

RETAIL SPACE FOR LEASE

ATLANTIC VILLAGE

601-801 N Federal Highway, Hallandale Beach, FL 33009

NEWEST & HOTTEST
GASTRONOMIC DESTINATION



MIXED-USE CENTER WITH RESTAURANTS, ENTERTAINMENT AND A CLASS A OFFICE BUILDING

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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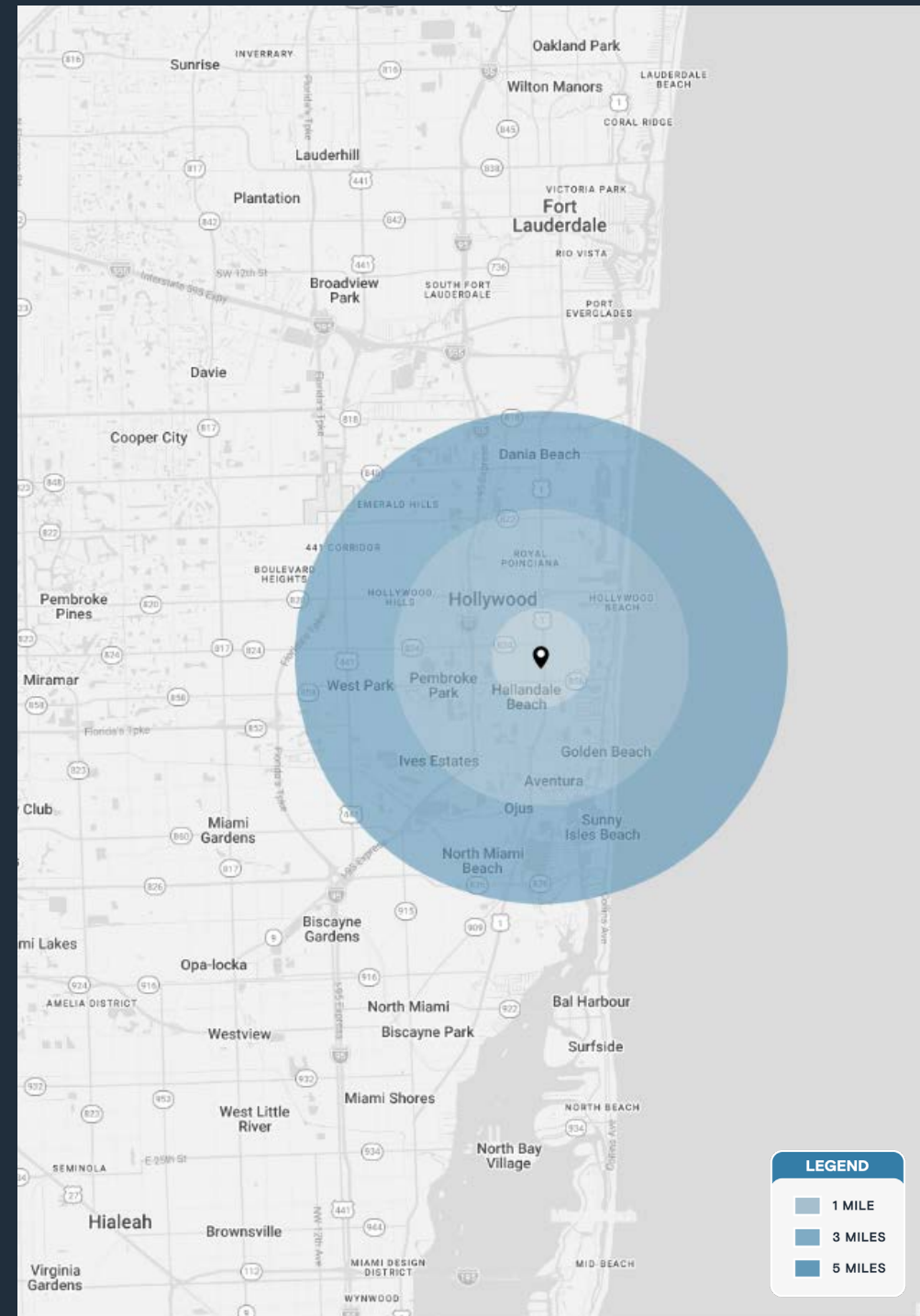
Property Overview

