



300 W Hallandale Beach Blvd, Hallandale Beach, FL 33009

HALLANDALE SHOPPES - Unit 306

FOR LEASE



EXECUTIVE SUMMARY

Apex Capital proudly presents a premier storefront leasing opportunity along the highly trafficked commercial corridor of West Hallandale Beach Boulevard. Ideally positioned just east of I-95 and minutes from A1A, the property sits between Miami and Fort Lauderdale, with seamless access to major thoroughfares including I-95, US-1, and Dixie Highway.

The surrounding area is anchored by a vibrant mix of established retailers, dining destinations, and ongoing development, driving consistent and growing foot traffic. Just blocks away, The Village at Gulfstream Park features a curated blend of upscale and national retailers including Crate & Barrel, West Elm, Pottery Barn, Williams Sonoma, and Z Gallerie, alongside a variety of boutique concepts and experiential dining options.

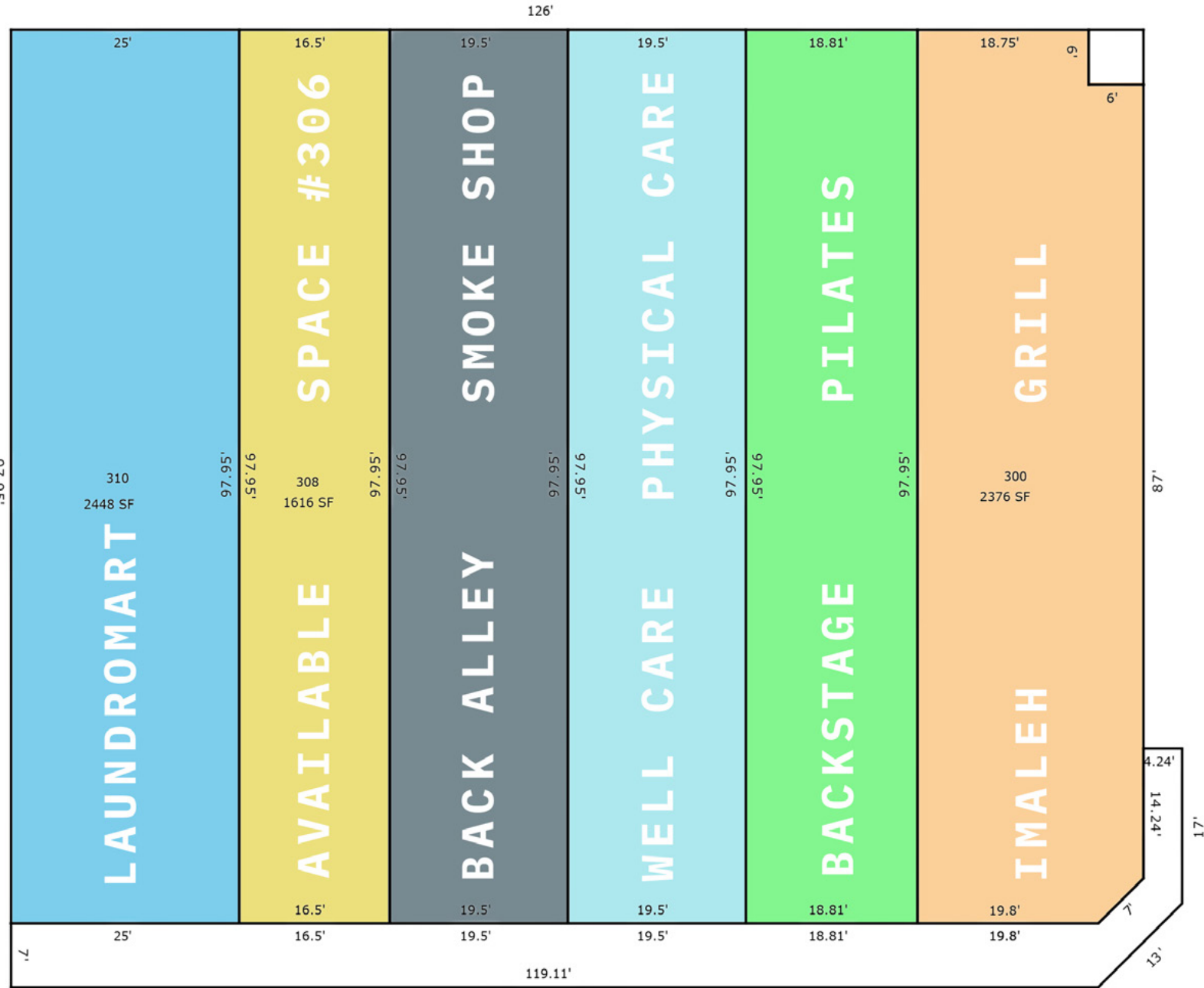
This dynamic retail environment, combined with proximity to Gulfstream Park, positions the property as an ideal location for retail, showroom, or creative office users seeking visibility within one of South Florida's most active lifestyle corridors.



