



**FOR
LEASE**

3,500 SF Available



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3,500 SF Available

Dania Beach Retail Center is a 14,297 SF center on Stirling Road in front of brand new live-work-play Dania Pointe, and across from Oakwood Plaza

Join Chipotle, Xfinity and MD Now in 3,500 SF end-cap space available on signalized intersection of Stirling Road (33,381 AADT) and SW 18th Avenue

Situated right at I-95 off ramp and minutes from Ft Lauderdale International Airport (306,000 AADT)

Nearby retailers include Home Depot, Hobby Lobby, BJ's Wholesale, Lucky's Market, BrandsMart, Home Goods and more



Demographics

Retailers



205,567

Employees

\$57,333

Median HH Income

27,937

Business

(based on 5-mile radius)

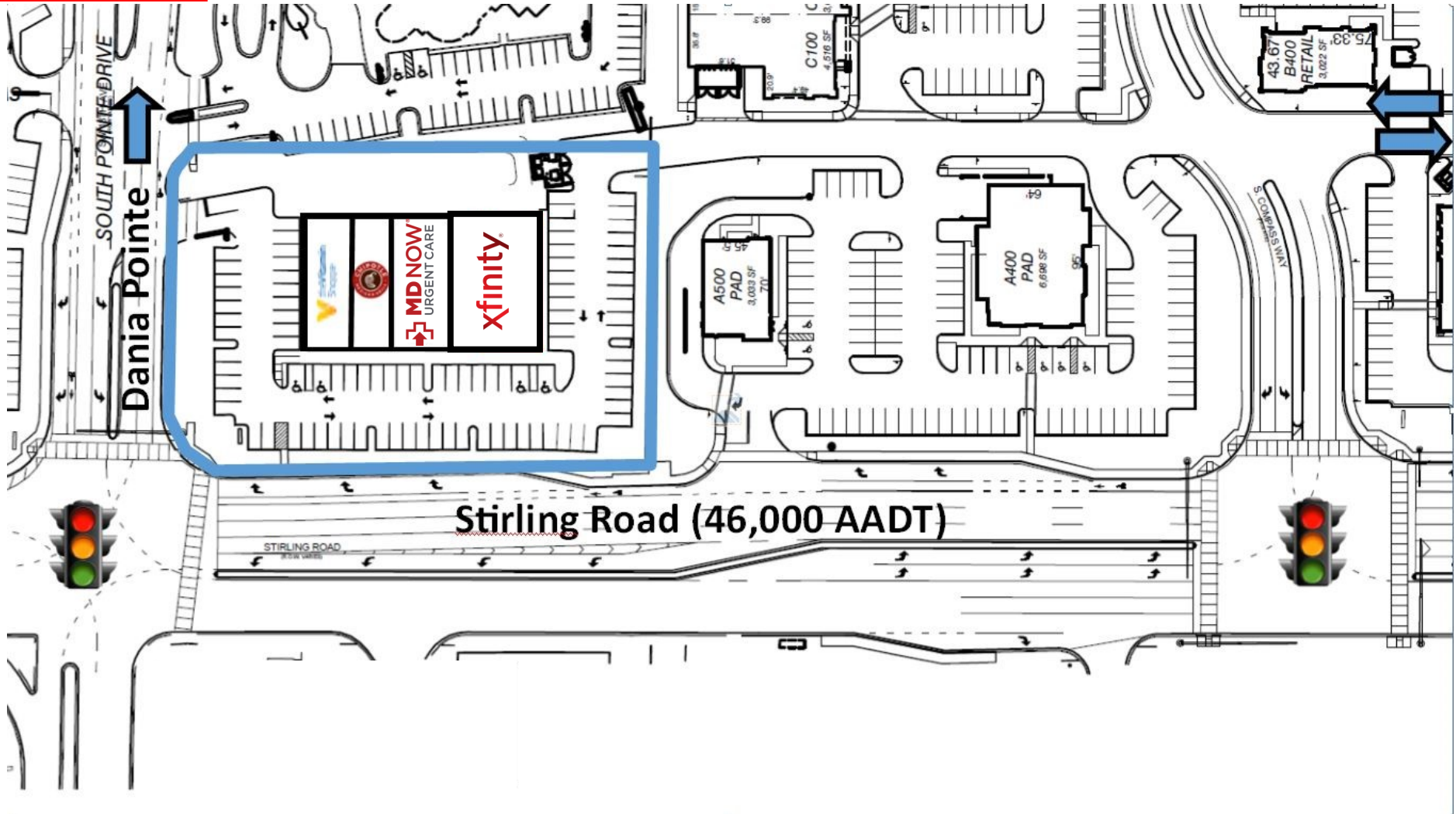
	1-mile	3-miles	5-miles
Population	11,324	106,483	320,461
Households	4,170	44,682	130,208
Average HH Income	\$52,878	\$74,539	\$76,255
5 Year Population Growth	5.0%	4.4%	4.3%

