

RE/MAX
COMMERCIAL®



THE DEMARCO
REAL ESTATE GROUP

Swimland
OUTLET STORE

FOR LEASE

RETAIL & WAREHOUSE

**3141 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL**

FOR LEASE:

3141 W HALLANDALE BEACH BLVD
HALLANDALE BEACH, FL

PRICE: \$20-\$30/SF NNN + \$2.50/SF CAM

PROPERTY OVERVIEW:

Prime lease opportunity located along W Hallandale Beach Blvd in the heart of Hallandale Beach! The offering includes a ±2,730 SF retail showroom and a ±5,000 SF warehouse space, creating a flexible front-end retail and back-end storage or distribution opportunity. Previously utilized as a swimwear retail boutique with warehouse inventory storage, the property features an open showroom layout, high ceilings, built-out offices, and functional warehouse space to support a variety of operational needs. Ideal for retailers, showroom users, e-commerce businesses, wholesalers, or service-oriented concepts seeking visibility with on-site storage. The prime corridor location provides strong street presence, convenient access to major roadways, and close proximity to dense residential neighborhoods and surrounding commercial activity.

PROPERTY HIGHLIGHTS:

- A+++ location in Hallandale Beach, FL
- Direct frontage on Hallandale Beach Blvd
- Great Visibility and Signage
- High Traffic Counts w/ 45,000+ Cars Daily!
- Minutes to US-1, I-95 and A1A
- Ample Parking w/ 20 Spaces
- Space Available
 - Retail: 2,730 SF (\$35/SF NNN)
 - Warehouse: 5,000 SF (\$25/SF NNN)
- Ideal for Showroom, E-Commerce, Wholesale or Distribution Users

