



RETAIL SPACE FOR LEASE



900 to 2,944 SF Spaces Available
Meadowbrook Square Shopping Center
Outparcel Available

307 - 370 East Dania Beach Boulevard, Dania Beach , FL 33004

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE



307 - 370 East Dania Beach Boulevard, Dania Beach, FL 33004

900 to 2,944 SF Spaces Available at Meadowbrook Square SC For Lease

The Rotella Group has been retained as the exclusive agent for leasing **available spaces**, located at 307-370 E. Dania Beach Blvd, Dania Beach, Broward County, in the Southeast Florida Market, **5 minutes south of Ft. Lauderdale International Airport**, one block from US-1, and conveniently 10 minutes from the beach. Anchored by Ideal Food Basket and Dollar Tree.

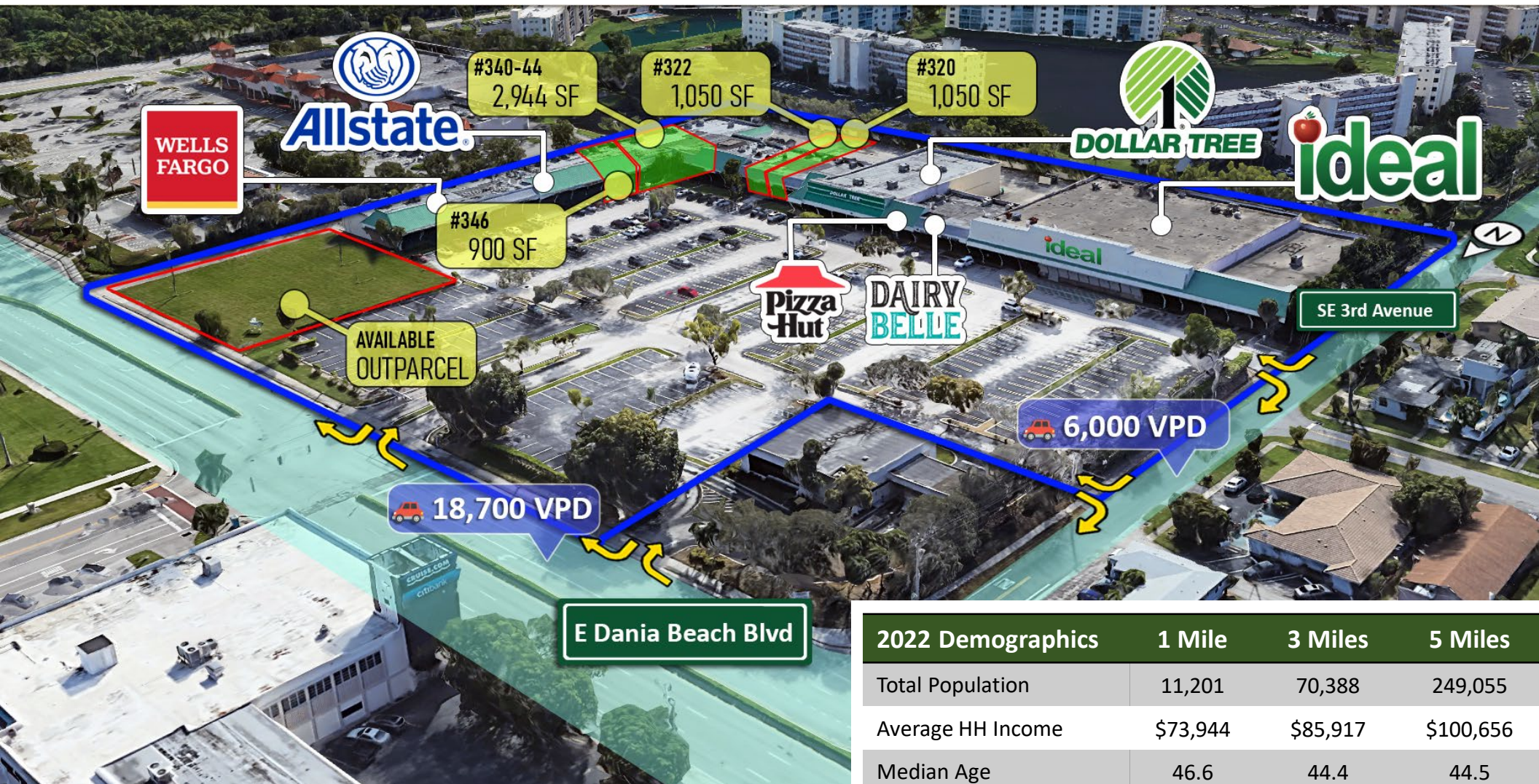


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- East of Federal Highway, south of FLL
- Ample parking
- Join Ideal Food Basket, Dollar Tree, Pizza Hut, Wells Fargo, and many more

