

ATLANTIC VILLAGE





South Florida's newest and hottest gastronomic destination. Retail, restaurant, and entertainment location in Hallandale Beach; just north of Aventura and minutes south of Fort Lauderdale-Hollywood International Airport.

Hard Rock Stadium

25 minutes

I-95

5 minutes

Aventura

5 minutes

Aventura Mall

7 minutes

Fort Lauderdale - Hollywood International Airport

20 minutes

Sunny Isles Beach

15 minutes

SLS Hotel Hallandale

3 minutes

Ocean Drive / Collins Ave

5 minutes

- ✓ The Village at Atlantic Shores mixed use complex located at 601- 801 N Federal Highway, Hallandale, FL will offer, office and retail & restaurant space.
- ✓ Atlantic Village At A Glance:
- ✓ Storefront exposure on US1.
- ✓ High traffic counts of more than 50,000 vehicles per day on N. Federal Hwy(US-1).
- ✓ Strategically situated in the center of Hallandale Beach, less than 2 miles from Aventura & Hollywood and only 3 miles away from Sunny Isles Beach.
- ✓ Two miles from the ocean.
- ✓ Seasonal residents & tourists complement full time residents.

PHASE 1

- 33,000 SqFt of retail, restaurants and entertainment and office space.

PHASE 2

- 12,000 SqFt of retail and restaurants ground floor.
- 11,000 SqFt of office and second floor two-level restaurants.
- 6 story / 15,000 SqFt Office building with signage opportunity.

PHASE 3

- 35,000 SqFt of Retail and Restaurant in ground floor
- 25,000 SqFt of Office and Second floor retail.
- Story Class A Office Building of 70,000 SqFt -20,000 SqFt Floorplans.
- Parking Garage.



