

FOR LEASE

2,262 SF Free Standing Building in Dania Beach



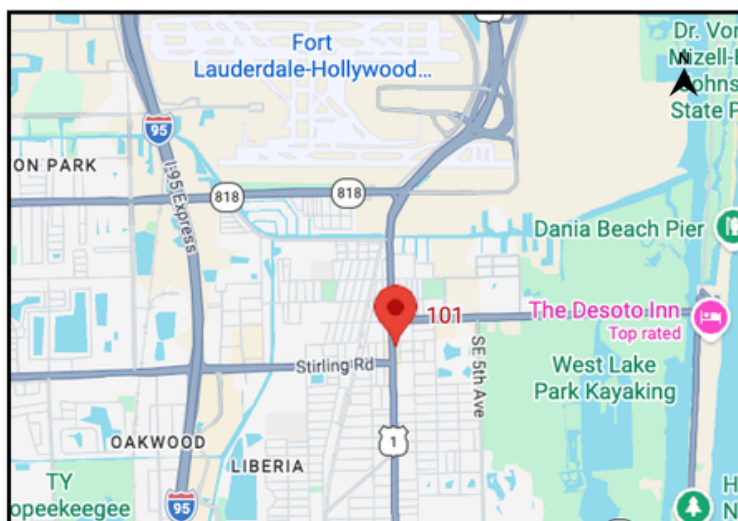
CURRENT CAPITAL
REAL ESTATE GROUP

101 S Federal Highway, Dania Beach, FL



Property Highlights:

- Direct Frontage on Federal Highway (US-1)
- Zoning: TOD (Transit-Oriented Development)
- 12 parking spaces (front and rear)
- Parking ratio: 5.3/1,000 SF
- Proximity to FLL Airport, Dania Pointe, I-95
- Suitable for Medical, Professional Office, or Service Retail
- Potential conversion to QSR with drive-thru
- Through parking lot with dual access
- Corner Lot
- Availability: September 2026



\$6,750



2,262 SF



Free-Standing



4000 Hollywood Blvd
Suite 765-S
Hollywood, FL 33021
www.currentcapitalgroup.com

Leasing Information:

Caio Martin

c. 781-367-1454

caio@cc-reg.com

Marcus Portella

c. 786-238-8080

mportella@cc-reg.com

PROPERTY INFORMATION SUMMARY

Property: 101 S Federal highway, Dania Beach, FL 33004

Location: Direct frontage (50 feet) on Federal Highway (US-1) and 185 feet on SE 1st St in Dania Beach - situated between Fort Lauderdale and Hollywood, with vehicular access from US-1 via the rear of the property.

Description: ±2,262 SF free-standing building on US-1 on a corner lot, currently improved as a medical office (speech therapy use). Well suited for medical, professional office, or service retail users, with potential for conversion to a quick-service restaurant with drive-thru, subject to buildout and municipal approval. Building will be delivered completely vacant.

Land Area: ±0.21 Acre (9,300 SF)

Parking: 12 spaces (front and rear)

Economics: \$6,750/month (\$35.80/sf)



