



# FOR LEASE

RETAIL SPACE

HALLANDALE SHOPPES



**300 W HALLANDALE BEACH BLVD**  
**HALLANDALE, FL 33009**

UNIT 306

**MARTIN BRAVO**

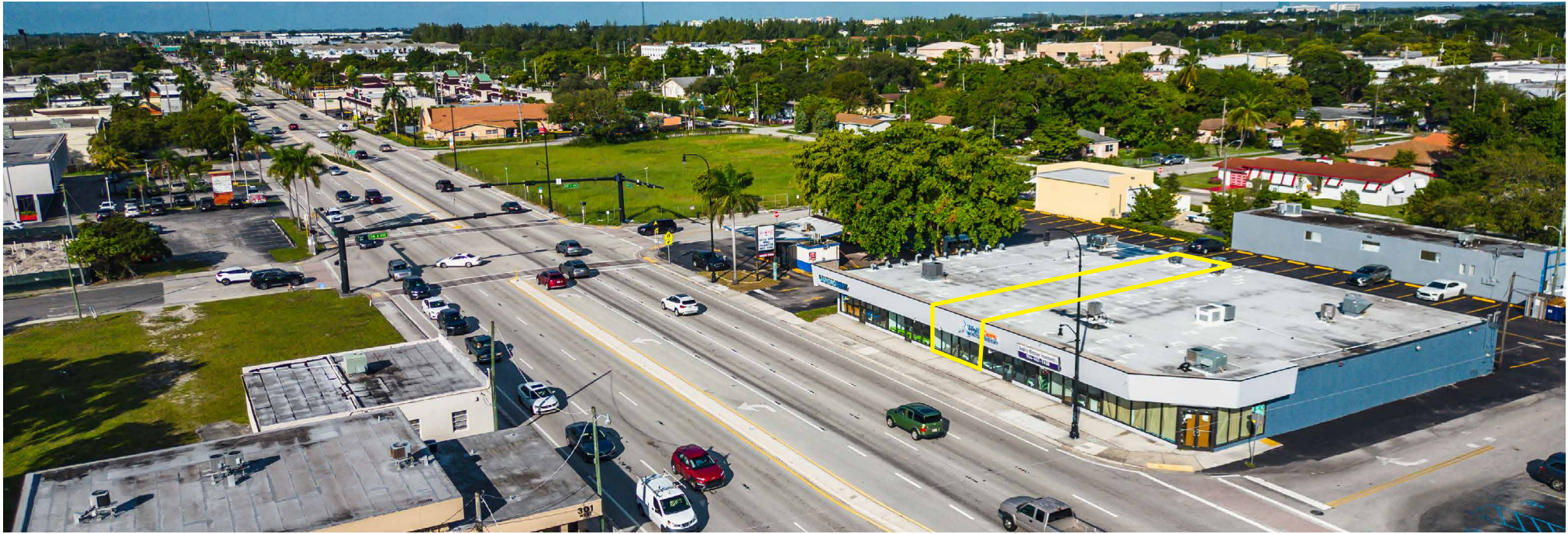
COO / PARTNER

305 967 3615

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# PROPERTY DESCRIPTION

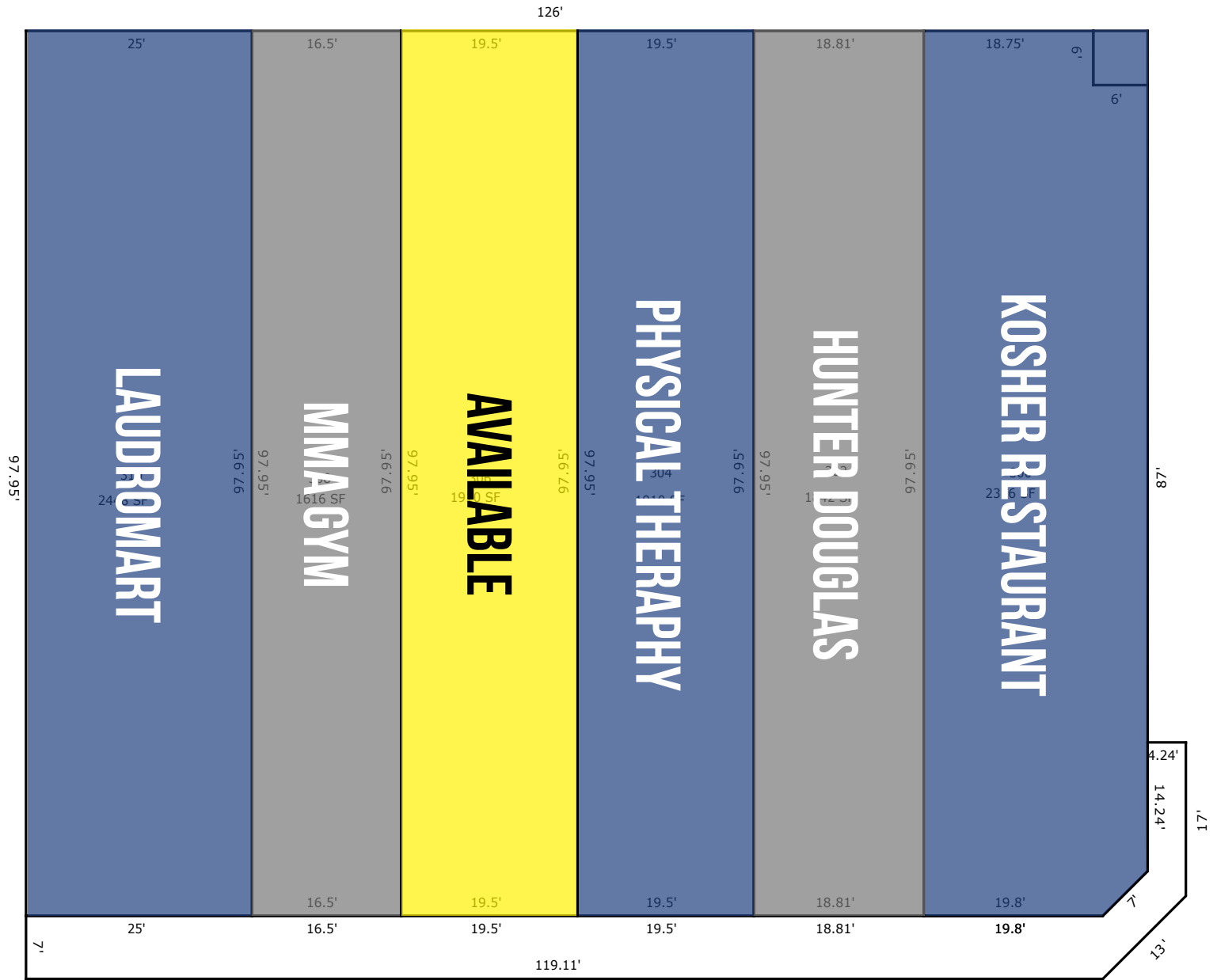


Apex Capital is pleased to offer the opportunity to lease a prime store front space on the main commercial corridor of W Hallandale Beach Blvd. Located east of I-95 and just a few blocks away from A1A . Midway between Miami and Fort Lauderdale, the property provides easy access to all major roads and highways including I-95, US-1, Dixie Hwy and A1A.

The property is surrounded by existing businesses, upcoming projects and rapidly growing foot traffic. Ideal for retail, creative office, or showroom. This property sits just blocks away from Gulfstream Park with retailers such as Crate & Barrel, The Knife, West Elm, Chick Fil A, Publix, Petco, Whole Foods, Best Buy, The Carousel Club and many more.

