

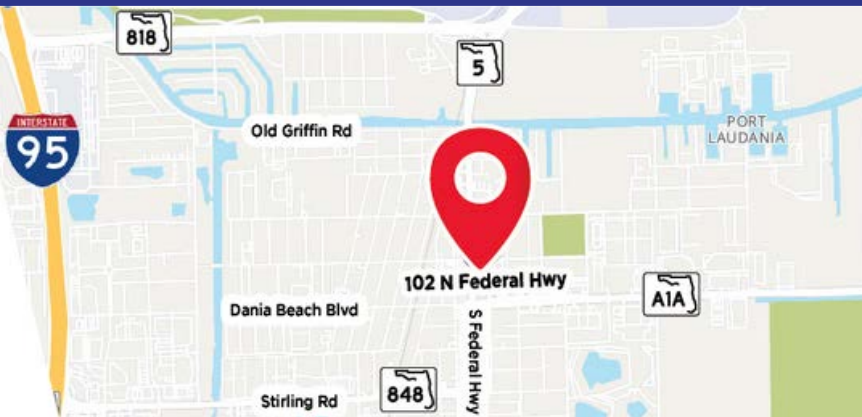
FOR LEASE

RETAIL / ART SPACE/ CAFE



**102 N Federal Highway,
Dania Beach, FL 33004**

**1,600 +/- SQFT +
6,400 +/- SQFT patio/parking area**



- Excellent location on the corner of US-1 and NE 1st St
- Lease opportunity for a community building space such as cafe, art shop, or other retail space, etc.
- Plans for cafe were approved and have city support
- **Brand-new grease trap, brand-new ADA compliant restroom**
- Unique business opportunity

TERMS NEGOTIABLE

Call or text **954-224-8773** for more information!



JOE PELAYO, CCIM, SIOR
BROKER

trec@joepelayo.com

954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

GEORGE PELAYO
BROKER ASSOCIATE

george@trecfl.com

954.482.1330



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

FOR LEASE

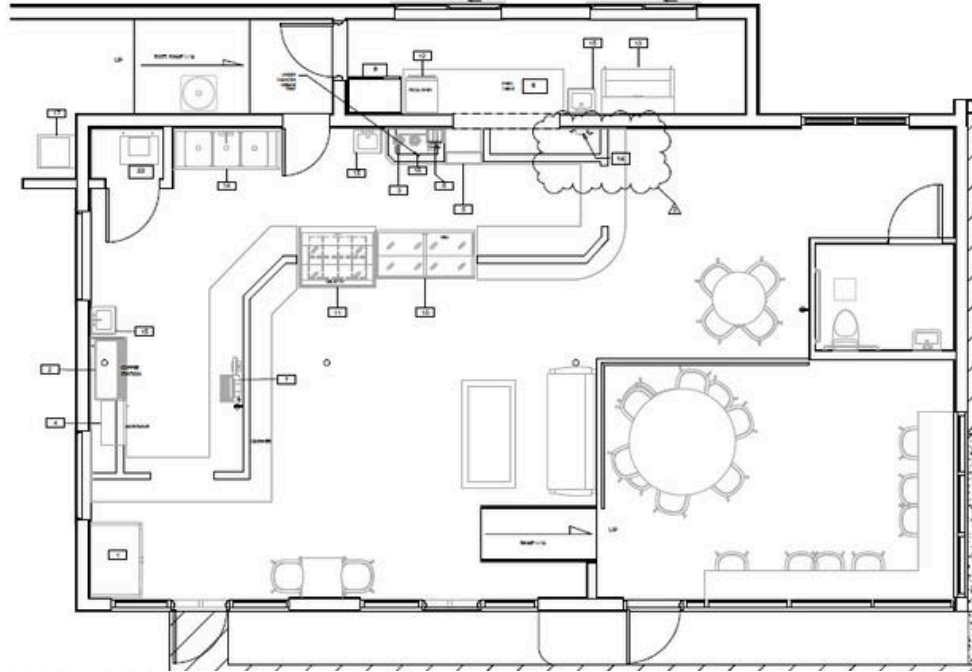
RETAIL / ART SPACE / CAFE



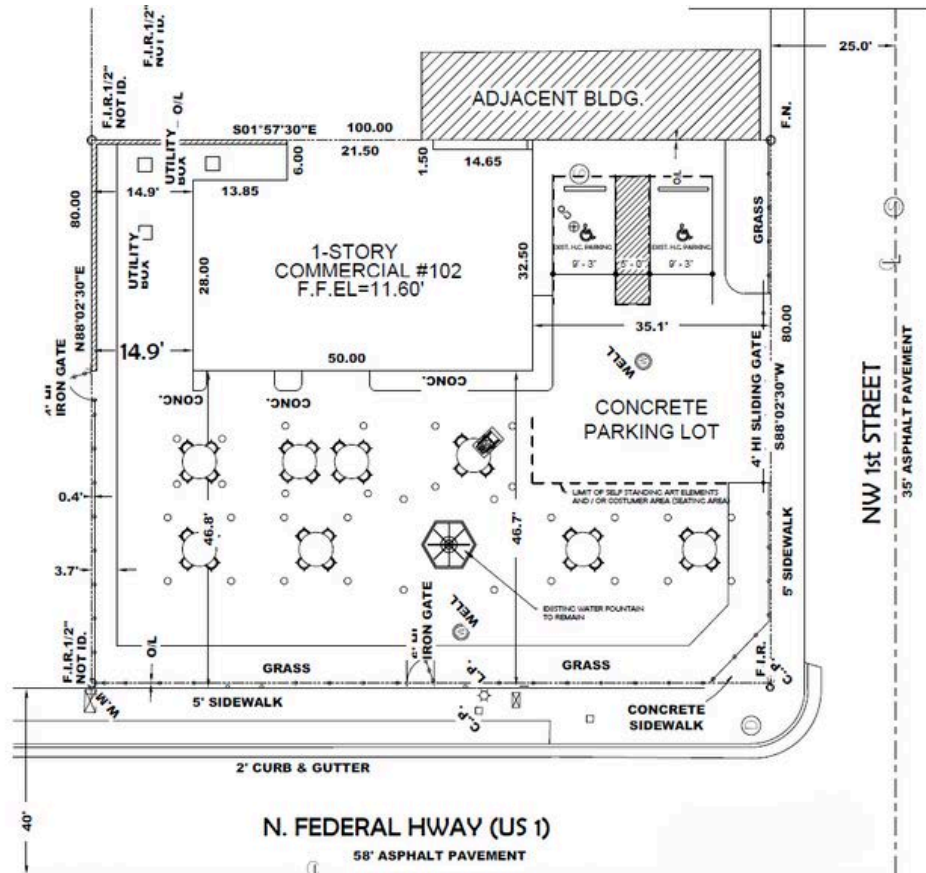
**102 N Federal Highway,
Dania Beach, FL 33004**

**Call or text:
954-224-8773**

EQUIPMENT PLAN



SITE PLAN



JOE PELAYO, CCIM, SIOR
BROKER

trec@joepelayo.com

954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

GEORGE PELAYO
BROKER ASSOCIATE

george@trecfl.com

954.482.1330



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.