

FOR SALE

# 308 N FEDERAL HWY

Hallandale Beach, Florida 33009

- National NNN Tenant — RISE Dispensary
- Long-Term NNN Lease with Renewal Options
- High-Traffic US-1 / Federal Highway Corridor
- 0.5 Mi from Hollywood · 2 Mi from Aventura
- 3 Mi from Sunny Isles · Adjacent to Atlantic Village
- Surrounded by \$500M+ in New Development

CHABERMAN  
— ADVISORY —

## INVESTMENT OPPORTUNITY

### TENANT

RISE Dispensary

### LEASE TYPE

Triple Net (NNN)

### LEASE TERM

Long-Term + Renewals

### LOCATION

US-1 · Hallandale Beach, FL

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INVESTMENT HIGHLIGHTS

<b>Address</b>	308 N Federal Hwy, Hallandale Beach, FL 33009
<b>Tenant</b>	RISE Dispensary (National Operator)
<b>Lease Type</b>	Triple Net (NNN)
<b>Annual Rent</b>	Upon Request
<b>Lease Term</b>	Long-Term with Renewal Options
<b>Property Type</b>	Freestanding Retail / Commercial
<b>Location</b>	US-1 / Federal Highway — High-Traffic Corridor
<b>Parking</b>	On-Site Surface Parking

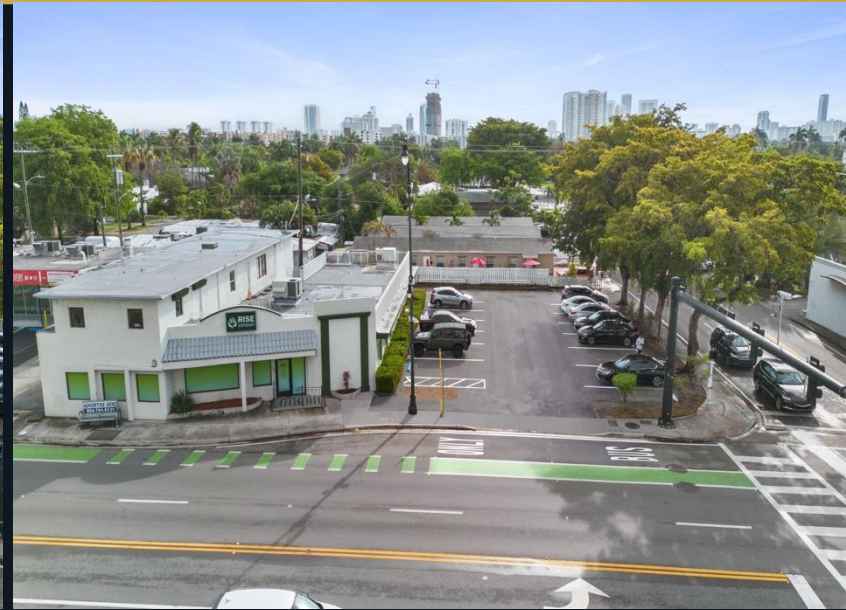
ABOUT THE PROPERTY

308 N Federal Highway is a freestanding retail property fully stabilized with a long-term NNN lease to RISE Dispensary, a national medical cannabis operator. Positioned directly on US-1 in Hallandale Beach, the asset sits at a strategic midpoint between Miami and Fort Lauderdale.

The property is 0.5 miles from Downtown Hollywood, 2 miles from Aventura and Aventura Mall — the 3rd highest-grossing mall in the U.S. — and 3 miles from Sunny Isles Beach, one of South Florida's most affluent coastal communities. Atlantic Village, one of Hallandale Beach's premier mixed-use lifestyle developments, is located just 0.1 miles away.

The corridor benefits from high traffic counts, strong demographics, and an extraordinary wave of new development transforming the immediate area.





KEY PROXIMITIES

<b>1 MIN</b>	Atlantic Village — Adjacent Mixed-Use
<b>2 MIN</b>	Shell Bay Golf Club — Most Expensive in U.S.
<b>8 MIN</b>	Aventura Mall — 3rd Highest-Grossing in U.S.
<b>8 MIN</b>	Brightline Aventura Station
<b>5 MIN</b>	Gulfstream Park Racing & Casino
<b>5 MIN</b>	Aventura Medical Center
<b>10 MIN</b>	Hallandale / Hollywood Beach
<b>15 MIN</b>	Sunny Isles Beach
<b>20 MIN</b>	Fort Lauderdale International Airport
<b>25 MIN</b>	Downtown Miami / Brickell

US-1 / FEDERAL HIGHWAY CORRIDOR

Federal Highway (US-1) is the primary commercial artery connecting Miami and Fort Lauderdale, carrying over 48,000 vehicles per day at this location. The corridor has undergone a dramatic transformation driven by new residential density, rising rents, and institutional investment from major South Florida developers.

<p><b>48,000+</b> Vehicles/Day on US-1</p>	<p><b>24</b> Major Projects Approved 2025</p>	<p><b>\$1B+</b> Development Pipeline 1.5-Mi Radius</p>
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AREA MAP



More than \$1 billion in new projects are underway or approved within a 1.5-mile radius, dramatically increasing residential density, foot traffic, and commercial demand.

