RETAIL SPACE FOR LEASE

ATLANTIC VILLAGE

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



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

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

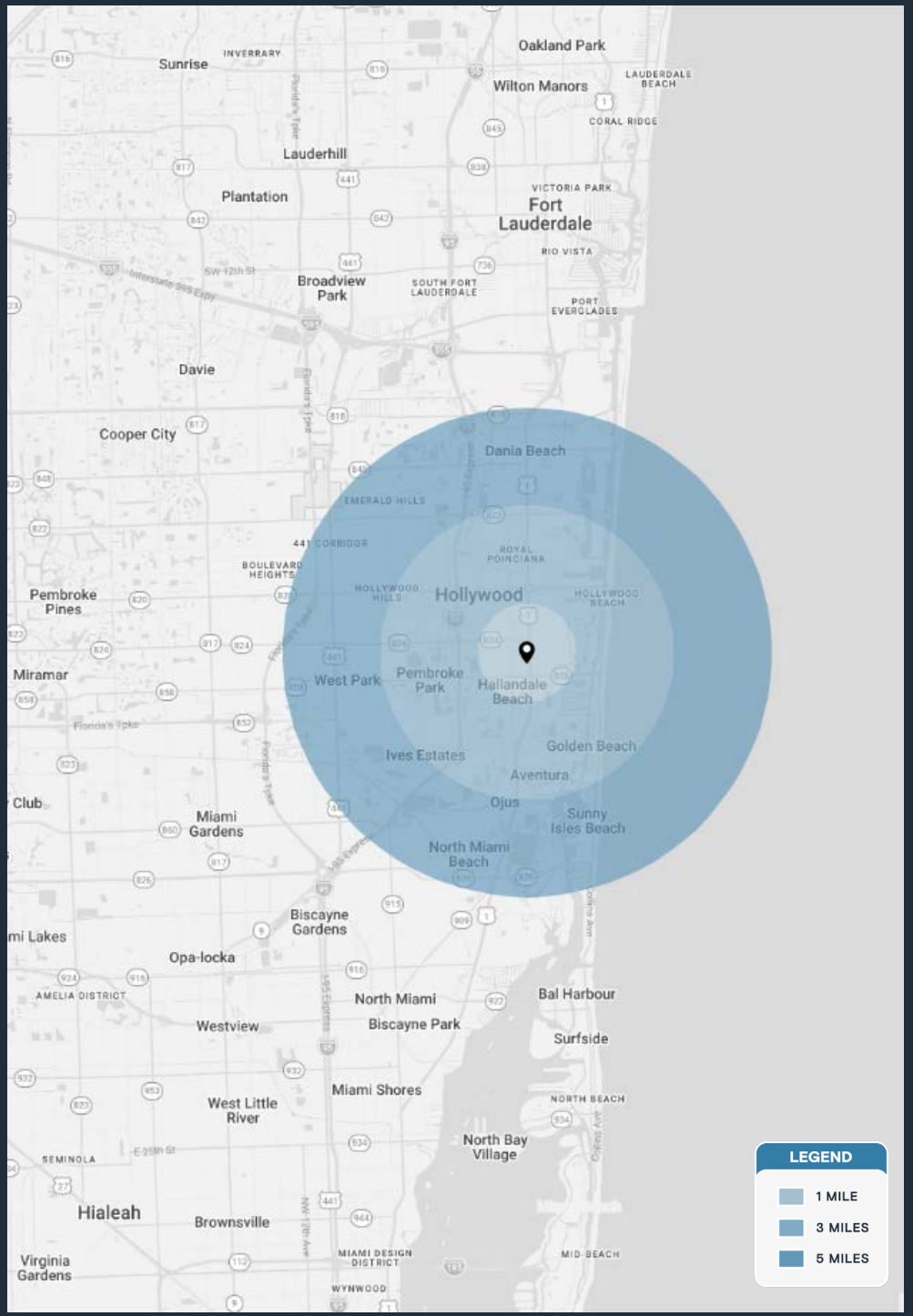
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Property Overview