PHASE
01



PHASE
02



PHASE
03



N Federal Hwy

INTRA METALS

INTRA METALS



ATLANTIC VILLAGE

ATLANTIC VILLAGE

COSMETICS

ICE CREAM

RESTAURANT

COSMETICS

ACCESSORIES

DESSERT U

HAT SHOP

COSMETICS

SHOES

DESSERT U

WINERY

THE LOOK

HAT SHOP

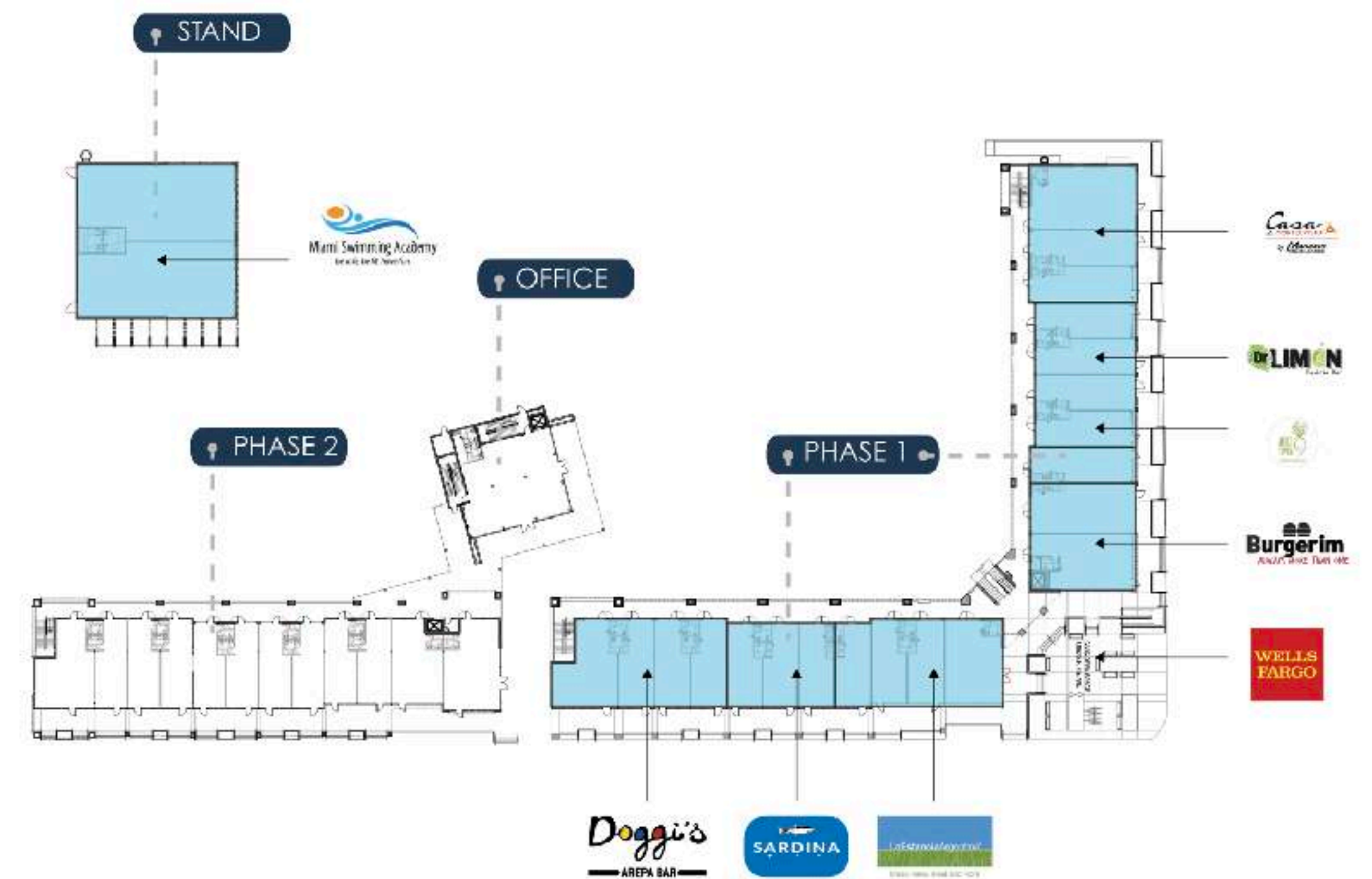
ALREADY INN

- Doggi's Arepa Bar
- Dr. Limon Ceviche Bar
- Sardina Kosher
- Burgerim
- The Emery
- Wells Fargo
- FLIPPO'S Kids Playground
- La Estancia Argentina
- Casa de Montecristo
- Juice Mafia
- Jonathan Brender
- Grupo ECO Developers
- Family Chiropractic
- Open Hearts Language Academy
- 9 Round
- Miami Swimming Academy
- N3xt Designers



