

RETAIL  
SPACE  
FOR  
LEASE



EXCLUSIVE RETAIL LEASING

**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

**±7,349 SF 2-STORY ENDCAP**

**313 E HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FL 33009**



# Property Overview

## PRIME MEDICAL LOCATION

Located on the highly trafficked Hallandale Beach Boulevard with over 40,000+ vehicles per day, offering maximum visibility for healthcare providers.

## ESTABLISHED HEALTHCARE CORRIDOR

Surrounded by medical offices, urgent care centers, and pharmacies – this location is perfectly positioned to serve the growing healthcare demand in East Hallandale Beach.

## BUILT-IN PATIENT BASE

Dense residential population with strong demographics, ideal for medical practices looking to expand or relocate closer to their patients.

## VETERINARY OPPORTUNITY

High pet ownership in the surrounding communities makes this an excellent location for a veterinary clinic or specialty animal care provider

## CUSTOMIZABLE SPACE

Flexible floor plan options that can be tailored for exam rooms, labs, reception and treatment areas.

## CONVENIENT ACCESS

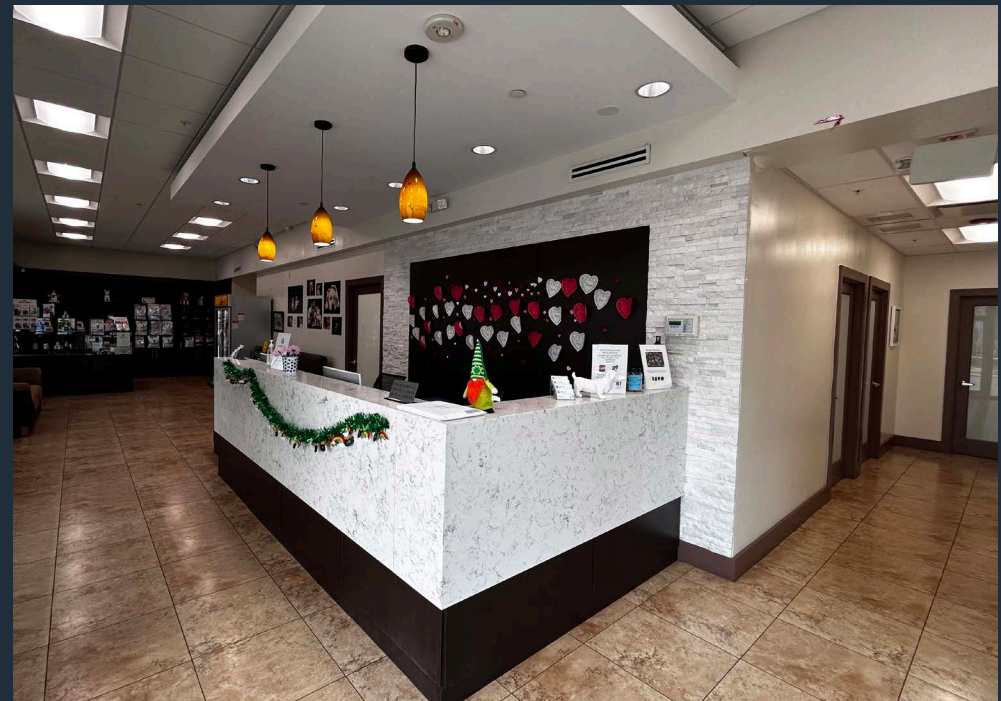
Easy access from US-1 and I-95 with ample on-site parking for patients and staff. Minutes from Aventura, Hollywood and the beach.

## MEDICAL-FRIENDLY ZONING

Favorable zoning and infrastructure support a wide range of medical uses, including general practice, dental, pediatric, wellness and veterinary.

## THRIVING EAST HALLANDALE SUBMARKET

Benefit from ongoing development and revitalization in a market experiencing consistent growth and rising demand for healthcare services.