HIGHLIGHTS

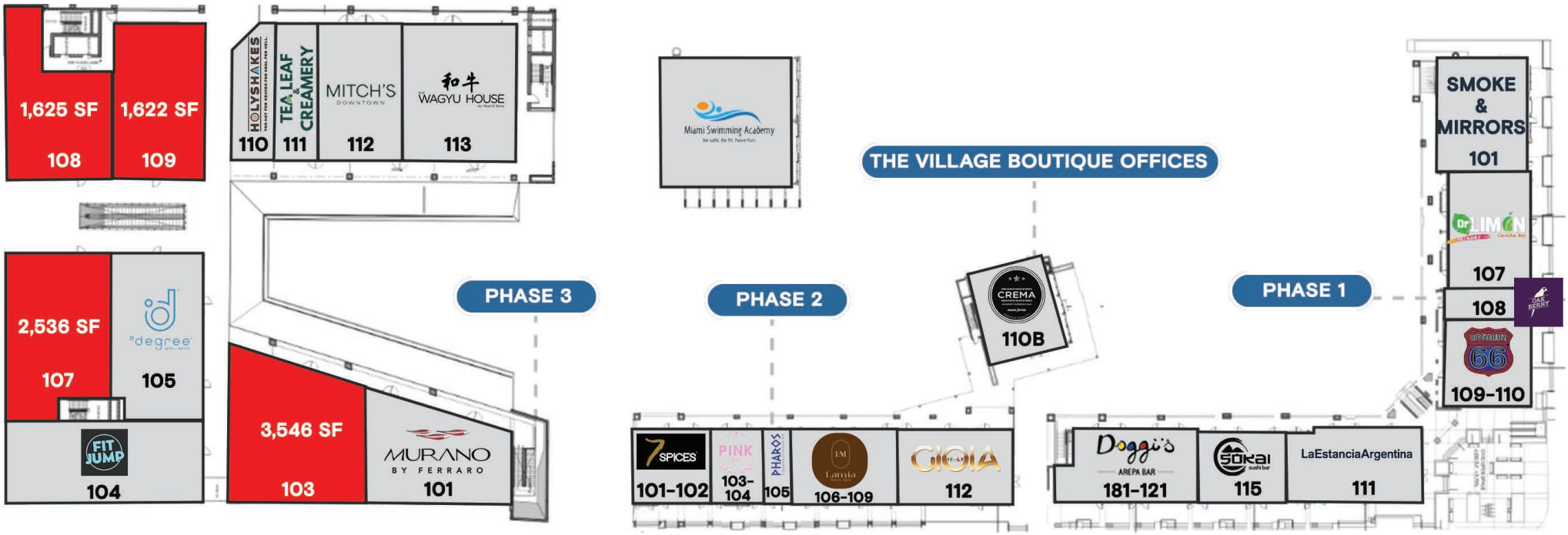
- Premier mixed-use destination serving Sunny Isles Beach, Aventura, Hallandale Beach, Hollywood, and surrounding communities
- Located along Biscayne Boulevard (US Highway 1), one of South Florida's most heavily traveled retail corridors
- Surrounded by one of South Florida's most affluent and internationally 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




OHLA
Open Hearts Language Academy
LIVE! SCHOOL OF MUSIC
Dental Clinic
VILLAGE OF DENTISTRY
PINK
Cafe
sit still.
KIDS SALON
LAMIA
NAIL SPA


