



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

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.



Accelerating success.

Flamingo Plaza | Tenant Breakdown



236 N Federal Hwy

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

222 N Federal Hwy

Suite 101/102	Antonio's Pizzeria
Suite 103	AYR Wellness
Suite 104	Vacant Unit 1,900 SF
Suite 105	Dive Shop
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

Contact us:

Bradley Arendt

+1 954 652 4622
 bradley.arendt@colliers.com

Mika Mattingly

+1 305 602 5020
 mika.mattingly@colliers.com

Jonathan Papeika

+1 954 815 5995
 jonathan.papeika@colliers.com

Cecilia Estevez

+1 305 602 5020
 cecilia.estevez@colliers.com



Accelerating success.