# DEMOGRAPHICS

## DISTANCE

### 1 MILE

POPULATION	22,196
HOUSEHOLDS	9,836
EMPLOYEES	18,477
AVERAGE HH INCOME	\$72,179

### 3 MILES

POPULATION	178,168
HOUSEHOLDS	77,640
EMPLOYEES	149,789
AVERAGE HH INCOME	\$101,453

### 5 MILES

POPULATION	387,994
HOUSEHOLDS	158,888
EMPLOYEES	323,233
AVERAGE HH INCOME	\$97,716

## DRIVE TIME

### 5 MINUTES

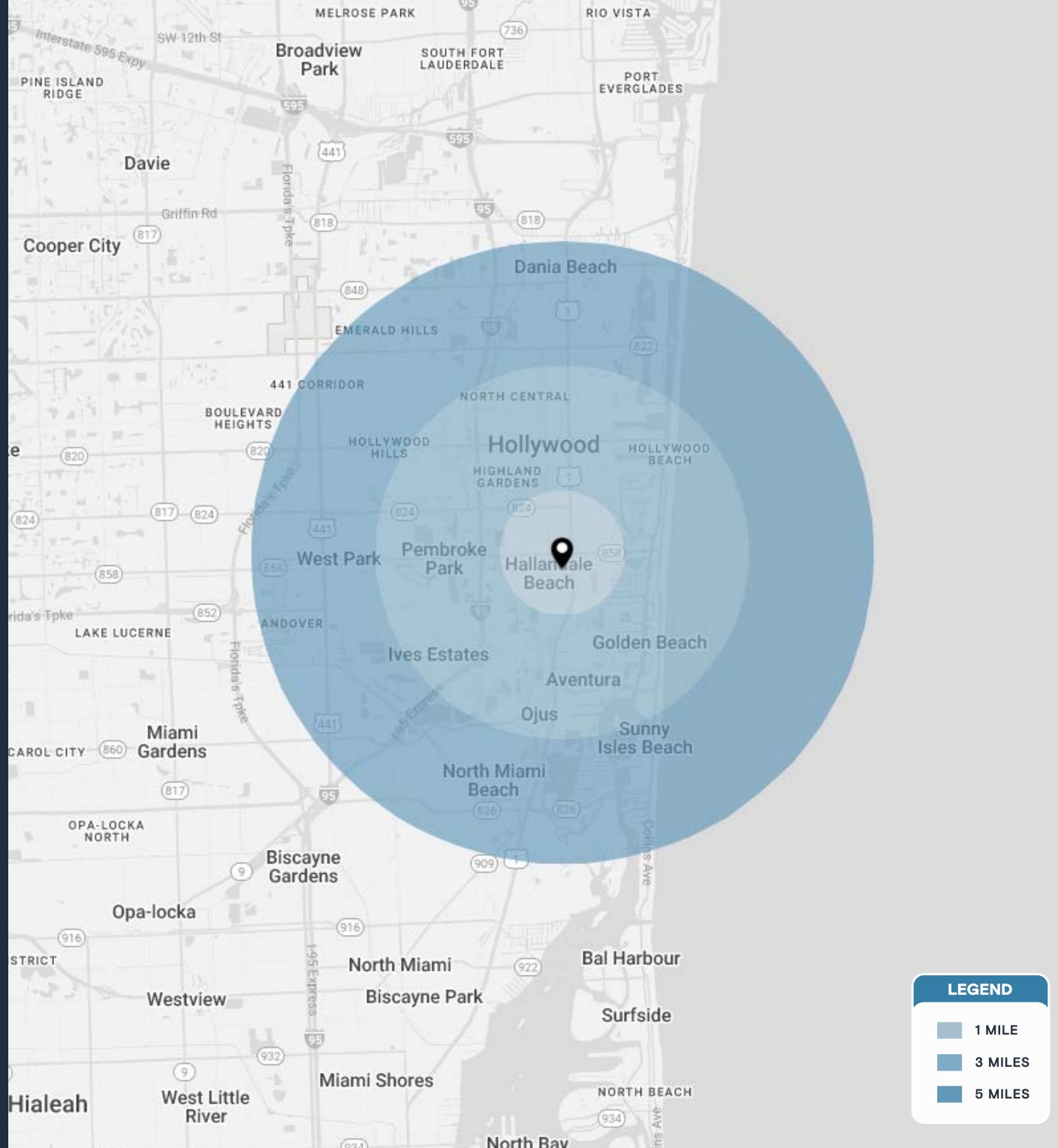
POPULATION	77,327
HOUSEHOLDS	34,888
EMPLOYEES	65,064
AVERAGE HH INCOME	\$88,769

### 10 MINUTES

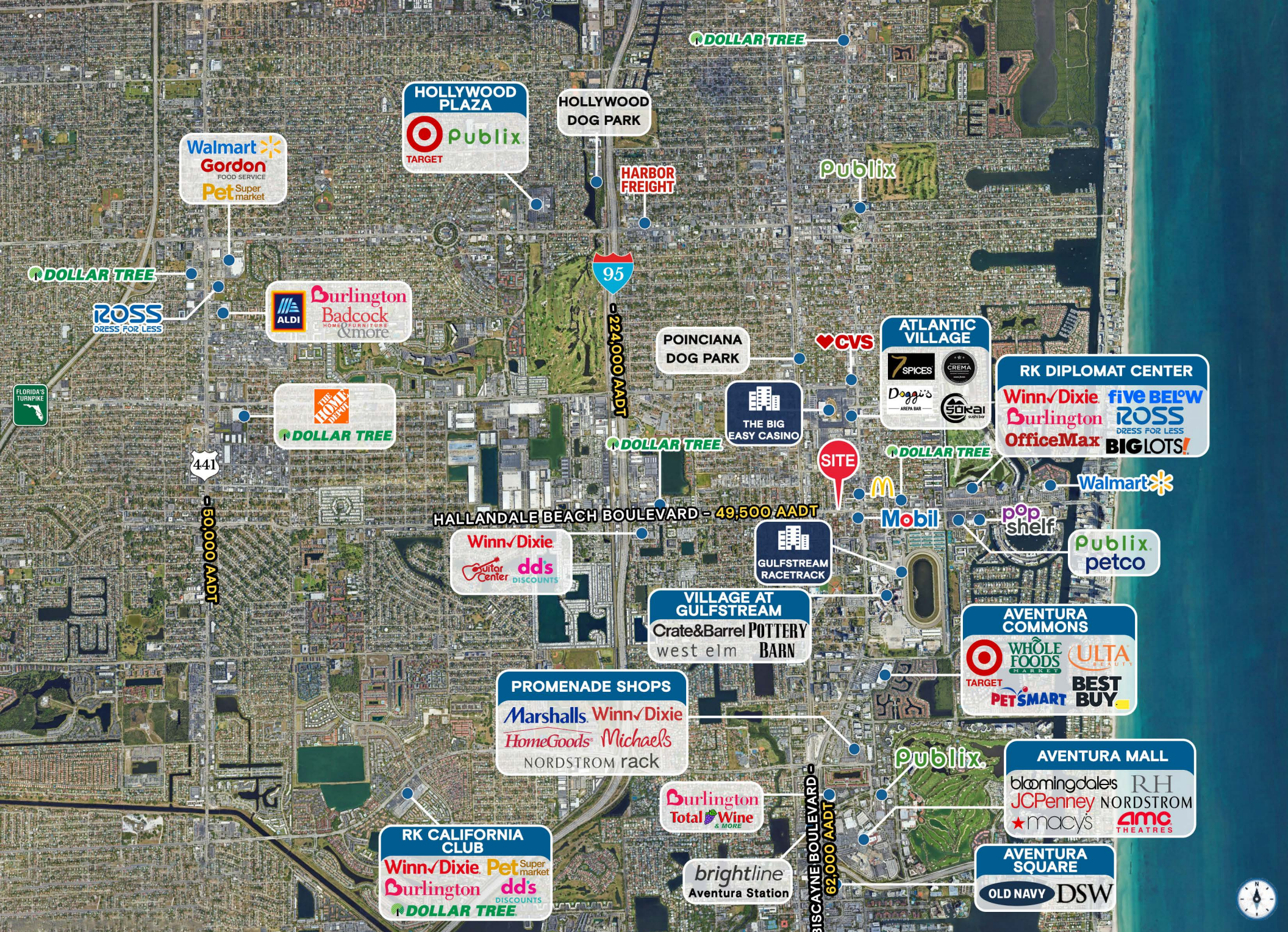
POPULATION	256,983
HOUSEHOLDS	109,265
EMPLOYEES	215,202
AVERAGE HH INCOME	\$96,282

