

FOR LEASE

ARTSQUARE AT HALLANDALE

401 NORTH FEDERAL HIGHWAY, HALLANDALE BEACH , FL 33009



PROPERTY DESCRIPTION

358 unit mixed use development from the developers of Aventura ParkSquare. Currently one 1,597 SF retail unit available for lease in grey shell condition and one 1,215 SF endcap space built out as a café for lease. This site is in close proximity to notable national retailers such as Publix and Walmart.

PROPERTY HIGHLIGHTS

- Located just over the Broward County line serving the Aventura, Golden Beach, and Hallandale Beach Markets
- Direct Frontage to North Federal Highway at the entrance to Arts Boulevard
- Ample parking with strong ingress and egress
- Traffic count: N Federal Hwy - 40,000 VPD - Hallandale Beach Blvd - 45,000 VPD

SPACES

Unit 1 - Endcap

LEASE RATE

Negotiable

SPACE SIZE

1,215 SF

Unit 2

Negotiable

1,597 SF

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Households

11,559

76,635

156,816

Total Population

25,329

174,195

380,383

Average HH Income

\$71,234

\$96,424

\$92,085

BRYAN COHEN

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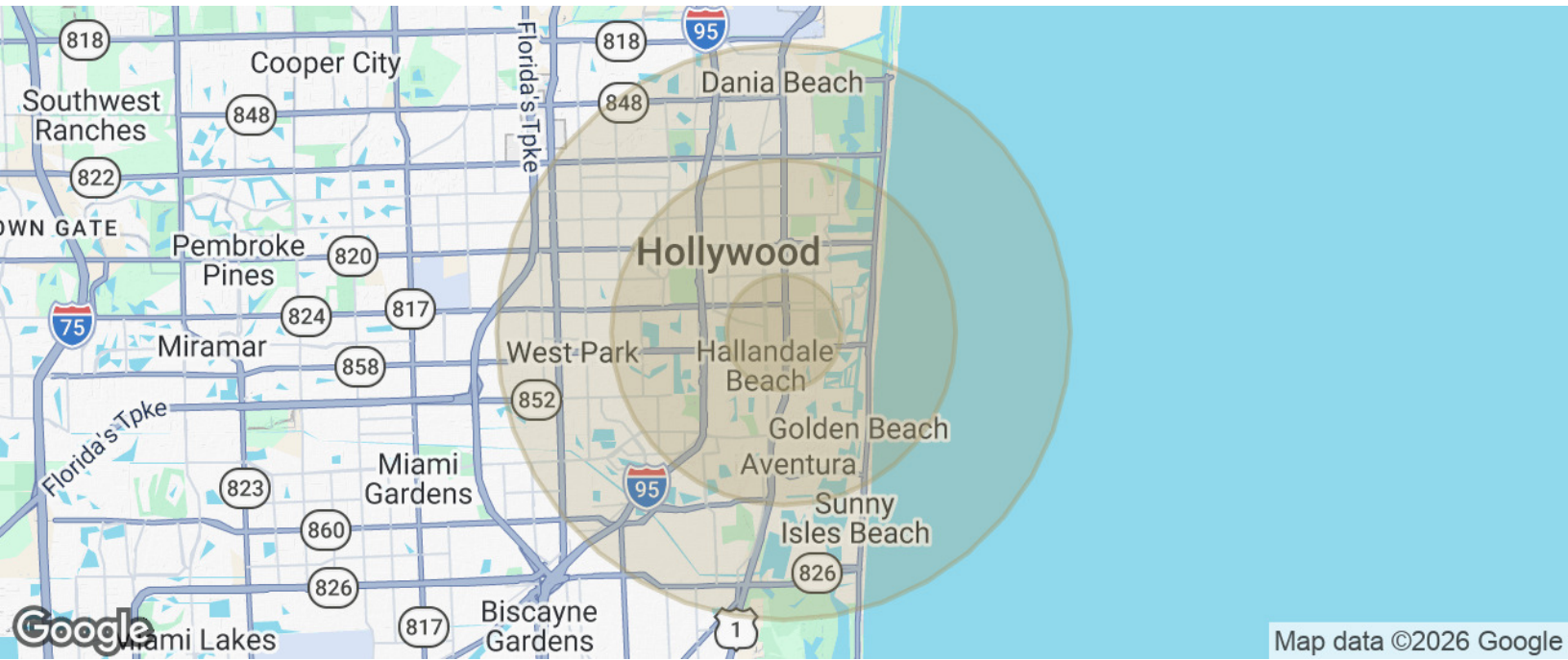
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	25,329	174,195	380,383
Average Age	44	45	44
Average Age (Male)	43	44	42
Average Age (Female)	45	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,559	76,635	156,816
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$71,234	\$96,424	\$92,085