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Office: (954) 453-1000

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www.DeMarcoGroup.com

1901 Harrison Street, Hollywood FL, 33020



RETAIL SIDE

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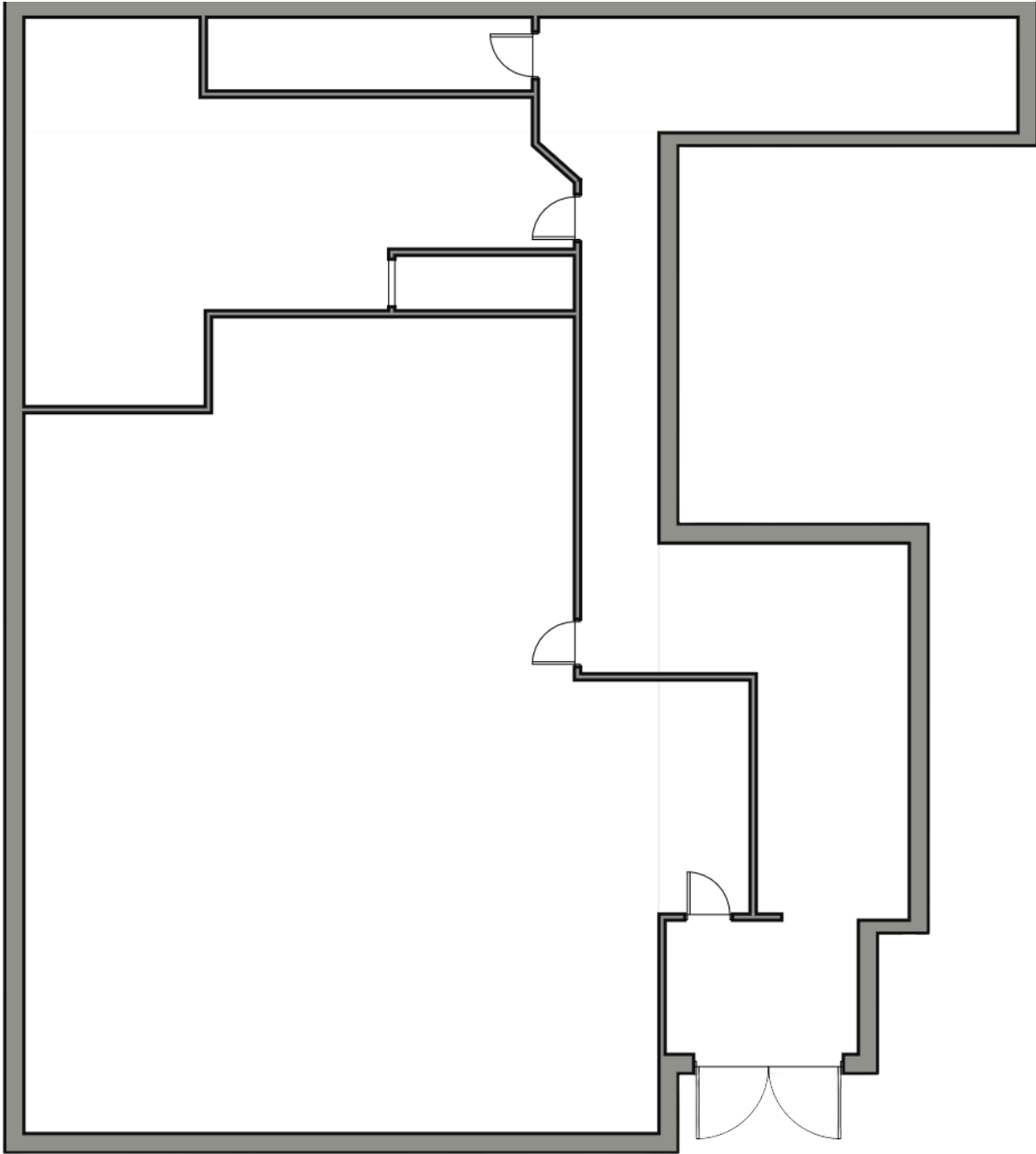
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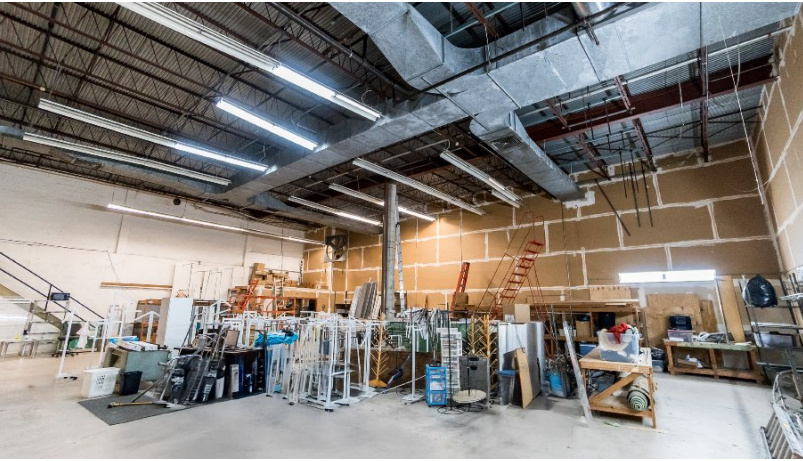
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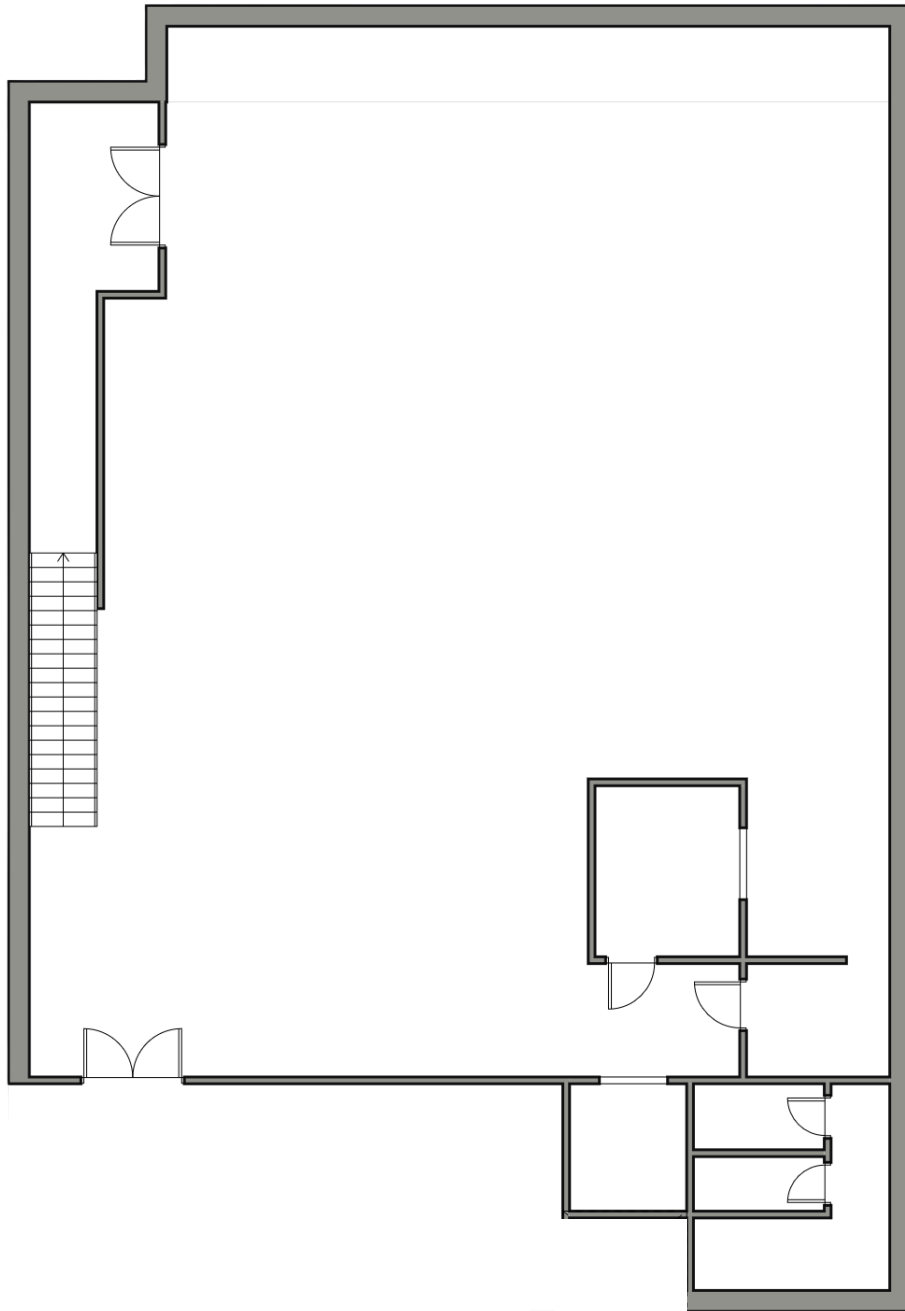
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AERIAL MAP

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