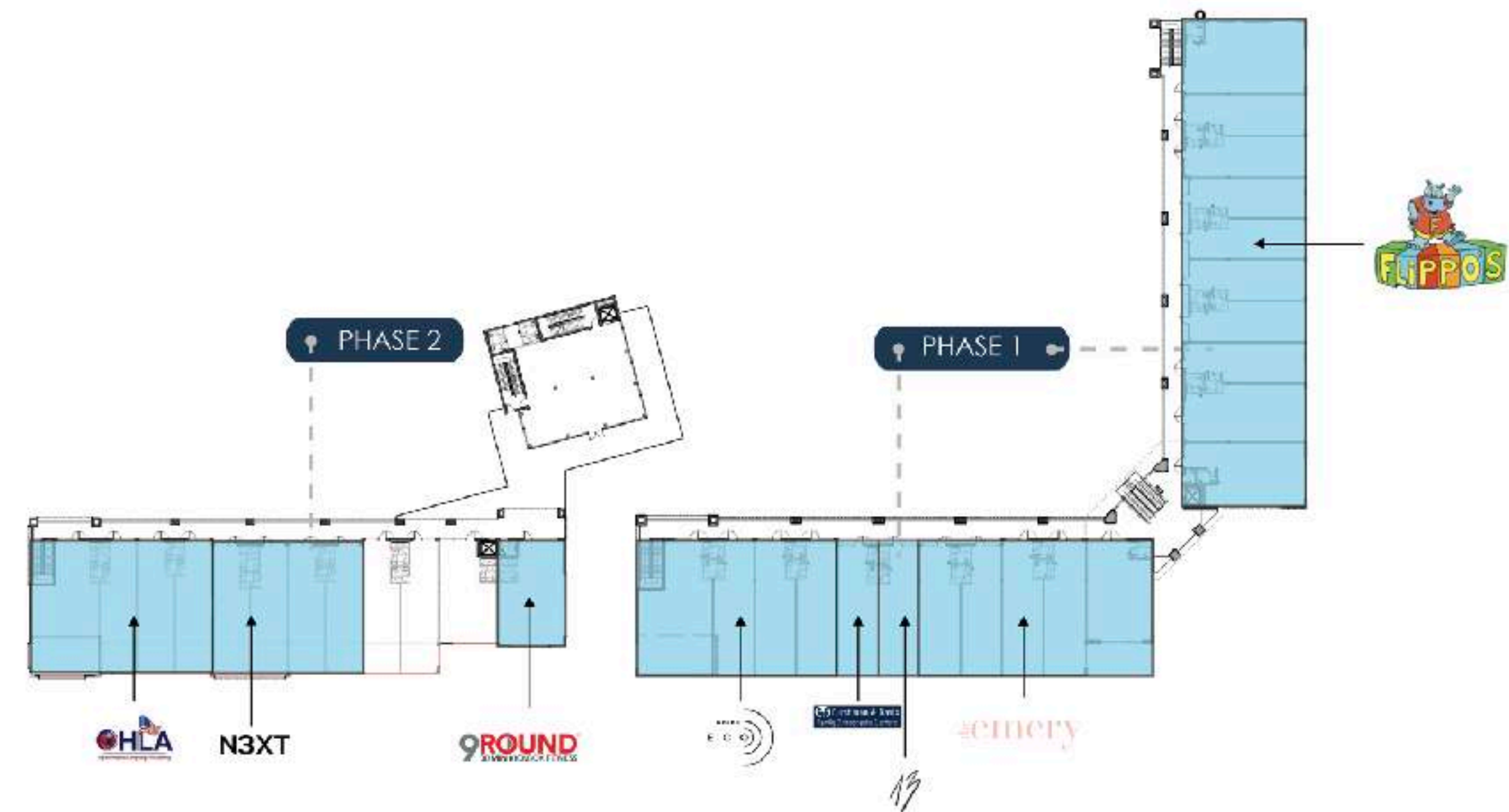
SITE PLAN GROUND FLOOR

PHASE 1	101 - 102	Casa de Montecristo	2,118
	103 - 107	Dr. Limon Ceviche Bar	3,509
	108	The Juice Mafia	711
	109 - 110	Burgerim	2,180
	111 - 114	La Estancia Argentina	2,511
	115 - 117	Sardinia Kosher Cafe	1,794
	118 - 121	Doggi's Arepa Bar	2,604
PHASE 2	101 - 102	Miami Swimming Academy	2,334
	103	Available	729
	104	Available	721
	105	Available	695
	106	Available	687
	107	Available	695
	108	Available	687
	109	Available	696
	110	Available	714
	111	Available	1,033
	112	Available	1,264
	STAND ALONE	101	Available
102		Available	1,167



SITE PLAN SECOND FLOOR

PHASE 1	200 - 210	Flippo's Playground	7,820
	211- 215	The Emery Co-Working	4,327
	216	Jonathan Brender Studio	798
	217	Family Chiropractic	803
	218-221	Grupo Eco Developers	3,865
PHASE 2	201- 204	Open Hearts Language Academy	4,119
	205 - 207	N3XT Designers	2,576
	208	Available	896
	209	Available	952
	210	Available	963
	211	Available	1,086
	212	9 Round	1,187
	OFFICE BUILDING	1st Floor	Available
2nd Floor		Available	2,459
3rd Floor		Available	2,506
4th Floor		Available	2,506
5th Floor		Available	2,506
6th Floor		Available	2,506