ASKING PRICE
\$32 PSF NNN

PROPERTY DETAILS	
SF AVAILABLE	1,616 SF
TOTAL BUILDING SF	14,818 SF
LOT SIZE	28,018 SF
ZONING	BG - General Business District
PARKING	50 Shared Spaces
TRAFFIC COUNT	56,576 VPD
USES ALLOWED	Retail, Showroom, Gym, Bar, Restaurant, Entertainment

FLOOR PLAN



UNIT 306

Unit 306 presents a prime opportunity along West Hallandale Beach Boulevard, ideally positioned in the heart of a thriving retail corridor surrounded by national brands and established businesses. Benefiting from an impressive traffic count of approximately 56,576 vehicles per day, the space offers excellent visibility and consistent exposure.

The property is just a short drive from some of the area's most sought after destinations, including Gulfstream Park and Aventura Mall, further enhancing its appeal for retailers and service-oriented users seeking a high-traffic, well connected location.



SPACE DETAILS

1,616 SF

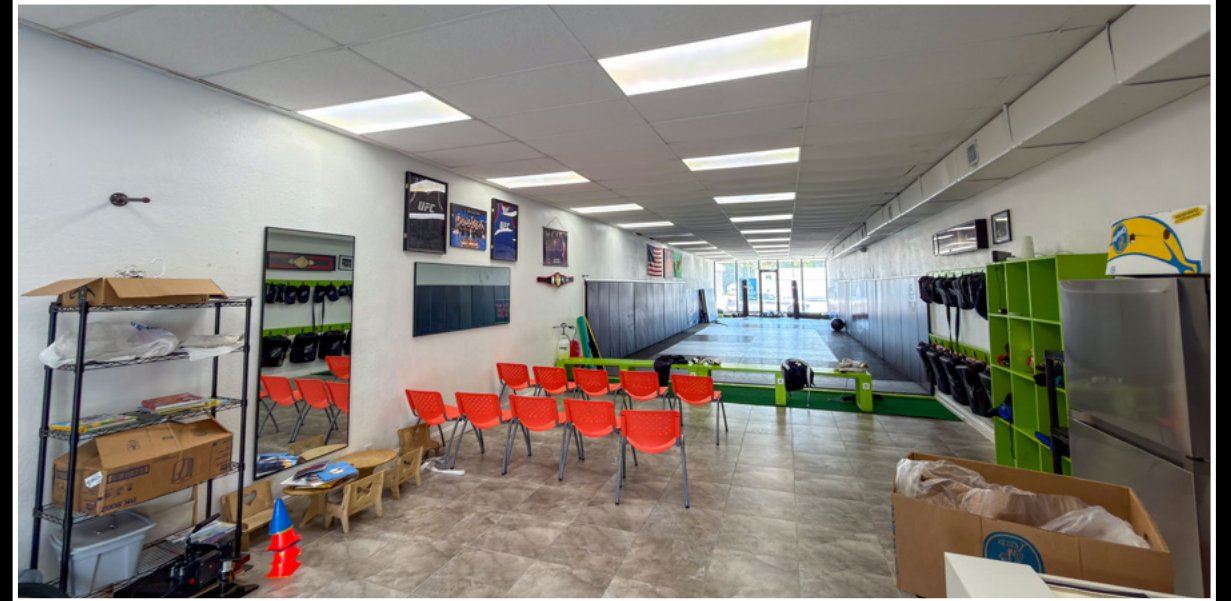
1 Restroom

Parking Lot Access Door

Asking Price: \$32 PSF NNN



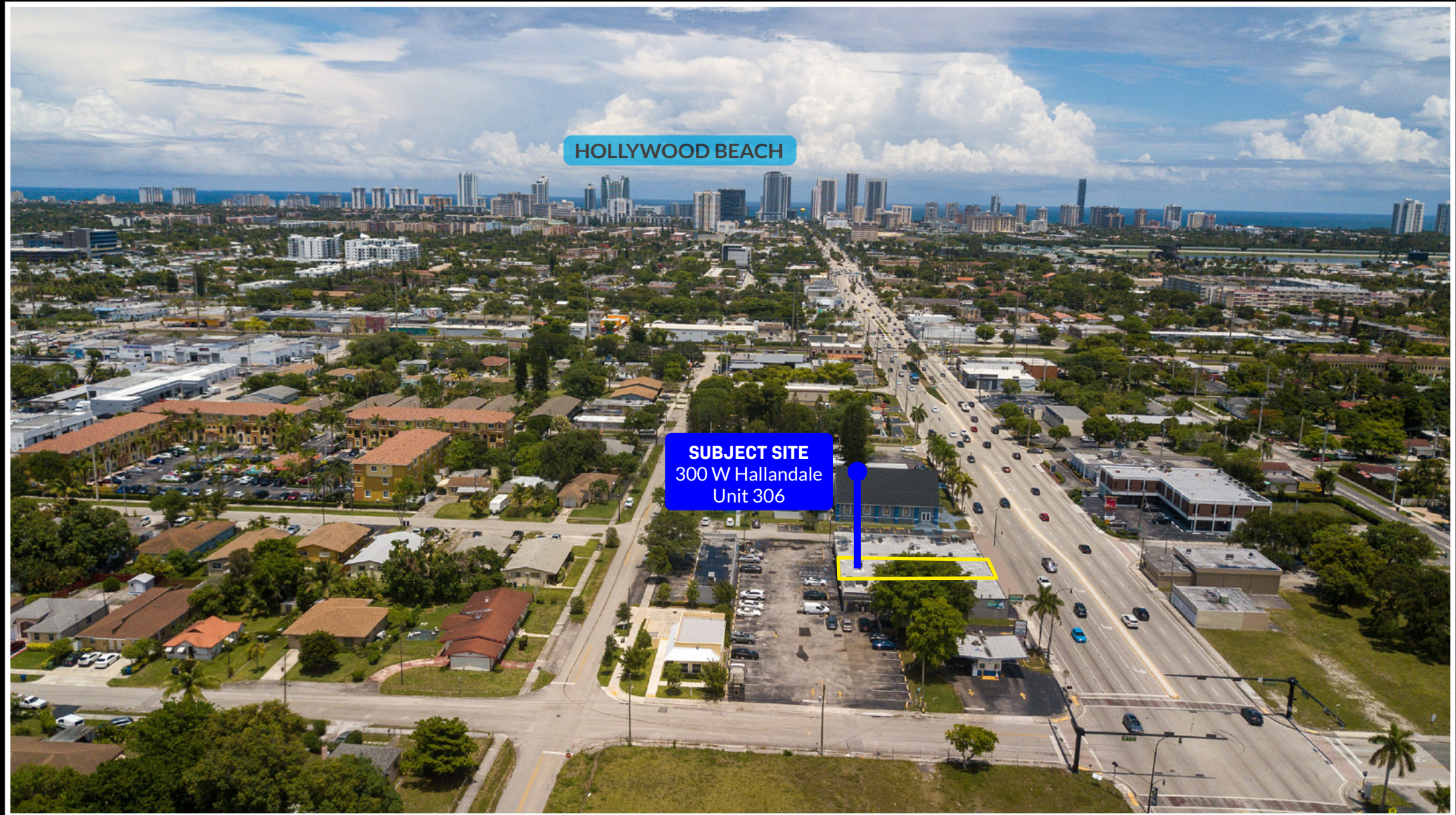
INTERIOR PHOTOS



BIRD'S EYE VIEW



AERIAL VIEW



POTENTIAL CONCEPTS



HALLANDALE BEACH: CONNECTED & THRIVING

Strategically located along the highly trafficked corridor of West Hallandale Beach Boulevard, the property sits in the center of a rapidly evolving and highly desirable commercial district. The area is anchored by a strong mix of national and upscale retailers—including Crate & Barrel, West Elm, Pottery Barn, and Williams Sonoma at Gulfstream Park—driving consistent foot traffic and establishing the corridor as a premier retail destination.

Connectivity is a key advantage, with immediate access to major highways and roadways, including I-95, US-1, Dixie Highway, and A1A. Centrally positioned between Miami and Fort Lauderdale, and just minutes from Aventura Mall, the location offers unparalleled accessibility for both customers and employees.

Adding to its appeal, the surrounding area is experiencing significant growth, with multiple development projects contributing to increased density and long-term demand. Notable nearby sites include Parks at Hallandale Beach and Atlantic Village, along with a wave of mixed-use and residential developments throughout Hallandale Beach. This ongoing transformation is bringing new residents, businesses, and energy to the corridor, further strengthening its position as a high-growth market for retail and commercial users.

With strong traffic counts, a growing population base, and a vibrant mix of retail, dining, and entertainment, this location presents an exceptional opportunity for tenants seeking visibility, accessibility, and long-term upside in one of South Florida's most active corridors.



RETAIL MAP



DEVELOPMENT MAP





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