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Site Plan

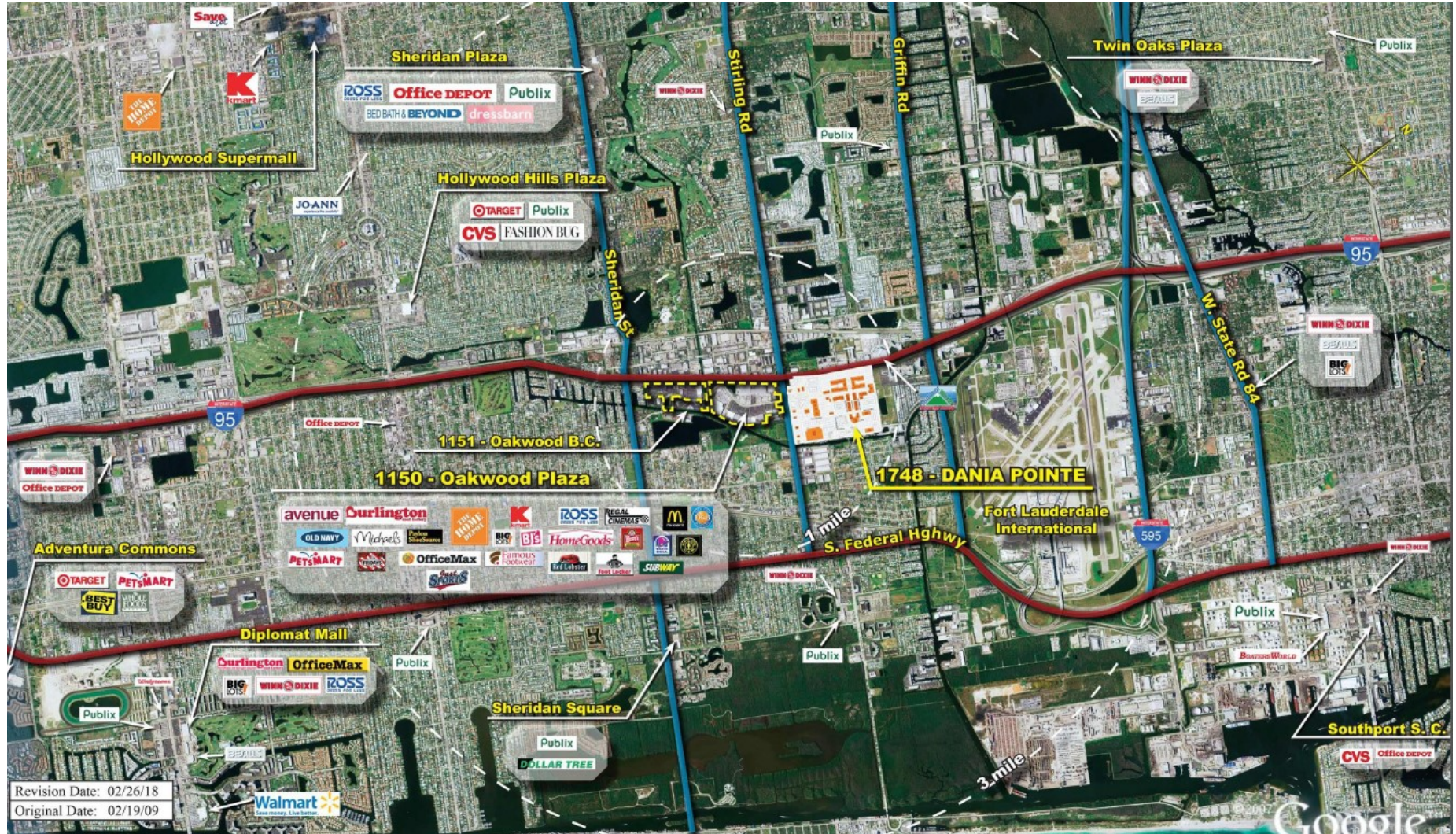


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Retail Aerial



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Retail Aerial



	TENANT	SQFT
3	Pieology	2,511
4	Available	25,848
5	Pandora	1,002
6	Padrino's Cuban Cuisine	4,000
7	Hoffman Chocolates	1,498
8	Brio Tuscan Grille	6,007
9	Cooper's Hawk Winery & Restaur	11,000
10	Lime Fresh Mexican Grill	2,234
11	Firehouse Subs	1,701
12	Toojay's	5,057
13	Bento Cafe Asian Kitchen Sushi	2,820
14	Naked Taco and Churro Baby	6,912
15	Bar Louie	6,524
16	Bowlmor	30,672
18	Outback Steakhouse	9,278
19	Tipsy Salon Bar	2,495
20	Saito's Japanese Steakhouse	10,000
21	Men's Wearhouse	4,516
36	Shoe Carnival	7,511
37	Hobby Lobby	55,000
38	Youfit Health Clubs	25,000
39	Ulta	10,625
40	BrandsMart U.S.A	91,347
44	Starbucks Coffee	2,160
45	byoung	10,256
46	Lindbergh	12,028
47	Ramen Noodle Bar	1,505
48	Sugarboo & Co.	3,624
49	Francesca's Collections	1,407
50	Verizon Wireless	2,863
51	First Watch	3,200
52	Tommy Bahama	5,204
53	Burger King	2,740
54	Aspen Dental	3,700
55	Five Below	8,883
56	American Soul	4,506
57	Gottex	2,200
59	Advance Auto Parts	8,028
62	Available	5,000
64	Available	3,000
65	Lee Nails	3,059
66	Available	3,611
67	Available	7,992
68	TJ Maxx	21,441
69	Available	1,460

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