HIGHLIGHTS

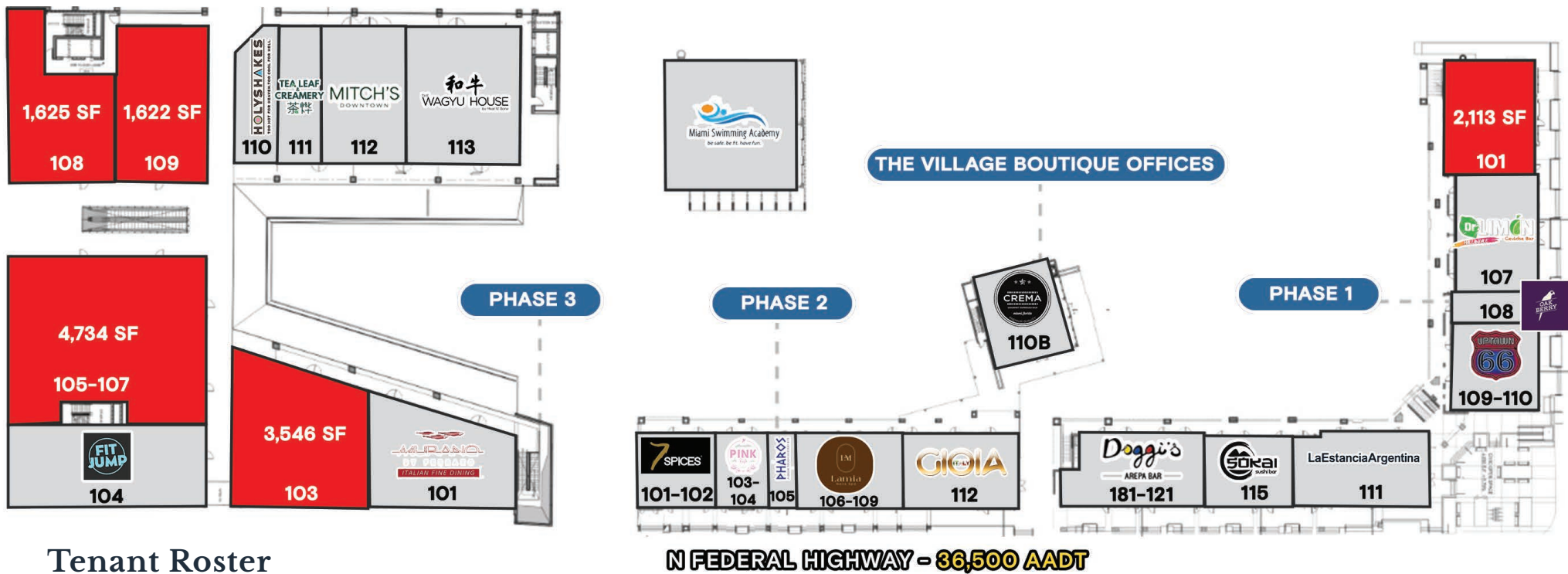
- Premier mixed-use destination serving Sunny Isles Beach, Aventura, Hallandale Beach, Hollywood, and surrounding communities
- Located along Biscayne Boulevard (US Highway 1), one of South Florida's most heavily traveled retail corridors
- Surrounded by one of South Florida's most affluent and internationally diverse trade areas
- Dense population of luxury condominium residents, year-round households, and international visitors
- Dynamic mix of retail, dining, wellness, fitness, office, and residential uses creating built-in daily traffic
- Strong daytime population supported by nearby offices, healthcare providers, hospitality, and service businesses
- Exceptional opportunity for restaurant, cafe, wellness, beauty, fitness, medical, and exceptional retail concepts
- Located within a high-income trade area with significant consumer spending power
- Excellent co-tenancy opportunities with complementary retailer, restaurants, and service providers
- Convenient access to Interstate 95, A1A, and major east-west thoroughfares connecting Miami-Dade and Broward Counties

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	26,986	178,627	410,460
HOUSEHOLDS	12,260	78,977	170,791
EMPLOYEES	8,902	76,468	183,335
AVERAGE HH INCOME	\$78,587	\$112,043	\$109,738



