



# RETAIL FOR LEASE

## 899 SF and 1,044 SF

1011 W. HALLANDALE BEACH BLVD.  
HALLANDALE BEACH, FL 33009

## PROPERTY HIGHLIGHTS

**Hallandale Beach Shops -1,044SF** Turnkey Retail Space Available

Ideally located on Hallandale Beach Boulevard, just one mile from I-95, **Hallandale Beach Shop** offers **1,044 SF** and **899 SF** of modern retail space with excellent access for both eastbound and westbound traffic. **Unit 102** is fully built out for a MedSpa, featuring four private treatment rooms—each equipped with sinks and hot water—plus a kitchenette. **Take advantage of this rare opportunity to lease a move-in-ready MedSpa.** **Unit 109** is built out as a typical retail store, open in the front with a wall separating the back for storage and a restroom.

- Average Daily Traffic Count: 57,258
- 0.02 Miles from I-95
- Signal Access to Property
- FPL EV Supercharging Stations
- Base Rent: \$36.00 PSF
- CAM: \$15.00 PSF
- #: 102 - 1,044 SF - \$4,437/month
- #: 109 - 899 SF - \$3,820/month

CONTACT US



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**MATTIS ADVISORS, INC.**  
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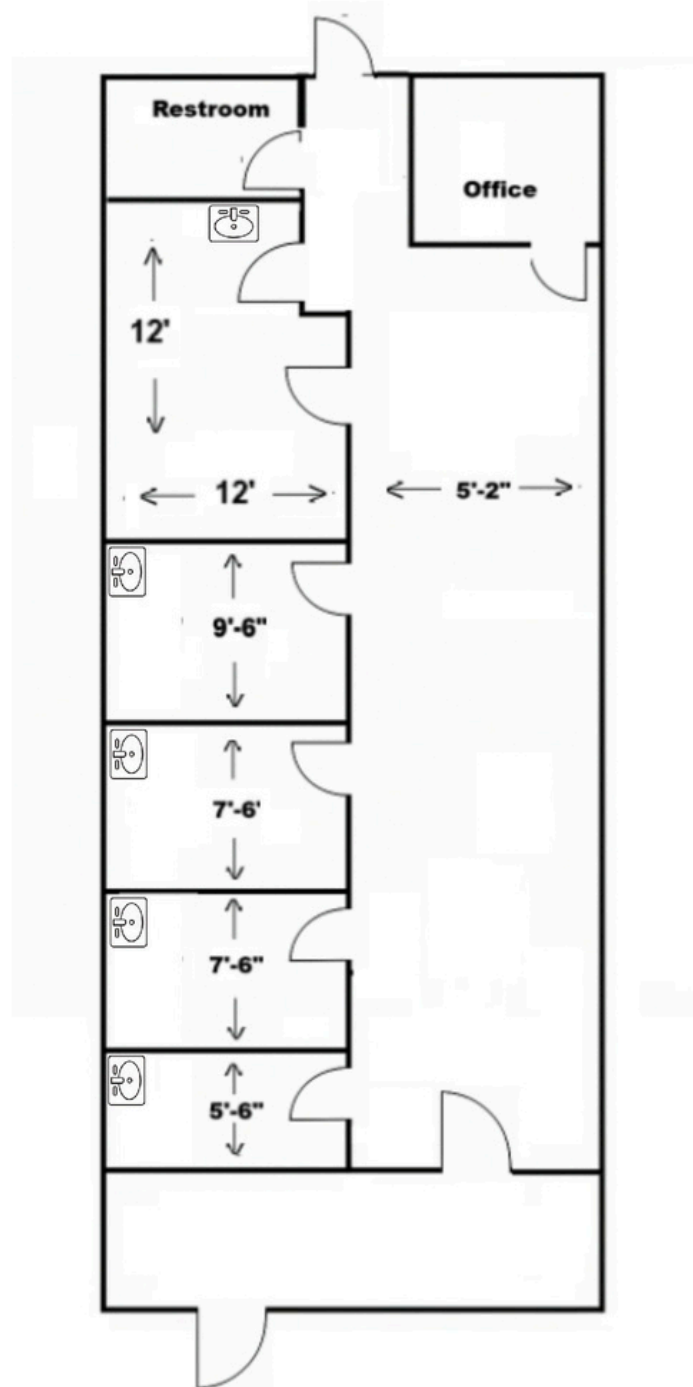
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## CONCEPTUAL FLOORPLAN UNIT 102



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## CONCEPTUAL SITE PLAN



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