### 15 MINUTES

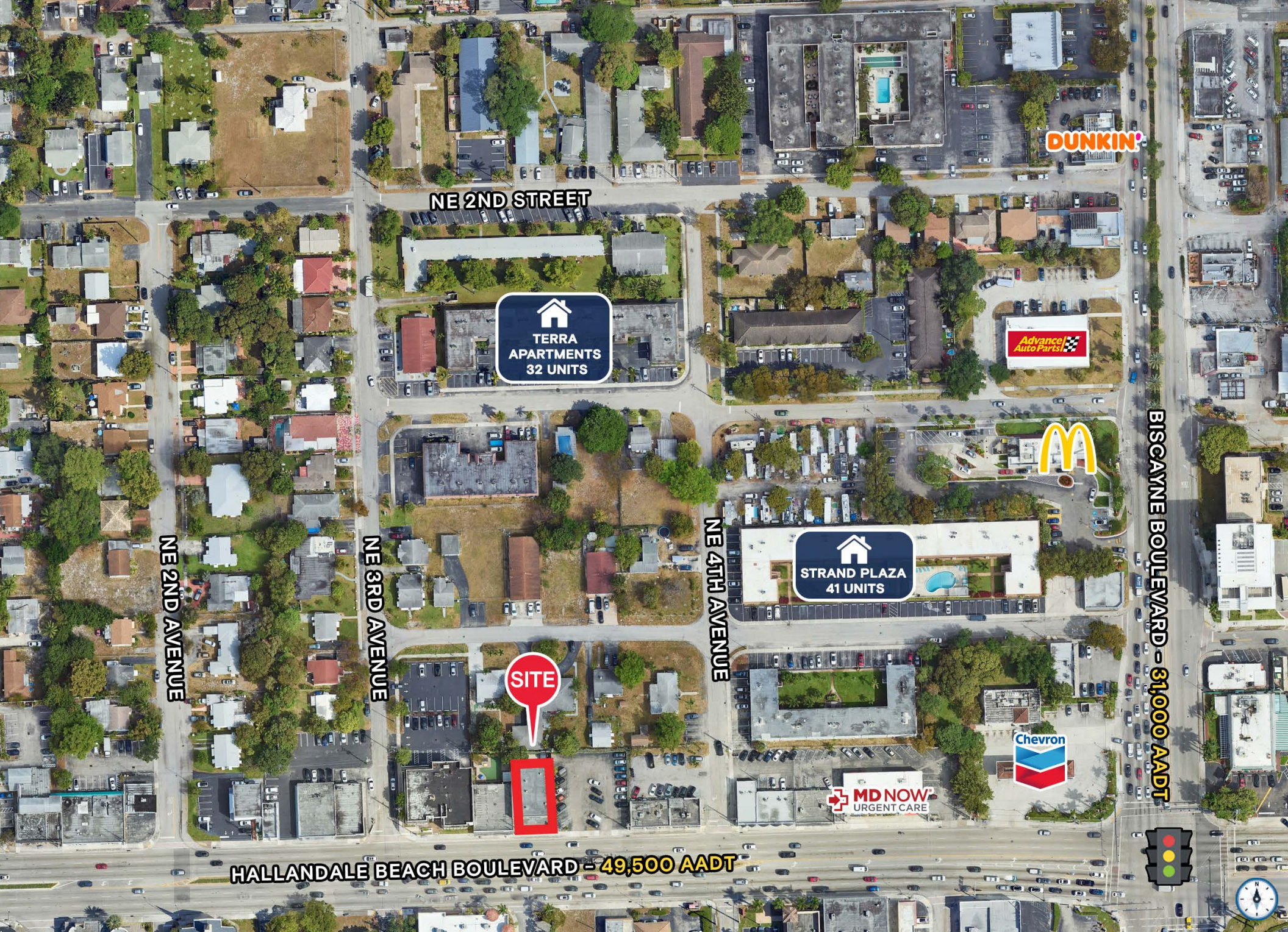
POPULATION	484,482
HOUSEHOLDS	190,979
EMPLOYEES	401,961
AVERAGE HH INCOME	\$95,358











NE 2ND STREET

  
TERRA  
APARTMENTS  
32 UNITS

DUNKIN'

Advance  
Auto Parts



BISCAYNE BOULEVARD - 31,000 AADT

NE 2ND AVENUE

NE 3RD AVENUE

NE 4TH AVENUE

  
STRAND PLAZA  
41 UNITS

  
SITE



MD NOW  
URGENT CARE

HALLANDALE BEACH BOULEVARD - 49,500 AADT







**NEIGHBORHOOD  
VETERINARY CENTER**

Contact Broker

**Karen Maerovitz**  
SENIOR DIRECTOR

karenmaerovitz@katzretail.com  
(786) 210-8837

313

OPEN



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

**NEIGHBORHOOD  
VETERINARY CENTER**

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have the choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer. REV-05.08.25