**ATLANTIC VILLAGE** ~0.1 MI

601 N Federal Hwy




Premier mixed-use lifestyle center on Federal Highway. Retail, restaurants, fitness, services, and office space. Serving Aventura, Sunny Isles, Hallandale, and Hollywood.

**308,000+ SF · MULTI-PHASE · ACTIVE LEASING**

**SHELL BAY RESIDENCES** ~0.5 MI

661 Diplomat Pkwy




Ultra-exclusive private club with a Greg Norman golf course, private yacht club, Auberge hotel, and world-class racquet center. Memberships from \$1.3M.

**DEBUTING 2027 · MEMBERSHIPS FROM \$1.3M**

**PACIFIC STAR CAPITAL** ~0.8 MI

600 E Hallandale Beach Blvd




720 residential apartments in two 20-story towers. 130,100 SF of retail with potential Whole Foods anchor. Replaces shopping center acquired for \$58M.

**720 UNITS · 130,100 SF RETAIL**

**HALLANDALE OZ** ~0.9 MI

2002 Pembroke Rd




398-unit Class A multifamily by 13th Floor Investments within a qualified opportunity zone. Pool, fitness center, private cabanas, outdoor bar and grill.

**398 UNITS · OPPORTUNITY ZONE**

**SEVEN PARK RESIDENCES** ~1.4 MI

218 SE 7th Street




\$70M mixed-use by Kadima Developers. 124 condo units, 4,500 SF ground-floor retail, and 30,000 SF resort-style amenities across from 16-acre Peter Bluesten Park.

**\$70M · 124 UNITS · UNDER CONSTRUCTION**

**OASIS HALLANDALE** ~1.5 MI

1000 E Hallandale Beach Blvd



Two 25-story towers: 500 residences and 95,000 SF commercial. Upscale shops, fine dining, creative offices. Designed by Arquitectonica's Bernardo Fort-Brescia.

**500 UNITS · 95,000 SF COMMERCIAL**

TRADE AREA DEMOGRAPHICS

INDICATOR	1 MILE	3 MILES	5 MILES
Population	27,420	166,291	383,222
Total Households	12,756	75,128	161,804
Average HH Income	\$78,884	\$104,692	\$103,900
Median HH Income	\$53,226	\$67,663	\$67,456
College Graduates	3,121	22,865	44,801
Total Businesses	1,974	13,125	26,797
Total Employees	15,282	88,164	200,360
Daytime Population	23,337	177,506	378,658

383,222

Population within 5 Miles

\$104,692

Avg HH Income at 3-Mile Ring

48,000+

Daily Vehicles on US-1

MARKET HIGHLIGHTS

- Hallandale Beach foreign-born population: 52.1% — one of the most globally diverse communities in Broward County
- Aventura maintains over \$2.7B in annual retail sales — adjacent market
- Hollywood population ~160,500 (2025 est.) — one of the largest cities in Broward County
- Fort Lauderdale downtown economy generates \$43B annually — 44% increase since 2019
- 24 major real estate projects approved or proposed in Hallandale Beach as of 2025

**A RAPIDLY EMERGING  
DEVELOPMENT HUB**

Hallandale Beach has transformed from a quiet coastal community into one of South Florida's fastest-growing real estate and investment markets. Driven by unprecedented development activity, favorable city policies, and its strategic location between Miami and Fort Lauderdale, the city currently boasts 24 major real estate projects approved or proposed as of 2025.

24

MAJOR PROJECTS  
APPROVED AS OF 2025

24 major projects approved or proposed, with 20+ towers planned along the Federal Highway corridor.

**PRO-DEVELOPMENT  
CITY INITIATIVES**

- Streamlined permitting through the CRA for commercial and mixed-use projects
- Flexible zoning overlays encouraging higher density along Federal Highway
- Increased density caps via Ordinance 24-125 — more housing in Regional Activity Centers
- CRA grants supporting façade improvements, signage, and commercial buildouts

**SHIFT TO DENSE URBAN NODE**

20+ planned towers under development along the Federal Highway corridor, with major mixed-use communities introducing walkability and activated streetscapes.

**TOURISM & LIFESTYLE  
DRIVERS**

**ATLANTIC VILLAGE**

Premier mixed-use lifestyle center directly adjacent. Retail, restaurants, and fitness serving the Aventura/Hallandale market.

**GULFSTREAM PARK**

Horse racing, casino, dining, and retail. Major regional draw and development catalyst. 5 minutes.

**SHELL BAY CLUB**

Most expensive golf club in the U.S. Memberships from \$1.3M. Just 2 minutes away.

**BRIGHTLINE AVENTURA**

Direct rail to Miami, Fort Lauderdale, Boca, West Palm Beach, and Orlando. 5 minutes.

**AVENTURA MALL**

3rd highest-grossing mall in the U.S. Over \$2.7B in annual retail sales. 5 minutes.

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