



For Lease | Retail

# Flamingo Plaza

222-236 N Federal Hwy, Dania Beach, FL 33004

## Property Features

- 1,900 SF Unit available
- 4,200 SF Unit available
- Minutes from Fort Lauderdale Hollywood International Airport ( Top 20 Airport)
- Population over 77,000 with an Average Household Income of \$96,000 within 3 miles
- Direct Federal Highway Frontage
- Over 42,000 VPD on Federal Highway
- 3 Miles from Dania Beach Pier and the beach

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# Flamingo Plaza | Tenant Breakdown



## 236 N Federal Hwy

## 222 N Federal Hwy

Suite 101	<b>Vacant Unit 4,200 SF</b>
Suite 102	Arya Studios
Suite 103	Packing House
Suite 104	3 Sons Brewing

Suite 101/102	Antonio's Pizzeria
Suite 103	AYR Wellness
Suite 104	<b>Vacant Unit 1,900 SF</b>
Suite 105	Diveshop
Suite 106	Barbershop
Suite 107	Broward Biomechanics

# Flamingo Plaza | Area Retailers



# AREA HIGHLIGHTS



## Flamingo Plaza | Demographics



### Population

1-Mile: 10,882  
3-Mile: 77,733  
5-Mile: 273,036



### Median Age

1- Mile: 45.8  
3- Mile: 43.3  
5-Mile: 42.7



### Total Households

1-Mile: 4,942  
3-Mile: 34,218  
5-Mile: 120,095



### Average HH Income

1-Mile: \$77,690  
3-Mile: \$96,247  
5-Mile: \$108,578

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