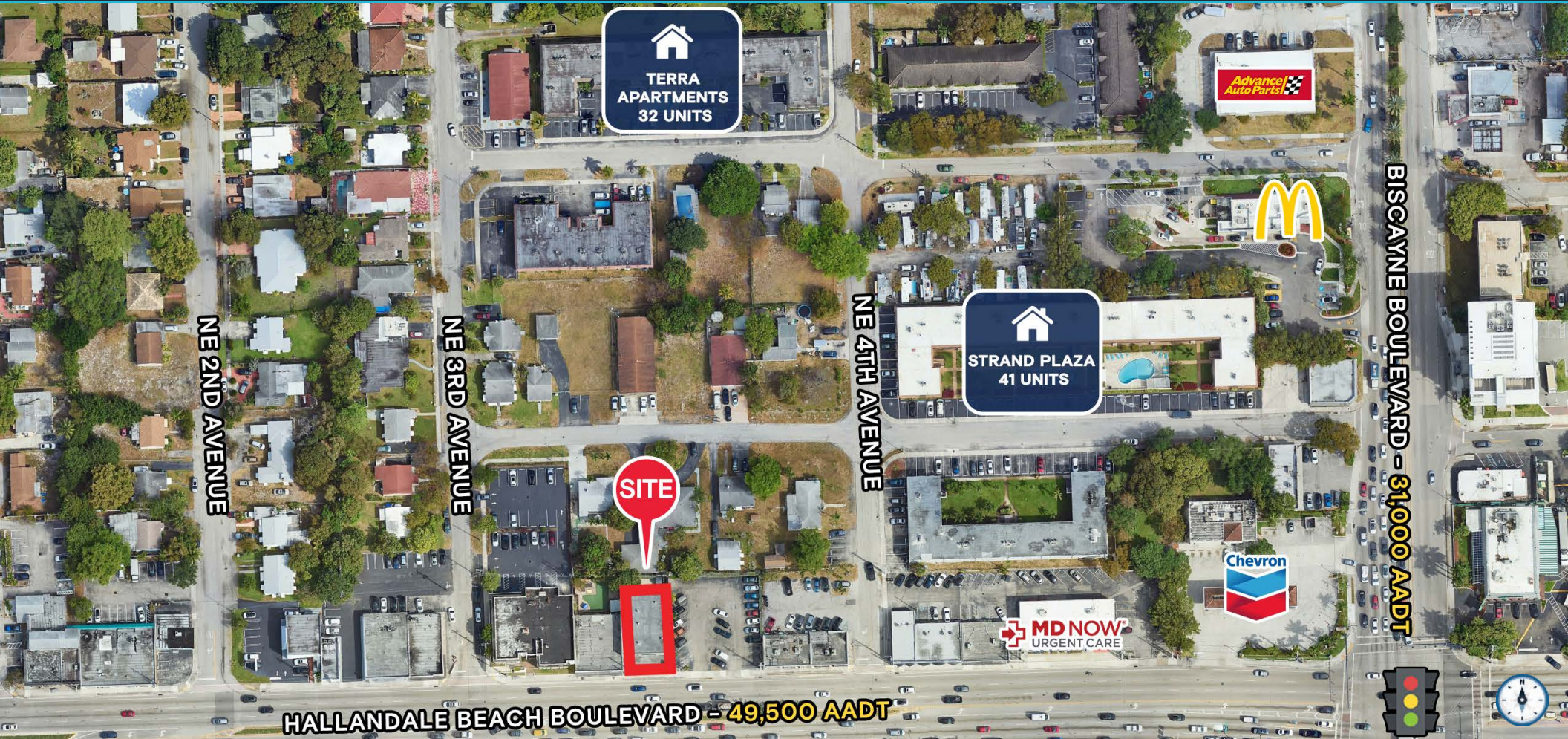


RETAIL SPACE FOR LEASE

±7,349 SF 2-STORY ENDCAP

313 E Hallandale Beach Boulevard, Hallandale Beach, FL 33009



FORMER VETERINARIAN OFFICE (OTHER USES CONSIDERED)

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Karen Maerovitz
SENIOR DIRECTOR
karenmaerovitz@katzretail.com
(786) 210-8837

