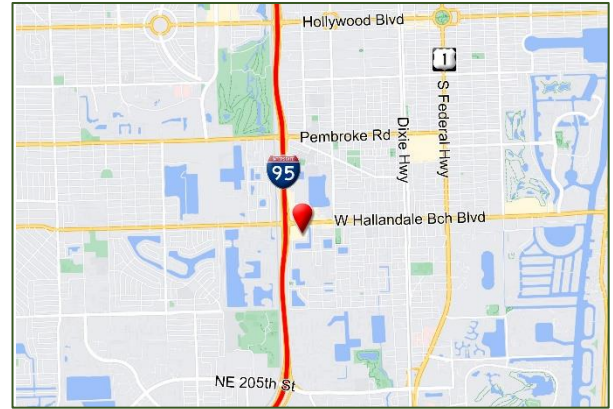


HALLANDALE SHOPPING CENTER

1031-1101 WEST HALLANDALE BEACH | HALLANDALE BEACH, FL 33009



FOR LEASE



Demographics 2023	1 Mile	3 Mile	5 Mile
Est. Population	16,419	221,955	471,199
Avg HH Income	\$57,616	\$87,822	\$88,802
Median Age	39.5	43.7	42.1
Total Business'	1,698	18,130	34,756
Total Daytime Population	17,805	220,111	450,556

PROPERTY HIGHLIGHTS

CONTACT OUR AGENTS

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www.RotellaGroup.com

SPACE
9,962 SF

VPD
56,498 Hallandale Beach Blvd.
202,500 Interstate 95

The Rotella Group has been retained as the exclusive agent for leasing a **9,962 SF available space** located on 1031-1101 West Hallandale Beach Boulevard, Broward County just east of Interstate 95 on south side of Hallandale Beach Boulevard.

Excellent visibility with prominent building signage and ample parking. Join Winn Dixie, dd's Discount, Rainbow Shop. There are approx. 221,955 residents within a 3-mile radius.



3300 N. Federal Highway
Suite 200
Fort Lauderdale, FL 33306
o. 954-568-9015

12200 W. Colonial Drive
Suite 300 - H
Winter Garden, FL 34787
o. 407-347-7361

e. info@rotellagroup.com

HALLANDALE SHOPPING CENTER

1031-1101 WEST HALLANDALE BEACH | HALLANDALE BEACH, FL 33009



Suite	Tenant	SqFt	Base Rent per SF	Expenses	Monthly Estimate*
1065	AVAILABLE (Former Citi Trends)	9,962	\$23.00	\$6.72	\$24,672.55

Traffic Counts 2022	
Hallandale Beach Blvd	56,498
I-95	202,500

Suite	Tenant	SqFt
1025	Denny's	3,564 SF
1039	dd's Discount	21,647 SF
1045	Rainbow	8,000 SF
1055	Winn Dixie	50,000 SF
1055A	Beauty Supply	4,300 SF
1059	Laundry	2,200 SF
1065	AVAILABLE (Former Citi Trends)	9,962 SF
1101	Guitar Center	20,904 SF



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