<b>SF Available:</b>	1,910 SF
<b>Total Building SF:</b>	14,818 SF
<b>Lot Size:</b>	28,018
<b>Zoning:</b>	BG - General Business District
<b>Parking:</b>	50 Shared Spaces
<b>Traffic Count:</b>	56,576 VPD
<b>Uses Allowed:</b>	Retail, Showroom, Gym, Bar, Restuarant, Entertainment
<b>Asking Price:</b>	\$32 PSF NNN

# FLOOR PLAN



# AERIAL VIEW





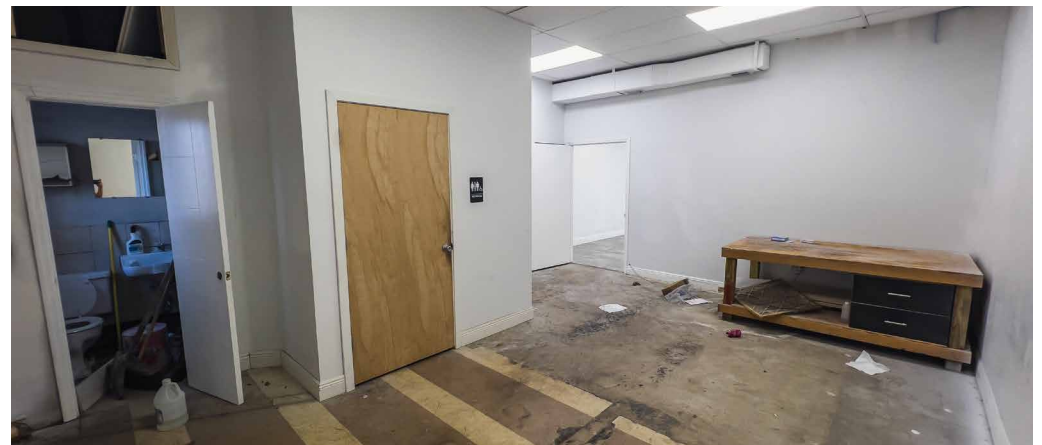
# RETAIL SPACE

1,600 SF of retail space available for lease fronting Hallandale Beach Blvd. Centrally located and surrounded by many national retailers. This retail space sees a traffic count of 56,576 VPD and is a short drive to some of Hallandales most sought after projects such as Gulfstream Park and Aventura Mall.