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PHOTOS

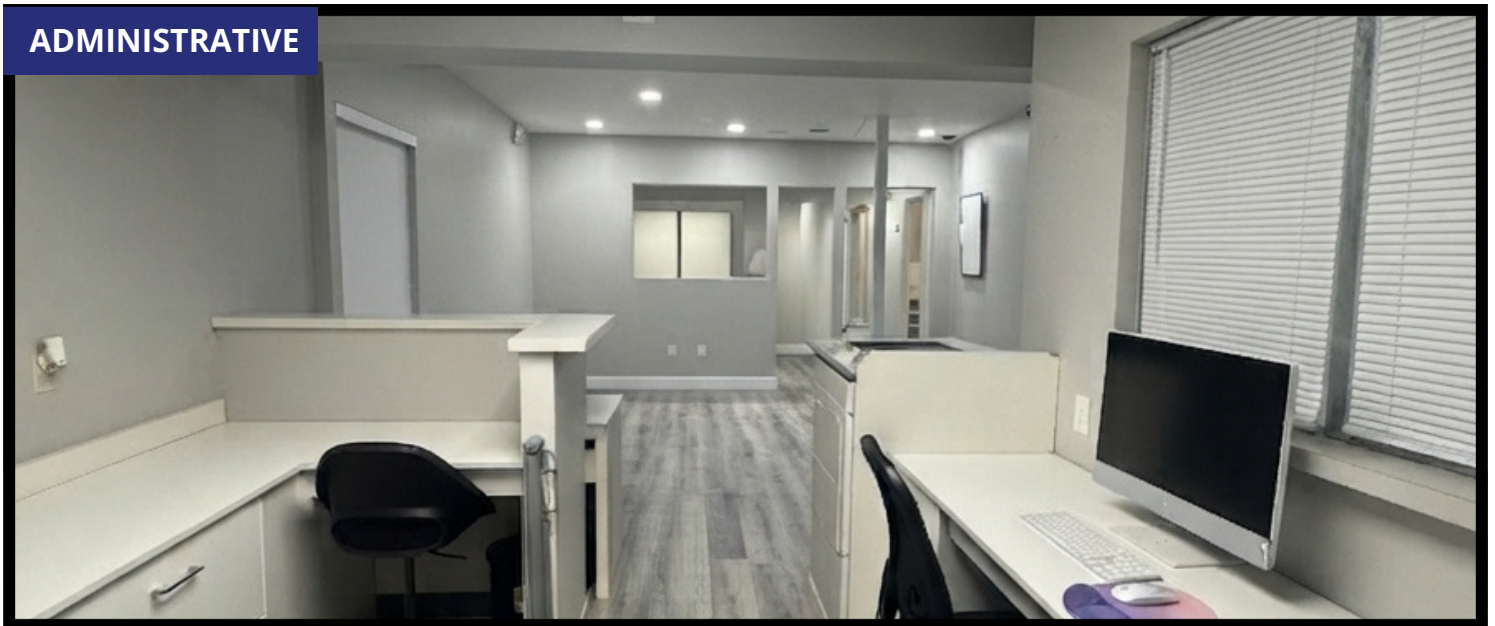
RECEPTION



MAIN ROOM



ADMINISTRATIVE



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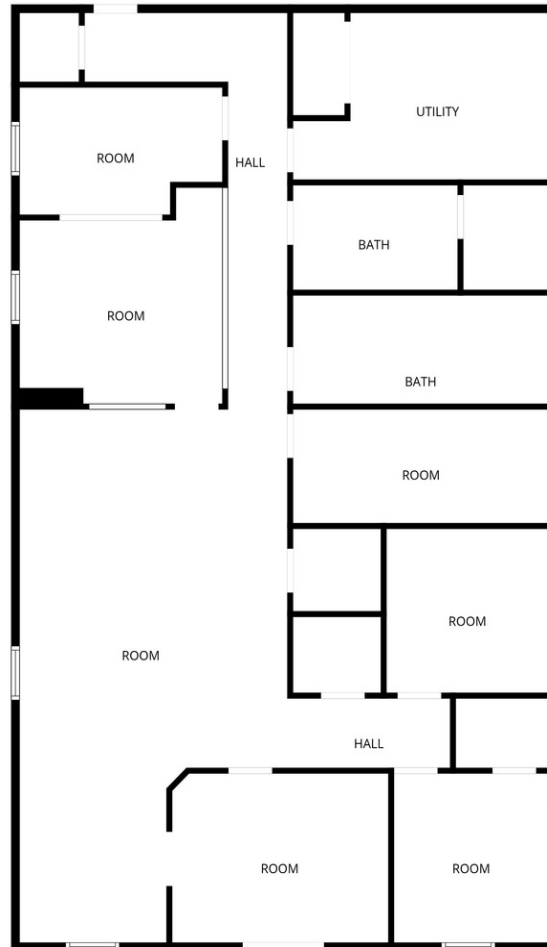


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FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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