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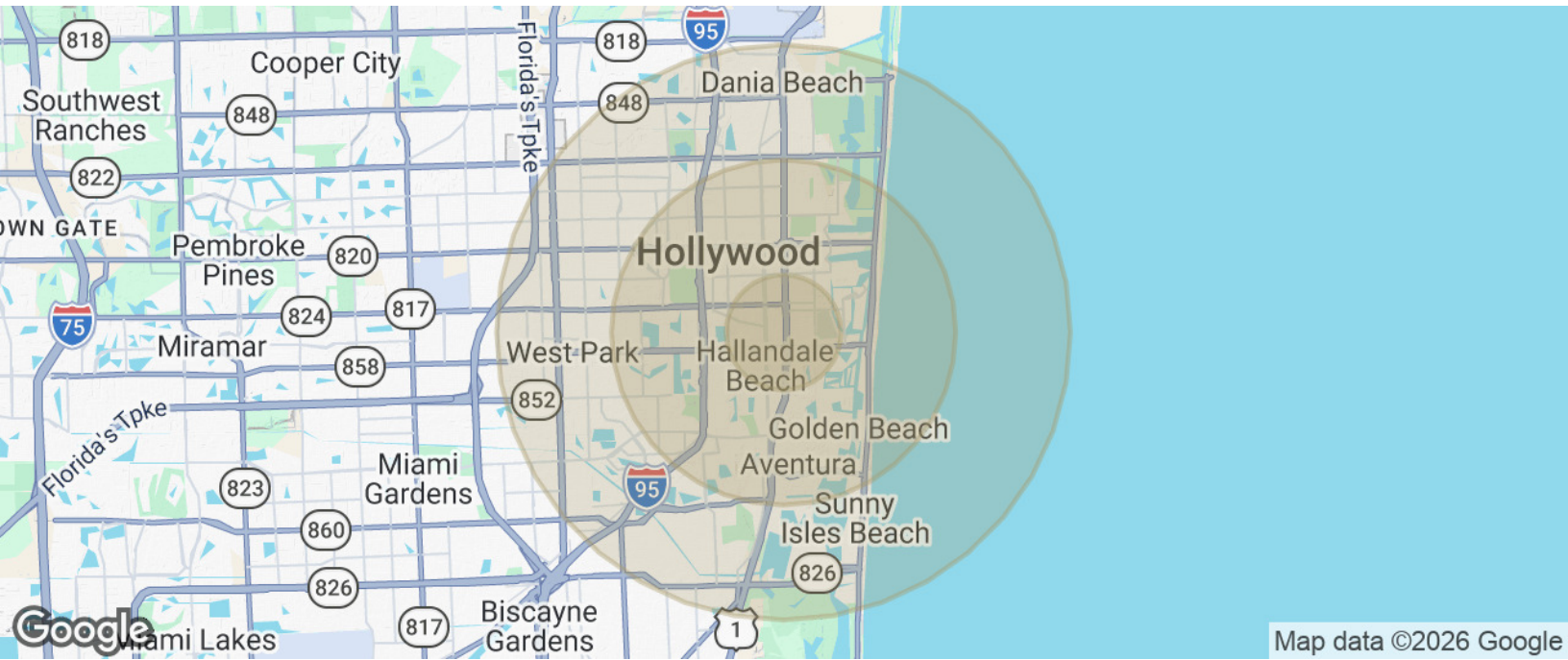
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Average House Value

\$364,837

\$515,503

\$475,256

Demographics data derived from AlphaMap

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