



HALLANDALE SHOPPING CENTER

1600-1750 E. Hallandale Beach Boulevard, Hallandale, FL 33009



PROPERTY FOR LEASE

- Hallandale Beach is rapidly expanding as there are over 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
- Conveniently located near I-95, Gulfstream Racetrack & Casino, and the Aventura Mall
- Approximately 41,250 cars pass the site per day

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	136,379	316,907
Median age	45.2	42.8
Estimated Average Household Income	\$64,257	\$60,229
Estimated Median Household Income	\$40,898	\$40,099

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

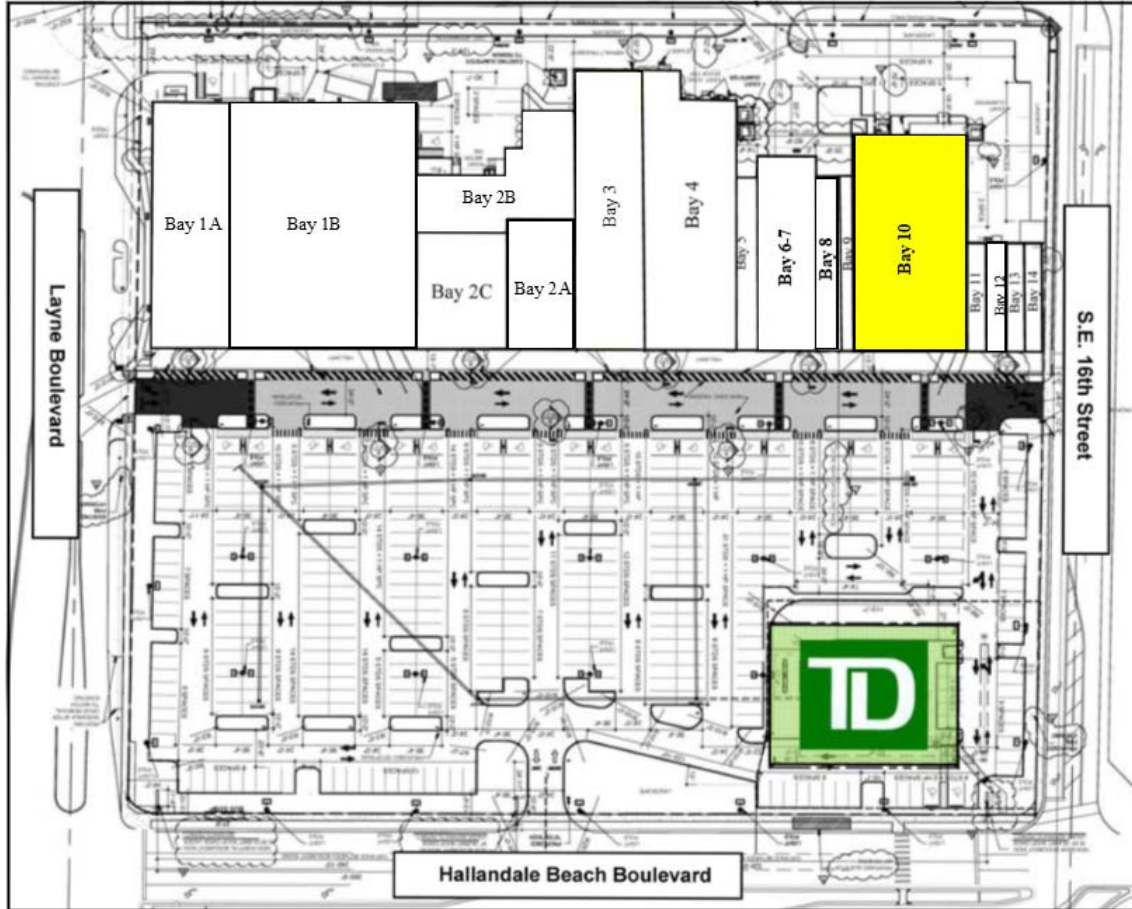
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533 NORTHLAKE BOULEVARD • NORTH PALM BEACH, FL 33408 • POST OFFICE BOX 14127 • NORTH PALM BEACH, FL 33408

LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

1. Acceso Office Building: 27,744-square-foot office building
2. Diplomat Golf Resort: (3) hotel towers with 938 Rooms, 30-story residential tower with 250 units
3. Hallandale Art Square: Mixed-use development consisting of an approx. 10,264 square feet of retail space, and 358 residential units
4. Hallandale Oasis: Mixed-use development consisting of an approx. 8,615 square feet of retail space, approx.39,060 square feet of office space, and 250 residential units
5. Chateau Square: Mixed-use development consisting of (2) 40-story towers consisting of 726 residential units, approx. 137,384 square feet of retail space, approx. 99,569 square feet of office space
6. RK Diplomat Mall: Big Lots, Winn-Dixie, Burlington Coat Factory, Office Max, Starbucks, Panera Bread, BurgerFi
7. RK Publix: Publix, Petco, and Too Jays
8. Hallandale Shopping Center: Broward Memorial and Dollar General



Bay 1a	Memorial Regional Hospital	31,217 SF	Bay 8	Etna Designer Inc.	1,000 SF
Bay 1b	Broward Memorial	20,000-23,000 SF	Bay 9	Unisex Salon	1,500 SF
Bay 2a	Healthy Partners	4,241 SF	Bay 10	COMING AVAILABLE	12,000 SF
Bay 2bc	Humana	9,079 SF	Bay 11	Vienna Nail Spa	900 SF
Bay 3	Golden Smile Adult Daycare	7,637 SF	Bay 12	Deluxe Travel	975 SF
Bay 4	Tatiana's	12,548 SF	Bay 13	Hairstyles by John	750 SF
Bay 5	Bruce Jacob's, D.D.S. -Dentistry	1,500 SF	Bay 14	House of Lorraine Cleaners	1,350 SF
Bay 6	Fruteria La Hacienda	5,400 SF			

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