Property Overview

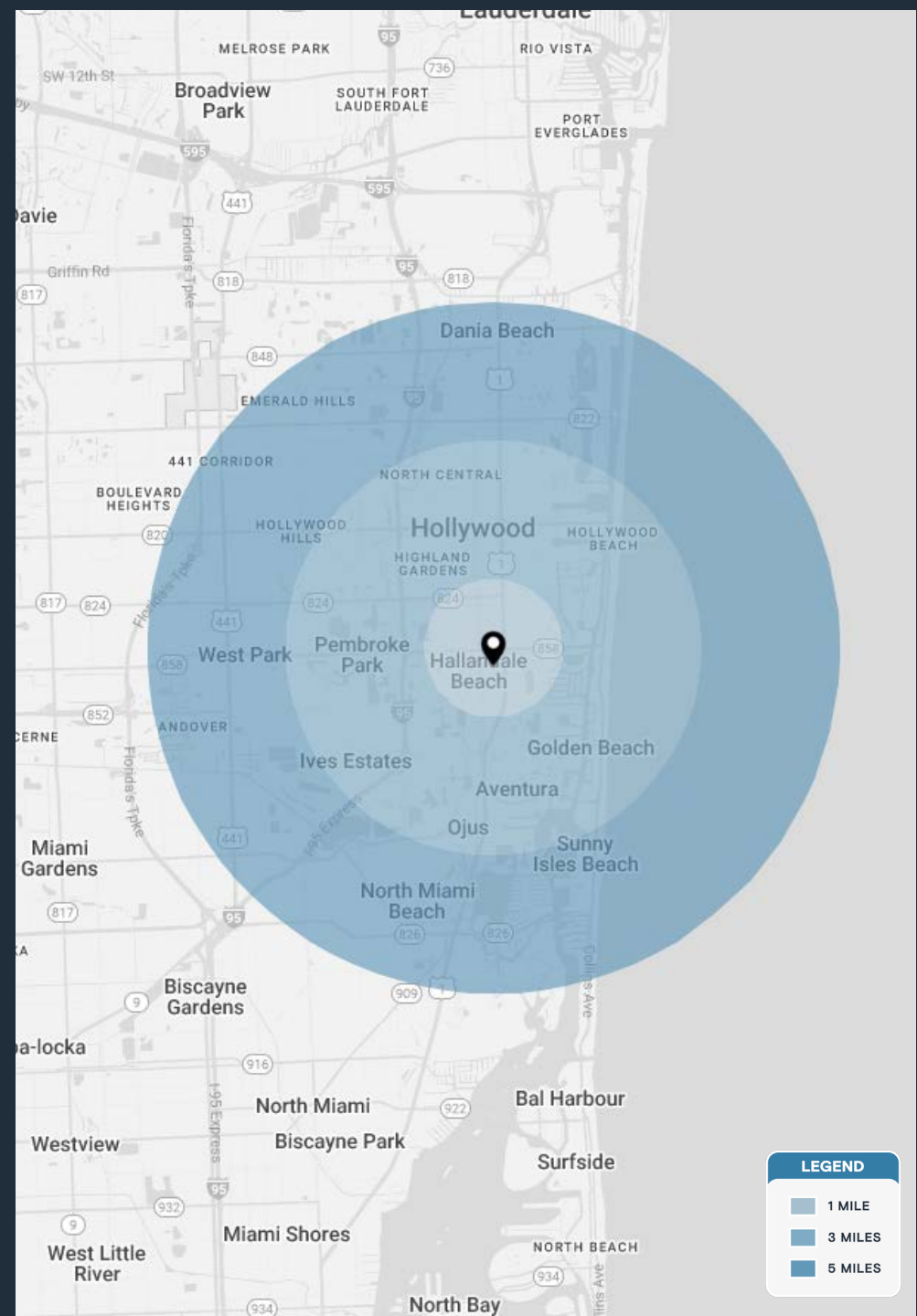
HIGHLIGHTS

- Fully built-out veterinarian/boarding office
- Shared parking
- Great visibility to Hallandale Beach Boulevard
- 4 exam rooms and 3 bathrooms
- Outdoor dog play area
- Property is available May, 2025
- Approximately 388,000 people in a 5 mile radius