MEDSPA
MITCH'S
BAGELS & EELI
WAGYU HOUSE



N FEDERAL HIGHWAY – 36,500 AADT

Tenant Roster

Phase 1

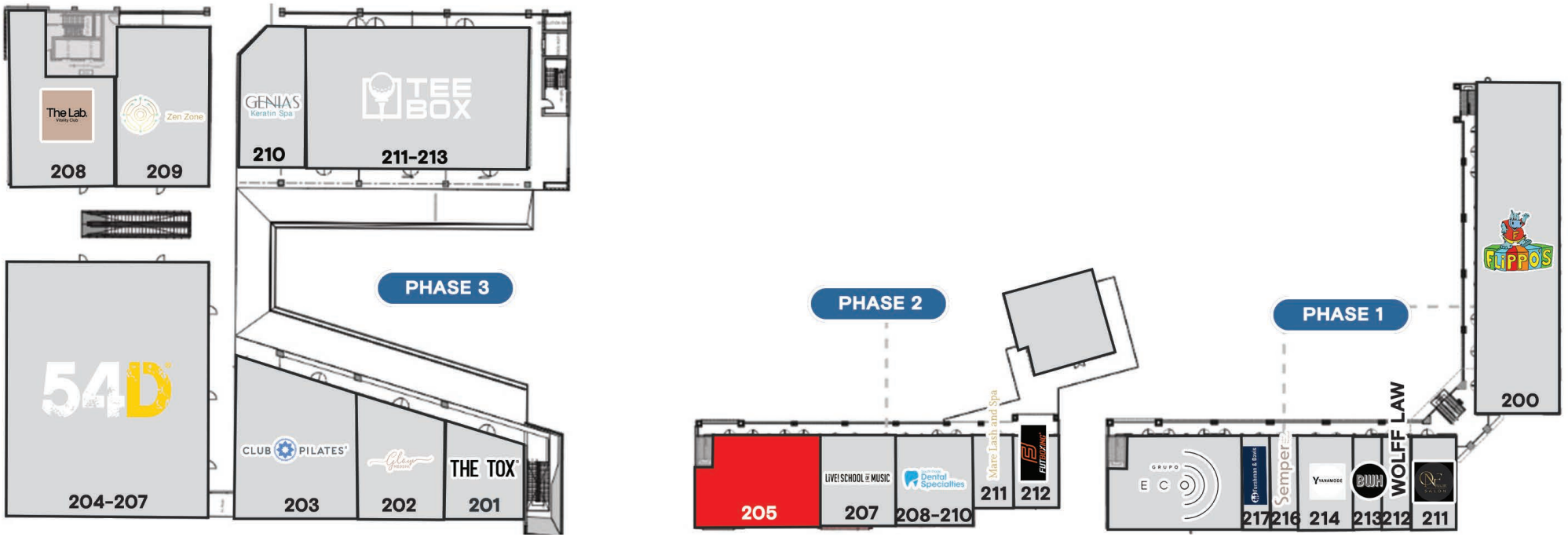
101	Smoke & Mirrors	2,113 SF
107	Dr Limon Ceviche Bar	3,546 SF
108	Oakberry	718 SF
109-110	Uptown 66	2,180 SF
111	LaEstancia Argentina	2,809 SF
115	Sokai Sushi Bar	1,811 SF
118-121	Doggi's Arepa Bar	2,907 SF

Phase 2

101-102	7 Spices	1,842 SF
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

101	Murano by Ferraro	2,600 SF
103	Available	3,546 SF
104	Fit Jump	3,021 SF
105	Degree Wellness	2,198 SF
107	Available	2,536 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	
211	Onfleek Hair Salon	
212	Wolff Law	
213	Browaholic Studio	
214	Yanamode	
216	Semper Laser	
217	Furshman Chiropractic	
	ECO Grupo	

