



Dania Pointe

Dania Beach, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



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AERIAL



GROSS LEASABLE AREA (GLA)	740,630 SF
PARKING SPACES	1,517
PARKING RATIO	5.20 per 1,000 SF



DENSITY AERIAL



Property Overview

Dania Pointe is a 102-acre premier mixed-use development with over 740,000 square feet of retail and restaurants in addition to luxury apartments, hotels, Class A offices and public event space. The site boasts 1,600 linear feet of frontage on Interstate 95 with three I-95 access points, along with immediate proximity to the Fort Lauderdale-Hollywood International Airport and the Port Everglades Cruise Port. Dania Pointe features a sophisticated mix of shopping, dining, and entertainment venues, which serves the more than 1 million consumers living in the surrounding trade area and 35.1 million domestic and international tourists visiting Broward County in 2023.

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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Burger King	2,740	26 First Watch	3,200	51 American Eagle	12,340	76 Dania Dermatology	5,104
2 PDQ	2,845	27 America's Best Contacts & [...]	4,000	51A Available	2,750	77 Lindbergh	9,928
3 Outback Steakhouse	9,278	28 Lime Fresh Mexican Grill	2,234	52 Tommy Bahama Marlin Bar	5,204	80 Available	3,684
4 Kimco Office	4,516	29 Bento	2,820	53 CT Tacos	6,524	81 Available	4,215
5 Allura Med-Spa + Wellness	3,059	30 Available (Former Restaurant)	1,460	54 Pandora	1,024	82 Build-A-Bear Workshop	1,674
6 Available (Former Nail Salon)	3,017	31 In Ramen	1,505	55 H&M	17,860	83 Lovesac	1,901
7 Padrino's Cuban Restaurant	4,000	32 Cucina Ristorante	2,511	56 Rowan	936	84 Puttshack	23,757
8 Firehouse Subs	1,701	33 Playa Bowls	1,577	56A Available	3,488	90 Available	8,897
9 Available	3,417	34 BurgerFi	2,812	57 Firebirds Wood Fired Grill	6,637	91 Available	1,980
10 Conviva Care Centers	7,992	35 Regal	63,531	61 Foot Locker	4,008	92 IT'Sugar	3,701
11 TooJay's	5,057	36 Topsy Salonbar	2,679	62 Urban Outfitters	10,028	93 Fit2Run	3,101
12 Hobby Lobby	55,000	37 Lululemon Athletica	6,083	63 Pura Vida Miami	3,575	94 Mister O1 Extraordinary Pizza	2,894
13 Shoe Carnival	7,511	38 Sephora	4,521	63A Available	5,182	96 Available	2,277
14 TJ Maxx	21,411	39 Available	6,499	65 Available	5,267	97 The Baked Bear	1,859
15 Ulta Beauty	10,881	42 Cooper's Hawk Winery & Restaurant	11,155	65A Crema Gourmet Espresso Bar	2,115	98 Woof Gang Bakery	1,541
16 Five Below	8,883	43 Available	5,013	66 Available	7,500	99 Face Foundrie	1,510
17 BrandsMart U.S.A	91,347	44 Haagen Dazs	620	67 Panda Express	2,664	100 Available	4,513
18 YouFit Gym	25,000	45 Available	2,606	67A Available	2,115	101 Sirocco Mediterranean	5,616
19 Sprouts Farmers Market	29,645	46 Rodizio Grill	8,500	67B Available	4,113	101A Purple Oak	4,540
21 Verizon Wireless	2,863	47 J.Crew Factory	5,145	70 Luggage Flip Flop Zone	2,097	102 Available	2,359
22 Aspen Dental	3,700	48 Saito's Japanese Steakhouse	10,044	72 Anthropologie	13,579	103 Available	2,363
23 GNC	1,258	49 Available (Former Restaurant)	5,575	74 Improv Comedy Club	11,000	104 Available	8,831
24 Starbucks Coffee	2,160	50 Bowlero	30,672	75 Nike	16,433		