2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,201	70,388	249,055
Average HH Income	\$73,944	\$85,917	\$100,656
Median Age	46.6	44.4	44.5
Total Businesses	1,040	7,864	26,860
Total Daytime Population	12,103	98,529	329,629

Source: Esri

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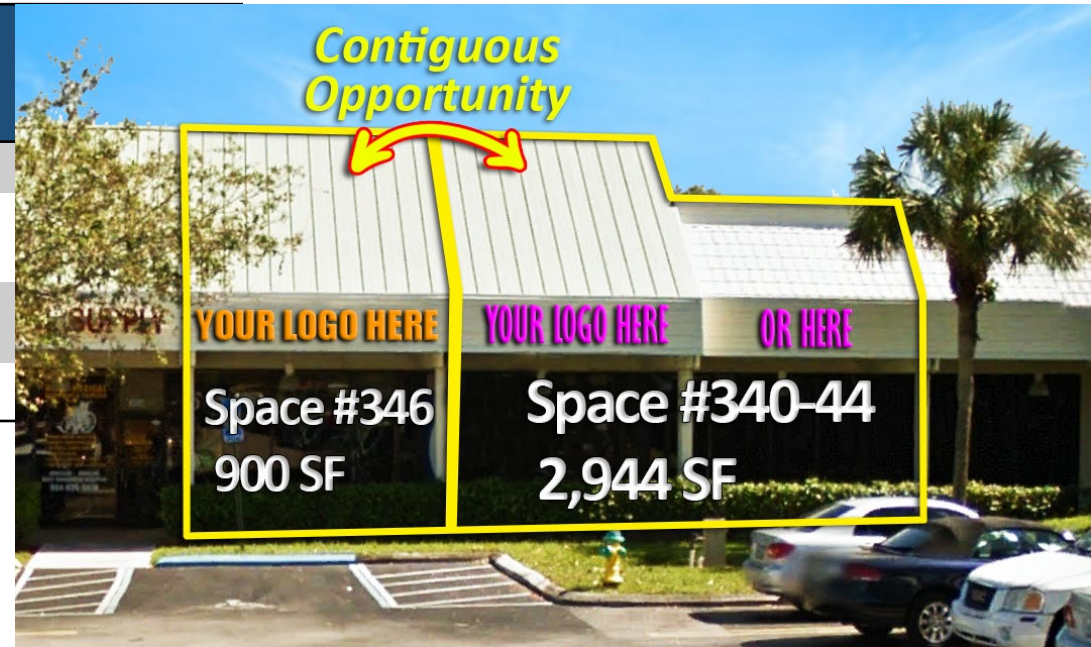


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Unit	Former Use	SqFt	Base Rent per SF	Common Area Maintenance	Monthly Estimate*
320	Restaurant	1,050	\$20.00	\$5.92	\$2,268.00
322	Retail (Vanilla Box)	1,050	\$25.00	\$5.92	\$2,705.50
340-44	Offices	2,944	\$18.00	\$5.92	\$5,868.37
346	Retail	900	\$20.00	\$5.92	\$1,944.00