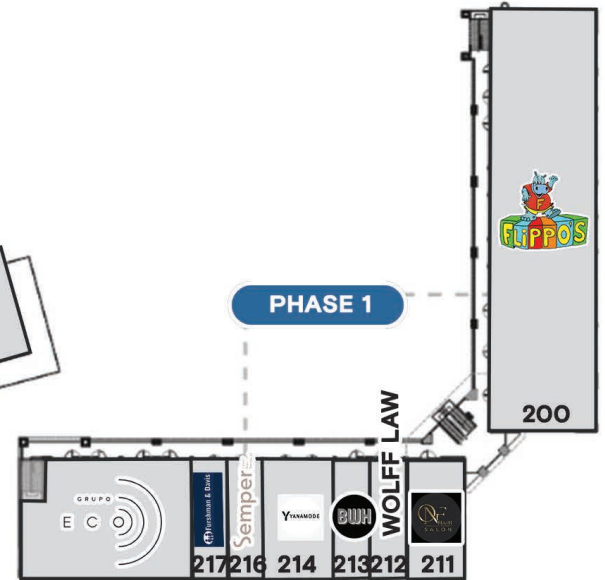
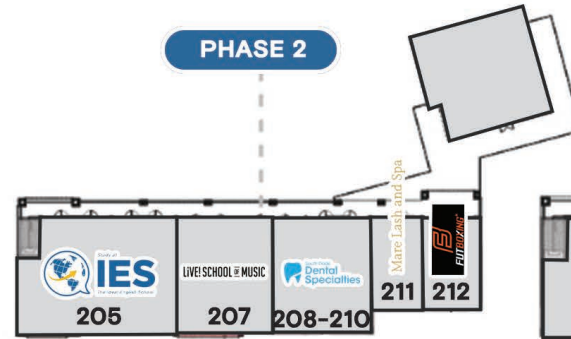
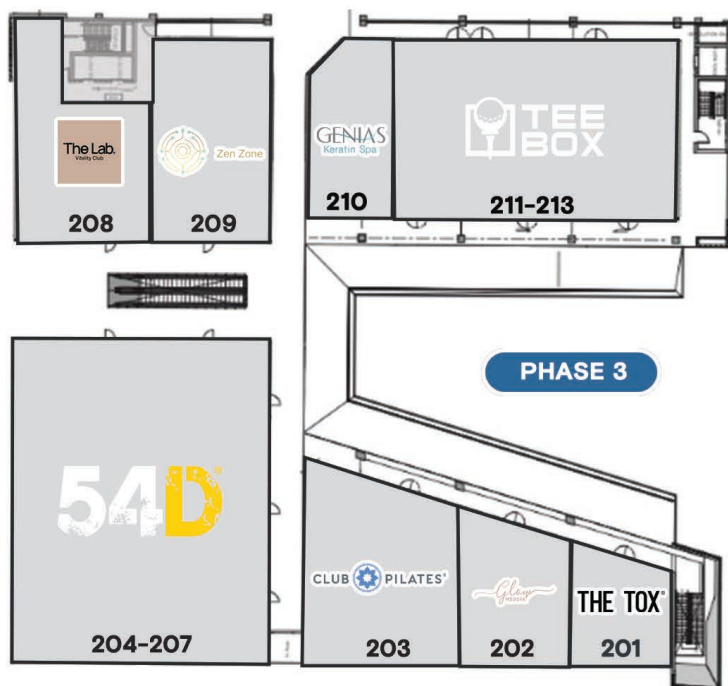




Phase 1	Available	2,113 SF
101		
107	Dr Limon Ceviche Bar	3,546 SF
108	Oakberry	718 SF
109-110	Uptown 66	2,180 SF
111	LaEstancia Argentina	2,809 SF
115	Sokai Sushi Bar	1,811 SF
118-121	Doggi's Arepa Bar	2,907 SF

Phase 2	7 Spices	1,842 SF
101-102		
103-104	Pink Cafe	1,419 SF
105	Pharos Greek Yogurt	681 SF
106-109	Lamia Nail Spa	2,706 SF
110B	Crema Gourmet	1,620 SF
112	Gioia Italy	2,952 SF
	Miami Swimming	2,436 SF

Phase 3	Murano by Ferraro	2,600 SF
101		
103	Available	3,546 SF
104	Fit Jump	3,021 SF
105-107	Available	4,734 SF
108	Available	1,625 SF
109	Available	1,622 SF
110	Holyshakes	1,067 SF
111	Tea Leaf Creamery	1,067 SF
112	Mitch's Downtown Bagels	1,985 SF
113	The Waygu House	2,681 SF



Tenant Roster

Phase 1 200	Flippos	Phase 2 205	The Ideal English School	4,299 SF	Phase 3 201	The Tox	1,360 SF
211	Onfleck Hair Salon	207	Live! School of Music		202	Glow Med Spa	1,596 SF
212	Wolff Law	208-210	Dental Specialties		203	Club Pilates	2,562 SF
213	Browaholic Studio	211	Mare Lash & Spa		204-207	54D Fitness	8,086 SF
214	Yanamode	212	Futboxing		208	The Lab Vitality Club	2,260 SF
216	Semper Laser		Tenant		209	Zen Zone Wellness	1,370 Sf
217	Furshman Chiropractic				210	Genia's Keratin Spa	1,370 SF
	ECO Grupo				211-213	Tee Box	5,829 SF