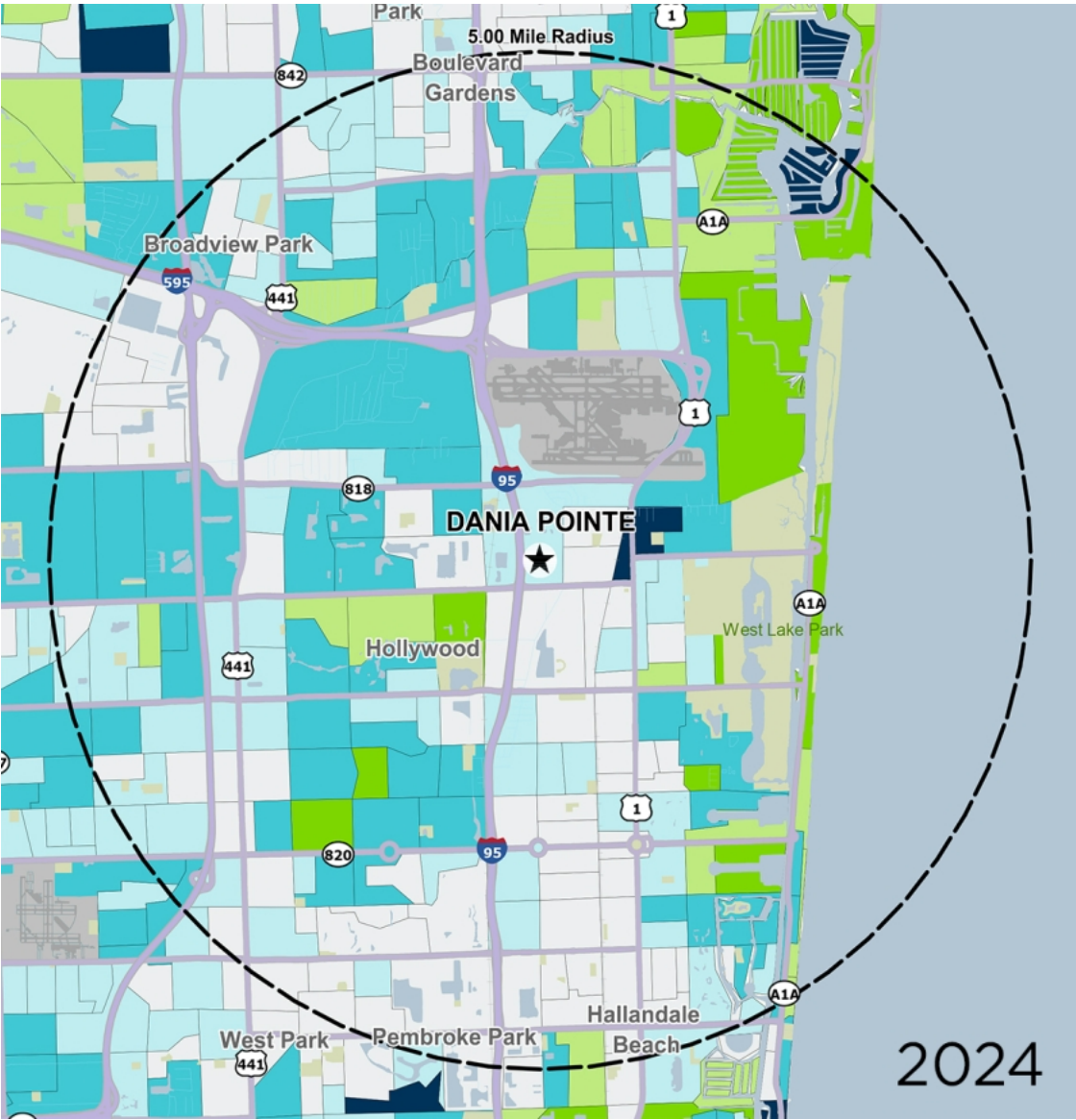
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,207	101,197	320,714
Daytime Pop	21,603	143,981	399,046
Households	4,749	42,762	134,072
Average HH Income	\$93,794	\$100,227	\$102,971
Median HH Income	\$55,250	\$67,687	\$71,664
Per Capita Income	\$36,979	\$42,811	\$43,492

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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I-95 & Stirling Rd., Dania Beach, FL



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