



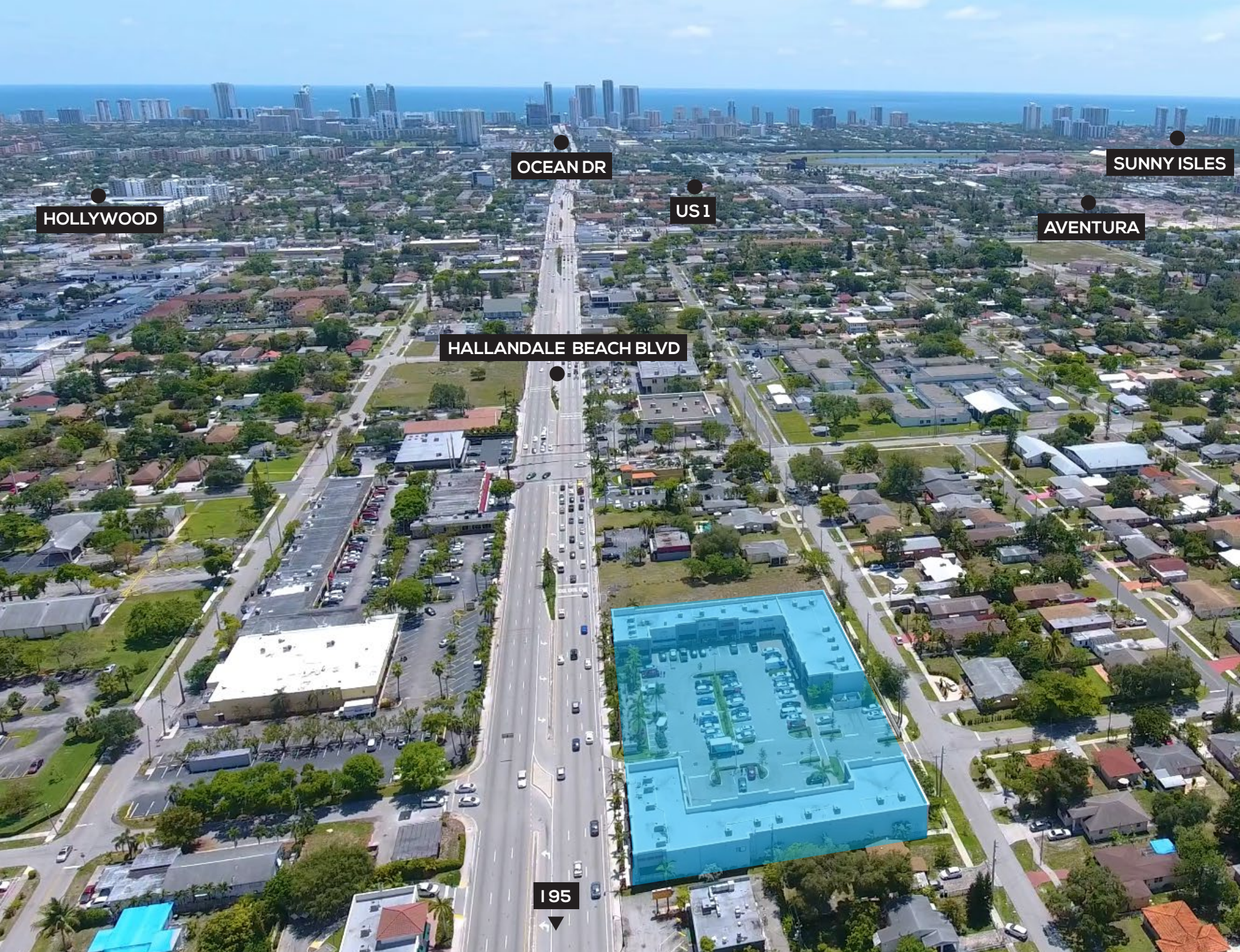
# 7TH AVENUE VILLAGE

Introducing 7th Avenue Village, a thriving commercial strip center ideally situated on Hallandale Beach Blvd. Located at 645-701 W Hallandale Beach Blvd, our prime location offers over 100 linear feet of frontage to Hallandale Beach Blvd, attracting a daily traffic of approximately 60,000 cars. Conveniently positioned near i-95, Gulfstream Park & Casino, and Aventura Mall, we provide easy access to a vibrant trade area with over 199,000 people within a 3-mile radius.

At 7th Avenue Village, we offer an excellent opportunity for your business expansion. Explore a diverse range of businesses, restaurants, and shops in this lively destination, providing convenience and excitement all in one place. Join us at 7th Avenue Village in Hallandale Beach and take advantage of our strategic location to enhance your business endeavors.

LOCATION	645-701 W HALLANDALE BEACH BLVD, HALLANDALE, FL 33009
REGIONAL	HALLANDALE BEACH BLVD AND 7TH AVENUE AND HALLANDALE BEACH BLVD EXIT OFF I-95.
DAILY TRAFFIC	60,000 VEHICLES
DESCRIPTION	SHOPPING CENTER FEATURING LOCAL, NATIONAL AND INTERNATIONAL RESTAURANTS, RETAILERS & SERVICE VENUES.
ANCHORS	WINGSTOP, WELLS FARGO, MARCOS PIZZA
RETAILERS	DERMA LASER CENTER, SIGHT 4 SITE, KRAZY VEGAN & MORE, ROSES NAILS, AMONG OTHERS
LOCAL MARKET	HALLANDALE, HOLLYWOOD, AVENTURA, SUNNY ISLES BEACH, GOLDEN BEACH AND FORT LAUDERDALE.
INTERNATIONAL MARKET	ARGENTINA, URUGUAY, CANADA, BRAZIL, VENEZUELA, PANAMA, COLOMBIA, RUSSIA, MEXICO, CHINA, UNITED KINGDOM.
TOTAL SQUARE FEET	24,485 SqFt





HOLLYWOOD

OCEAN DR

US 1

SUNNY ISLES

AVENTURA

HALLANDALE BEACH BLVD

195



For more information about this exciting project and to explore the incredible opportunities available at 7th Avenue Village, please don't hesitate to contact us.

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