- 1,910 Sqft
- 1 Restroom
- Parking Lot Access Door

**\$32 / PSF**

**\$5 / PSF NNN**

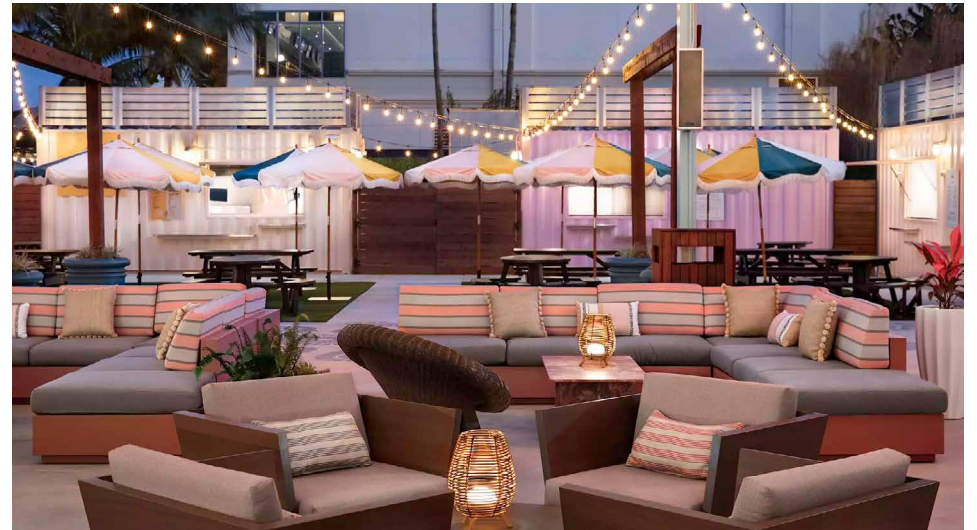


# POTENTIAL RETAIL CONCEPTS



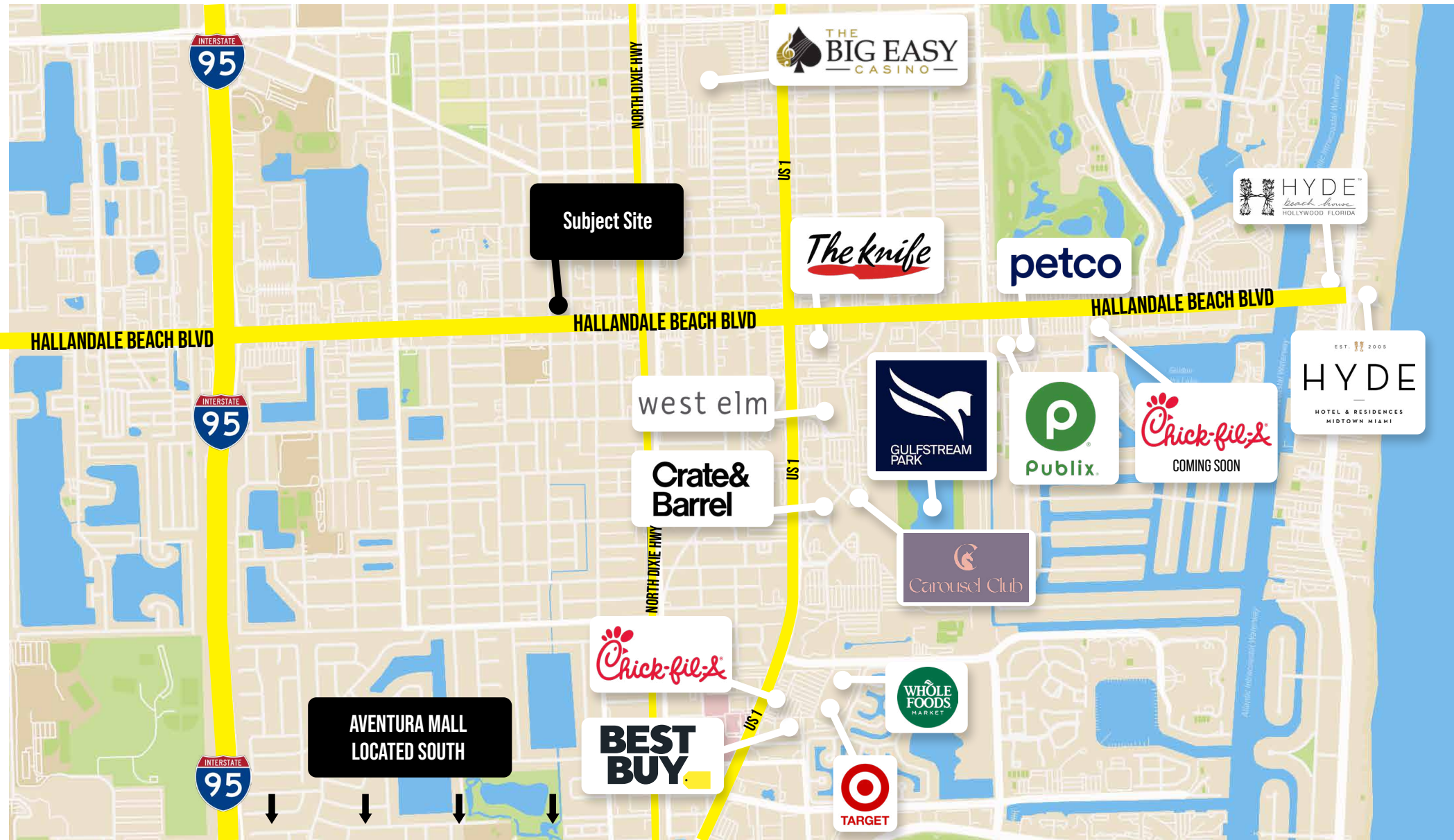


