



# Shoppes at Seaside

4 N Federal Hwy, Dania Beach, FL 33004



**Landlord to deliver built-out vanilla shell space(s)**

Ideal for showroom, furniture gallery, home decor, restaurants, & more

*Signed Tenants*



# Property Highlights



- Ground floor retail/restaurant space at the base of 340 new apartments at Soleste Dania Beach
- Frontage on both Federal Highway and Dania Beach Blvd
- Multiple space options available (in shell condition)
  - Suite 100: 3,964 SF (divisible)
  - Suite 500: 1,219 SF plus patio
  - Suite 600: 2,500 SF and includes grease trap connect and venting for hood
- Covered ground floor retail parking
- Apartments are 90% leased
- Available now
- Tru by Hilton hotel attached

# Site Plan



# Area Retail

## Demographics

82,257

Population

79,451

Daytime Population

35,997

Estimated Households

\$94,616

Average HHI



## Multifamily

1. Avery Dania Pointe  
264 units
2. Oasis Pointe  
301 units
3. Town Hollywood  
420 units
4. Meridian Apartments  
160 units
5. Sea View at Dania  
384 Units
6. Elevate Dania Beach  
293 units
7. Beach Walk at Sheridan  
240 units



N Federal Hwy (53,000 VPD)

E Dania Beach Blvd (23,000 VPD)

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For more information, please contact:



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soleste  
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