DEMOGRAPHICS

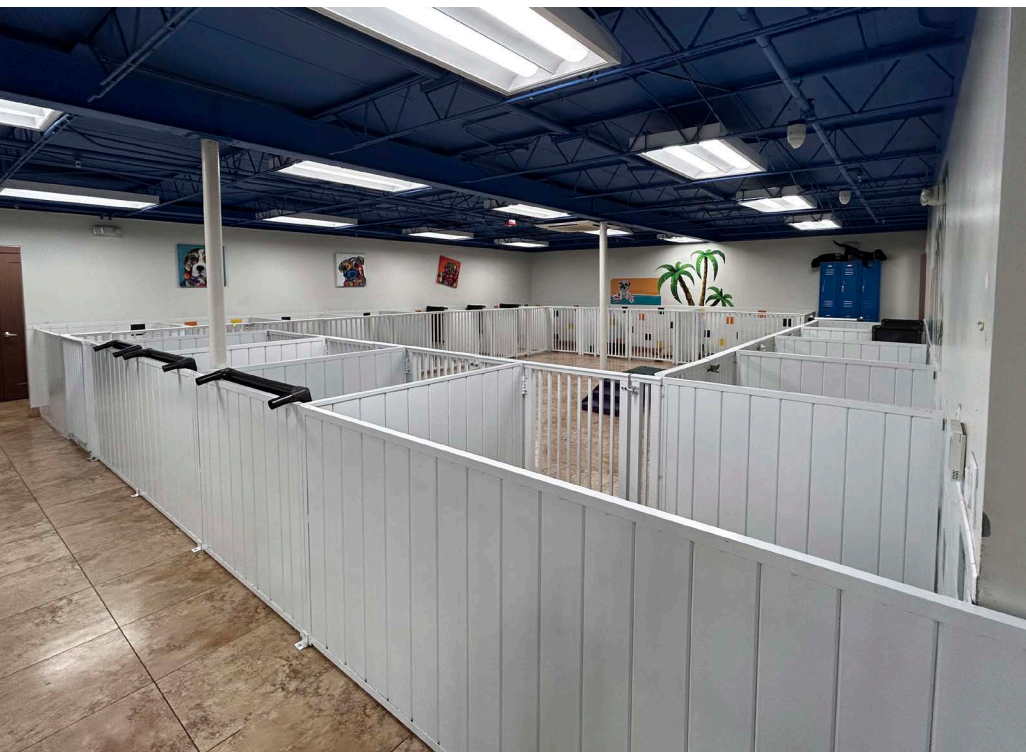
	1 MILE	3 MILES	5 MILES
POPULATION	22,196	178,168	387,994
HOUSEHOLDS	9,836	77,640	158,888
EMPLOYEES	18,477	149,789	323,233
AVERAGE HH INCOME	\$72,179	\$101,453	\$97,716

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	77,327	256,983	484,482
HOUSEHOLDS	34,888	109,265	190,979
EMPLOYEES	65,064	215,202	401,961
AVERAGE HH INCOME	\$88,769	\$96,282	\$95,358



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES





Walmart
Gordon
Pet Super market

HOLLYWOOD PLAZA
Publix
TARGET

HOLLYWOOD DOG PARK

DOLLAR TREE

HARBOR FREIGHT

Publix

DOLLAR TREE

ROSS
DRESS FOR LESS

ALDI
Burlington
Badcock
& more

95

224,000 AADT

POINCIANA DOG PARK

CVS

ATLANTIC VILLAGE
7 SPICES
Doggi's
CREMA
SOKAI

RK DIPLOMAT CENTER
Winn/Dixie
Burlington
OfficeMax
five BELOW
ROSS
BIG LOTS!

THE HOME DEPOT
DOLLAR TREE

THE BIG EASY CASINO

DOLLAR TREE

SITE

DOLLAR TREE

441

50,000 AADT

HALLANDALE BEACH BOULEVARD - 49,500 AADT

Winn/Dixie
Guitar Center
dds
DISCOUNTS

GULFSTREAM RACETRACK

Mobil

pop shelf

Publix
petco

VILLAGE AT GULFSTREAM
Crate&Barrel POTTERY
west elm BARN

AVENTURA COMMONS
TARGET
WHOLE FOODS MARKET
PETSMART
ULTA
BEST BUY

PROMENADE SHOPS
Marshalls
Winn/Dixie
HomeGoods
Michaels
NORDSTROM rack

RK CALIFORNIA CLUB
Winn/Dixie
Burlington
Pet Super market
Pet Super market
dds
DISCOUNTS
DOLLAR TREE

Burlington
Total Wine
& MORE

SCAYNE BOULEVARD
62,000 AADT

brightline
Aventura Station

Publix

AVENTURA MALL
bloomingdales
JCPenney
macy's
RH
NORDSTROM
AMC THEATRES

AVENTURA SQUARE
OLD NAVY
DSW





Contact Broker

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(786) 210-8837



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