# NEARBY CONCEPT - CAROUSEL CLUB



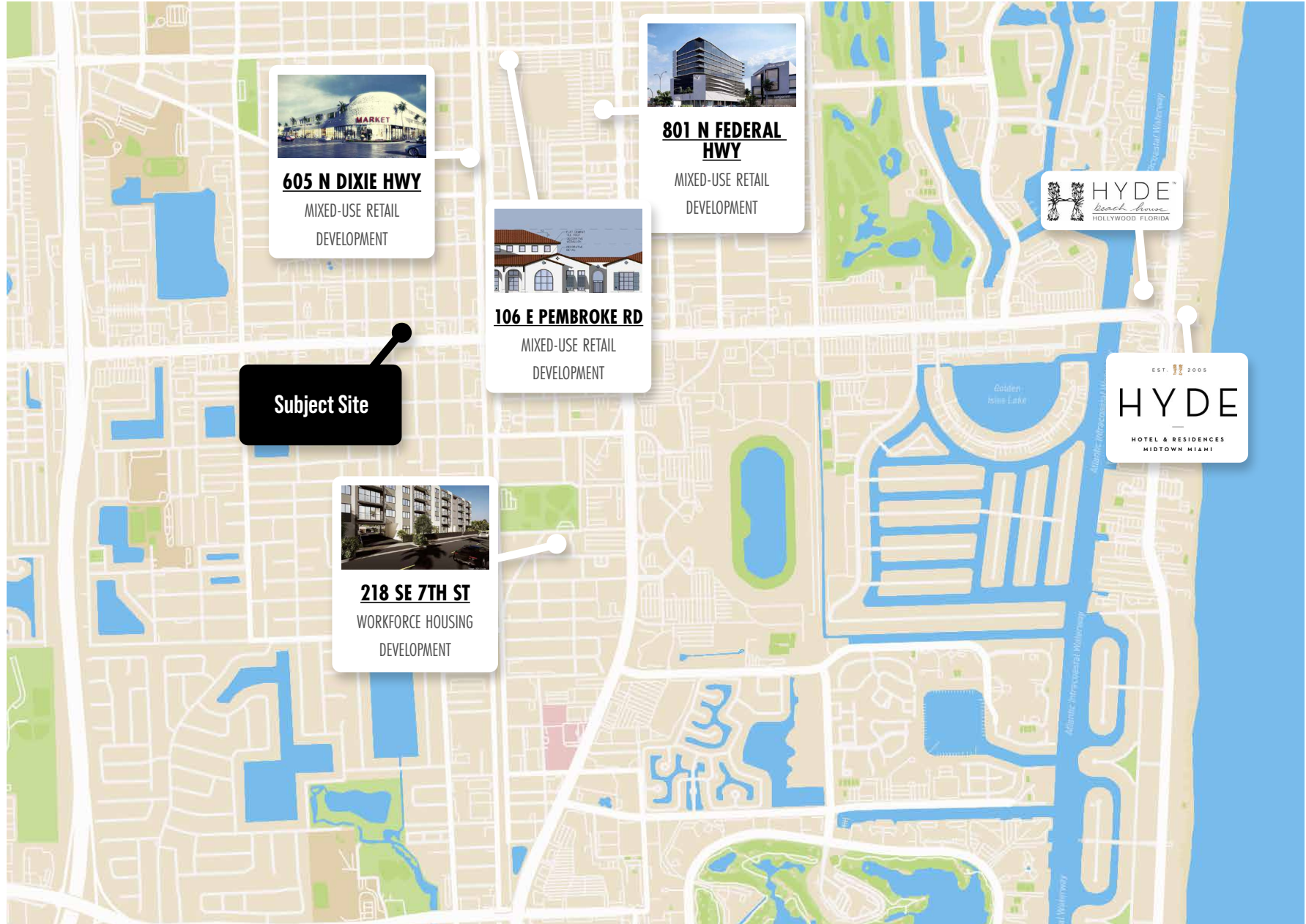


# RETAIL MAP





# DEVELOPMENT MAP





# APEX

CAPITAL REALTY

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