* Not included: taxes and other expenses



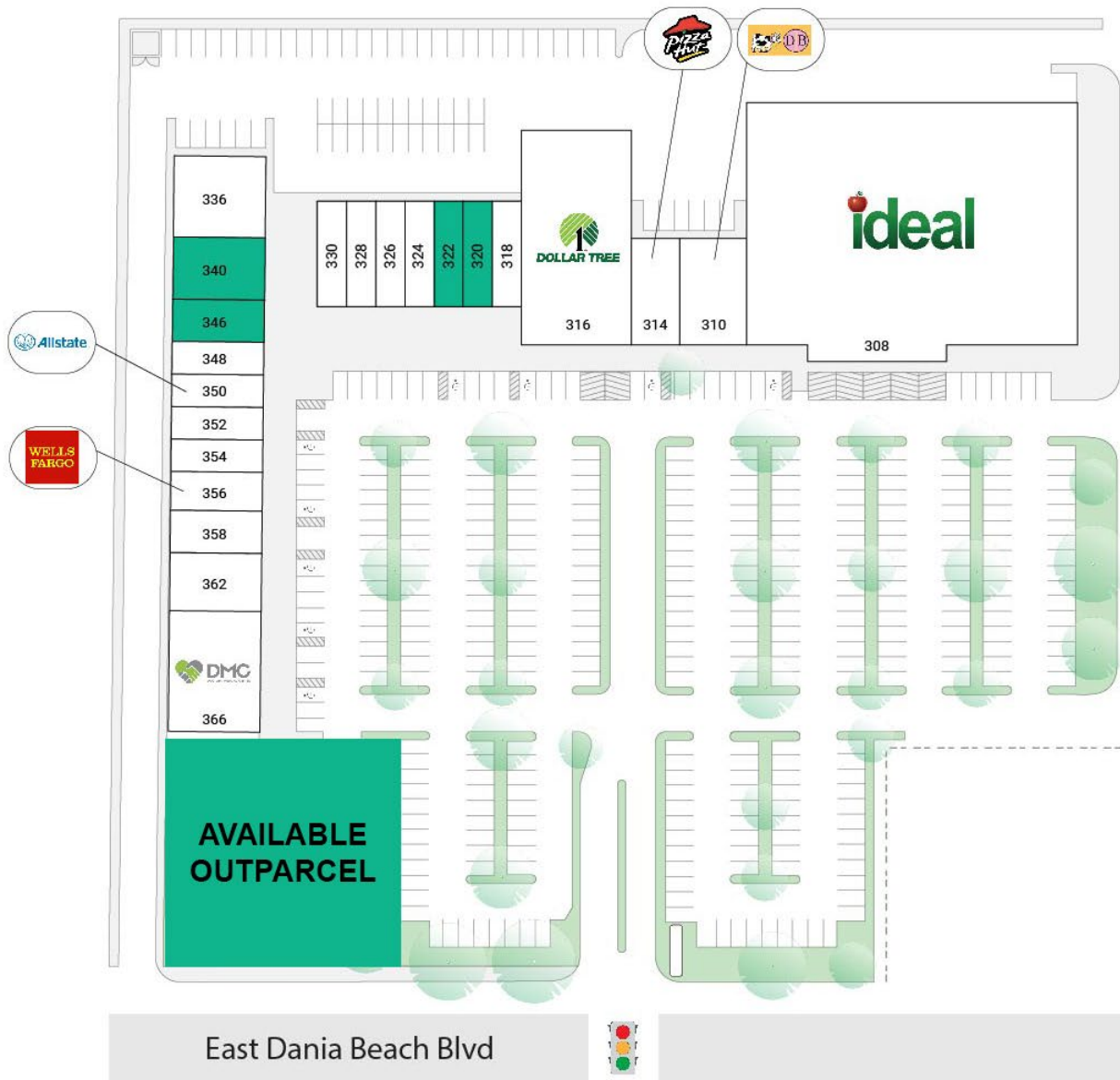
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Site Plan



TENANT	SQFT
366 Doctor's Medical Center	4,912
362 Beauty Supply	2,456
358 Coin Laundry	2,430
356 Wells Fargo	1,094
354 Medical Supply	925
352 Salon/Barber	921
350 Allstate	920
348 Pet Groomer	870
346 Available	900
340 Available	2,944
336 Dacar Office	4,366
330 Italian Restaurant	1,400
328 Chinese	2,100
326 Dialysis	1,400
324 Nail Salon	1,050
322 Available	1,050
320 Available	1,050
318 Nurse Staffing	1,250
316 Dollar Tree	10,000
314 Pizza Hut	1,750
310 Dairy Belle	3,500
308 Ideal Food Basket	35,200

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Commercial Real Estate Brokers

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