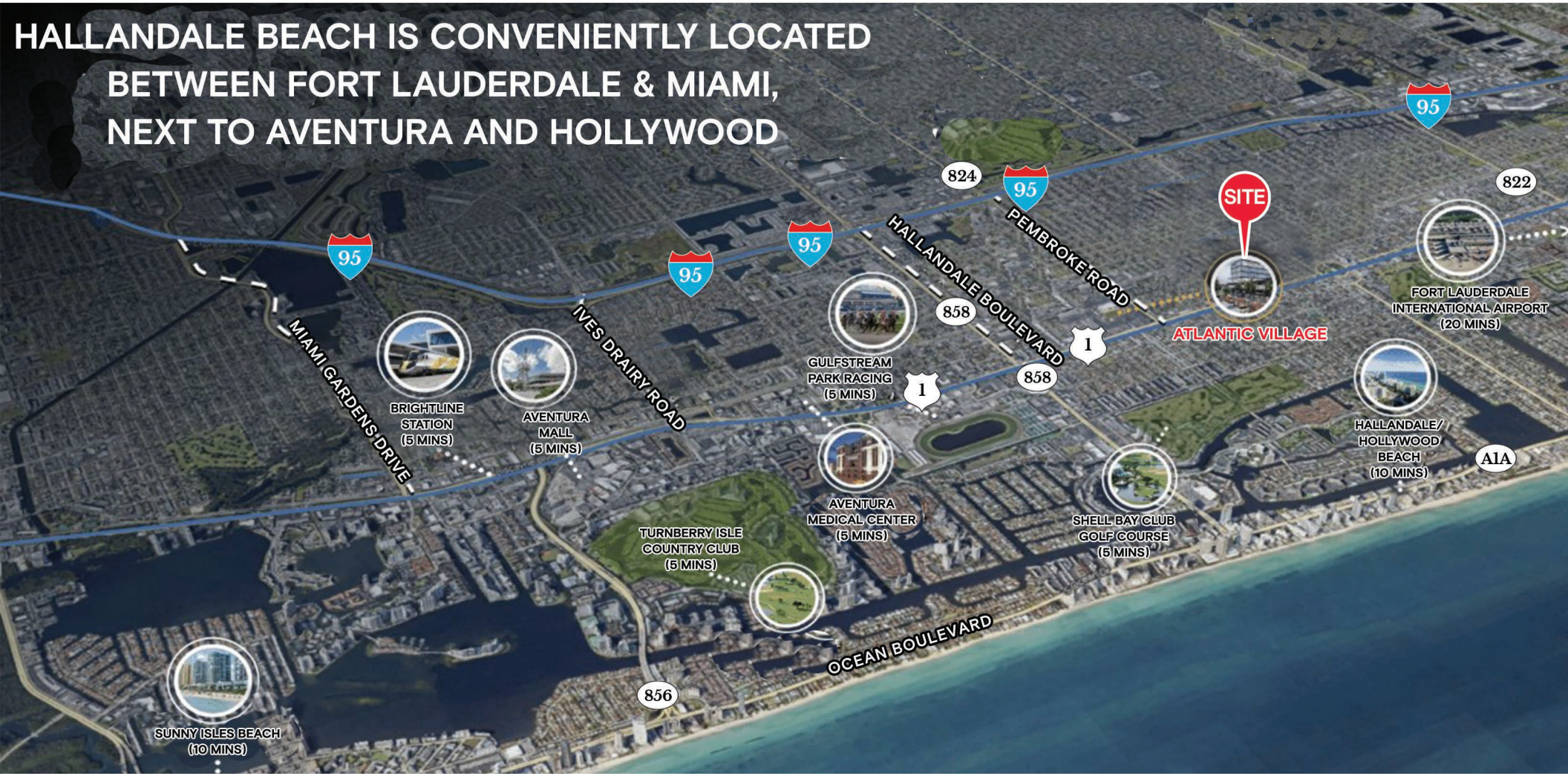
Phase 2

205	Available	4,299 SF
207	Live! School of Music	
208-210	Dental Specialities	
211	Mare Lash & Spa	
212	Futboxing	
	Tenant	

Phase 3

201	The Tox	1,360 SF
202	Glow Med Spa	1,596 SF
203	Club Pilates	2,562 SF
204-207	54D Fitness	8,086 SF
208	The Lab Vitality Club	2,260 SF
209	Zen Zone Wellness	1,370 Sf
210	Genia's Keratin Spa	1,370 SF
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
ATLANTIC VILLAGE PROFESSIONAL CENTER
THE VILLAGE BOUTIQUE OFFICES
CORPORATE 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
95
824
95
95
95
95
SITE
822
HALLANDALE BOULEVARD
PEMBROKE ROAD
858
858
1
1
MIAMI GARDENS DRIVE
IVES DRAIRY ROAD
BRIGHTLINE STATION (5 MINS)
AVENTURA MALL (5 MINS)
GULFSTREAM PARK RACING (5 MINS)
ATLANTIC VILLAGE
FORT LAUDERDALE INTERNATIONAL AIRPORT (20 MINS)
HALLANDALE/ HOLLYWOOD BEACH (10 MINS)
A1A
AVENTURA MEDICAL CENTER (5 MINS)
SHELL BAY CLUB GOLF COURSE (5 MINS)
TURNBERRY ISLE COUNTRY CLUB (5 MINS)
OCEAN BOULEVARD
856
SUNNY ISLES BEACH (10 MINS)

RESTAURANTS

Doggi's Arepa Bar
7 Spices
Gioia Italy
Pink Cafe
Tea Leaf & Creamery 茶悭
Pharos A Greek Touch in Every Bite
Sokai Sushi Bar
Dr. Limon Hallandale Ceviche Bar
Oak Berry
Mitch's Downtown
和牛 The Wagyu House by Meat N' Bone
Holyshakes Too Hot for Heaven. Too Cool for Hell.
LaEstanciaArgentina
Uptown 66

HEALTH & BEAUTY

Yanamode
The Lab. Vitality Club
Genias Keratin Spa
Club Pilates
Futboxing
Lamia Nails Spa
Mare Lash and Spa
Semper Laser Hair Removal
54D
South Dade Dental Specialties
BWH
Furshman & Davis
Zen Zone
Glow MedSpa
The Tox

LEARN

Live! School of Music
Fit Jump
Tee Box
Flippo's
Miami Swimming Academy be safe. be fit. have fun.



Contact Broker

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