PHASE 03



PHASE 02



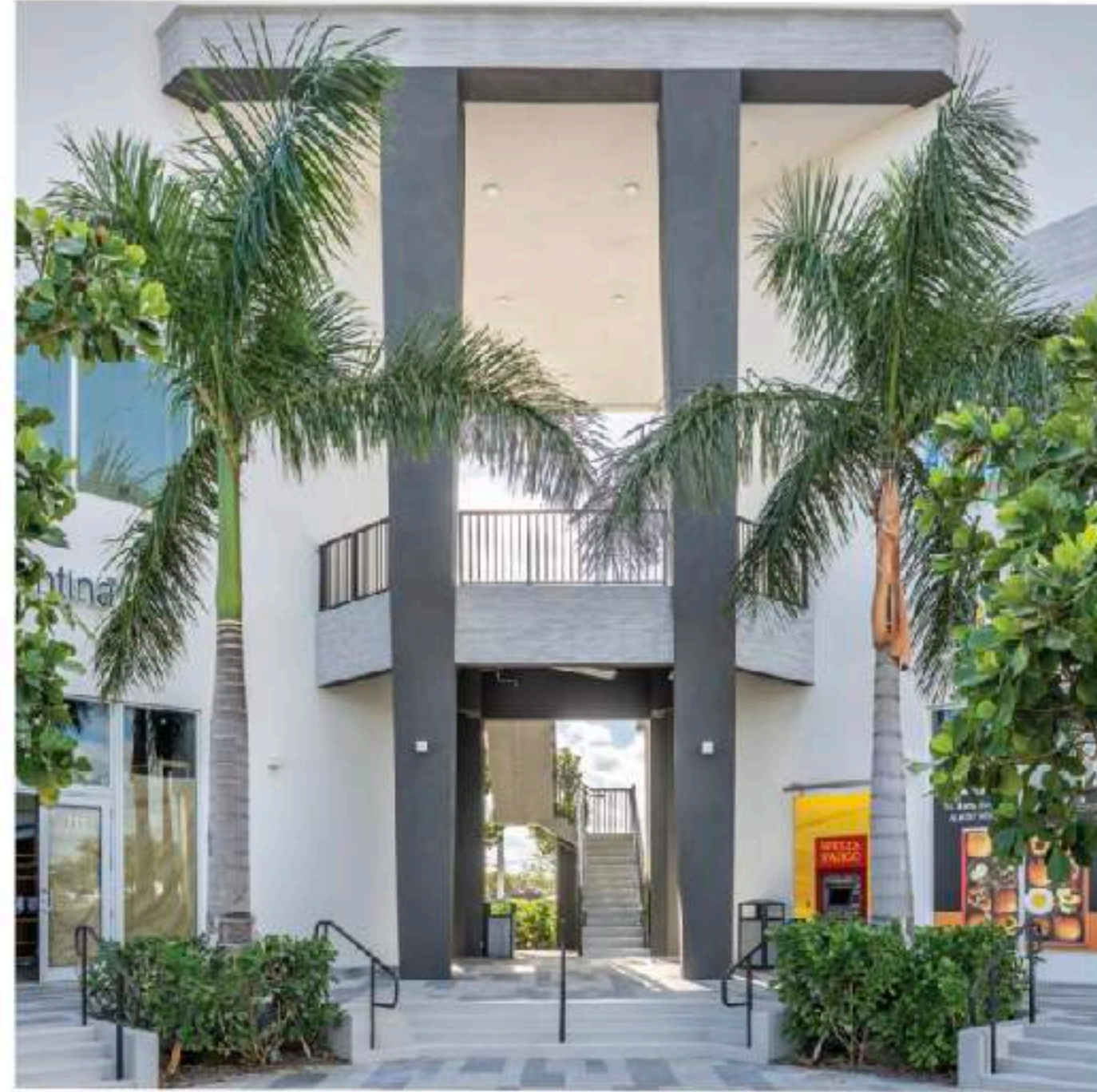
PHASE 01











ATLANTIC VILLAGE

PB

THE CITY OF HALLANDALE BEACH, FLORIDA

The City of Hallandale Beach is conveniently located between Fort Lauderdale and Miami, next to Aventura with access to the Fort Lauderdale / Hollywood and Miami International airports, Port Everglades, Port of Miami, and I-95.

Visitors as well as residents can enjoy beautiful beaches and comfortable hotels. Hallandale Beach offers a wide choice of sporting activities year round including tennis, golf, swimming, boating, and salt-water fishing.

The development boom in condominium residences and retail projects is occurring in Hallandale Beach. With the re-development of The Big Easy Casino and other major developments such as Atlantic Village, The Hyde Beach & Resort and The SLS Hotel + a brand new professional Golf Course designed by Greg Norman.

Hallandale Beach also has a sizable financial district with several banks and brokerage houses. Due to the large number of tourists who eventually retire in the city, Hallandale Beach has one of the fastest-growing populations in Broward County and in Metro Miami. Unemployment rate is below 4% in 2018.

LEASING CONTACT

With Phase I fully leased at 100%, we have retail spaces for the right restaurant or retail store available for lease with superb storefronts on North Federal Highway (US1) in our Phase II of the project. Second floor office space available.

Brokers and agents are welcome. For available retail space, contact:

Anabell Schuyler
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305-906-1727



Wolf Co.
REAL ESTATE