



13-17 N Federal Highway, Dania Beach, FL

Compass presents a four-tenant retail property at 13-17 N Federal Highway in Dania Beach, Florida. Situated on approximately 10,100 SF (0.23 acres) across two parcels, the property offers steady income today with clear potential to increase value through below-market rents, upcoming lease expirations, and flexible repositioning options. Strong visibility, solid traffic counts, and long-term demand make this a dependable, growth-ready asset.

Investment Highlights

- Prime location on N Federal Highway, a high-traffic commercial corridor connecting Fort Lauderdale and Hollywood
- Approximately 10,100 SF (0.23 acres) across two parcels providing additional flexibility for future redevelopment or repositioning
- 100% occupied four-unit neighborhood retail property with diversified tenancy
- Below-market rents with rental upside and future lease restructuring potential
- Flexible lease rollover profile providing future repositioning opportunities
- Long-term repositioning or redevelopment potential supported by the property's
- Federal Highway location and commercial zoning
- ID: 504234011950 + ID: 504234011960

PROPERTY SUMMARY

Asking Price	\$1,500,000
Price / SF	\$385
Building Size	3,896 SF
Total Units	4
Occupancy	100%
Gross Income	\$84,600
Lease Type	Gross
Zoning	CC

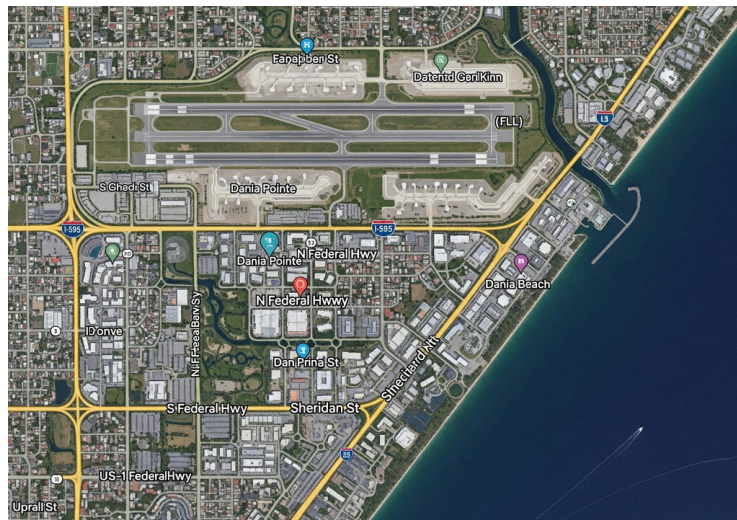
RENT ROLL

UNIT	ANNUAL RENT
Unit 13	\$22,500
Unit 14	\$14,400
Unit 15	\$22,800
Unit 17	\$24,900
TOTAL SCHEDULED GROSS INCOME	\$84,600



Location Overview

Positioned along N Federal Highway in Dania Beach, a well-traveled commercial corridor with strong tenant demand and continued growth. Minutes from I-95, Fort Lauderdale-Hollywood International Airport, Dania Pointe and the beach.



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