



For Lease | Retail

Flamingo Plaza

236 N Federal Hwy, Dania Beach, FL 33004

Property Features

- 1,900 SF Unit available
- 4,200 SF Unit available
- Minutes from Fort Lauderdale Hollywood International Airport (Top 20 Airport)
- Population over 77,000 with an Average Household Income of \$96,000 within 3 miles
- Direct Federal Highway Frontage
- Over 42,000 VPD on Federal Highway
- 3 Miles from Dania Beach Pier and the beach

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Flamingo Plaza | Tenant Breakdown



236 N Federal Hwy

222 N Federal Hwy

Suite 101	Vacant Unit 4,200 SF
Suite 102	Arya Studios
Suite 103/104	3 Sons Brewing

Suite 101/102	Antonio's Pizzeria
Suite 103	AYR Wellness
Suite 104	Vacant Unit 1,900 SF
Suite 105	Diveshop
Suite 106	Barbershop
Suite 107	Broward Biomechanics

Flamingo Plaza | Area Retailers



AREA HIGHLIGHTS



Flamingo Plaza | Demographics



Population

1-Mile: 10,882
3-Mile: 77,733
5-Mile: 273,036



Median Age

1- Mile: 45.8
3- Mile: 43.3
5-Mile: 42.7



Total Households

1-Mile: 4,942
3-Mile: 34,218
5-Mile: 120,095



Average HH Income

1-Mile: \$77,690
3-Mile: \$96,247
5-Mile: \$108,578

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