52,620 SF OF RESTAURANTS
71,731 SF OF RETAIL
38,886 SF OF MEDICAL SPACES
37,171 SF OF OFFICE SPACES
600+ PARKING SPACES

CORPORATE
CENTER

THE VILLAGE
BOUTIQUE OFFICES

ATLANTIC VILLAGE
PROFESSIONAL CENTER

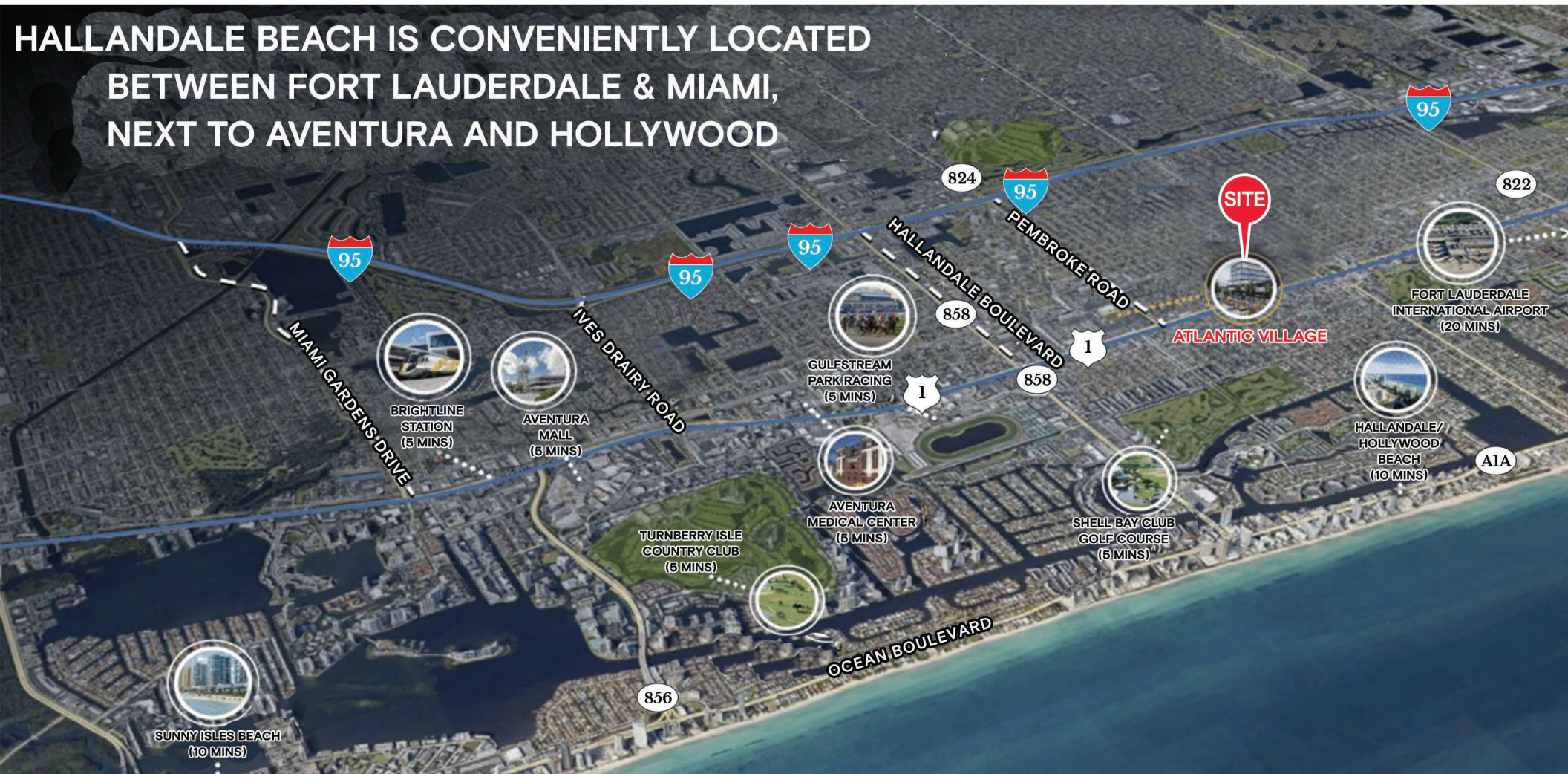
PHASE 1

PHASE 2

PHASE 3

1 - 36,500 AADT

**HALLANDALE BEACH IS CONVENIENTLY LOCATED
BETWEEN FORT LAUDERDALE & MIAMI,
NEXT TO AVENTURA AND HOLLYWOOD**



RESTAURANTS



HEALTH & BEAUTY



LEARN





Contact Broker

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