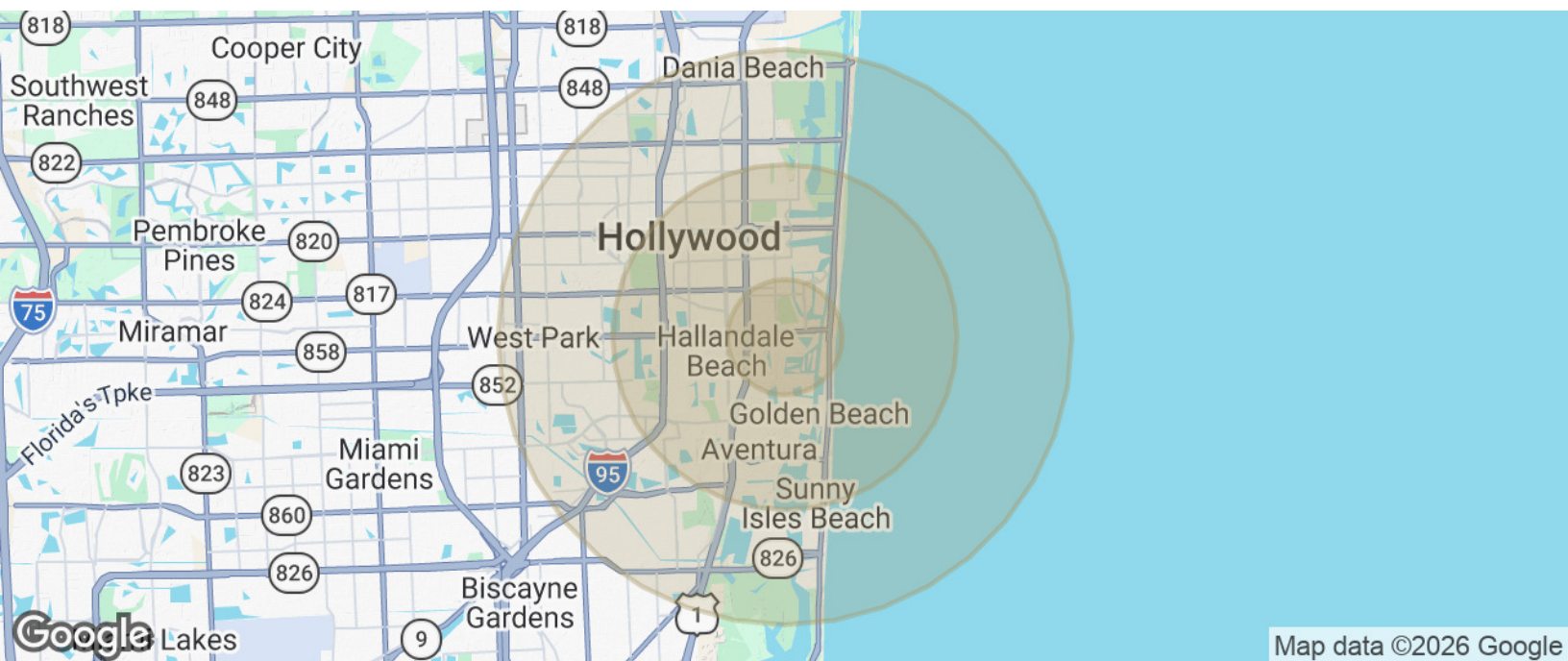
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	33,075	147,535	344,526
Average Age	50	45	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,793	66,269	145,084
# of Persons per HH	2	2.2	2.4
Average HH Income	\$91,872	\$100,727	\$92,712
Average House Value	\$499,874	\$549,739	\$488,453

Demographics data derived from AlphaMap

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