



Dania Pointe

Dania Beach, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



Katie Wycoff

Leasing Representative

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AERIAL



GROSS LEASABLE AREA (GLA)

735,591 SF

PARKING SPACES

1,517

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www.kimcorealty.com/117480



DENSITY AERIAL

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Available Non-Controlled Curbside Pick-up



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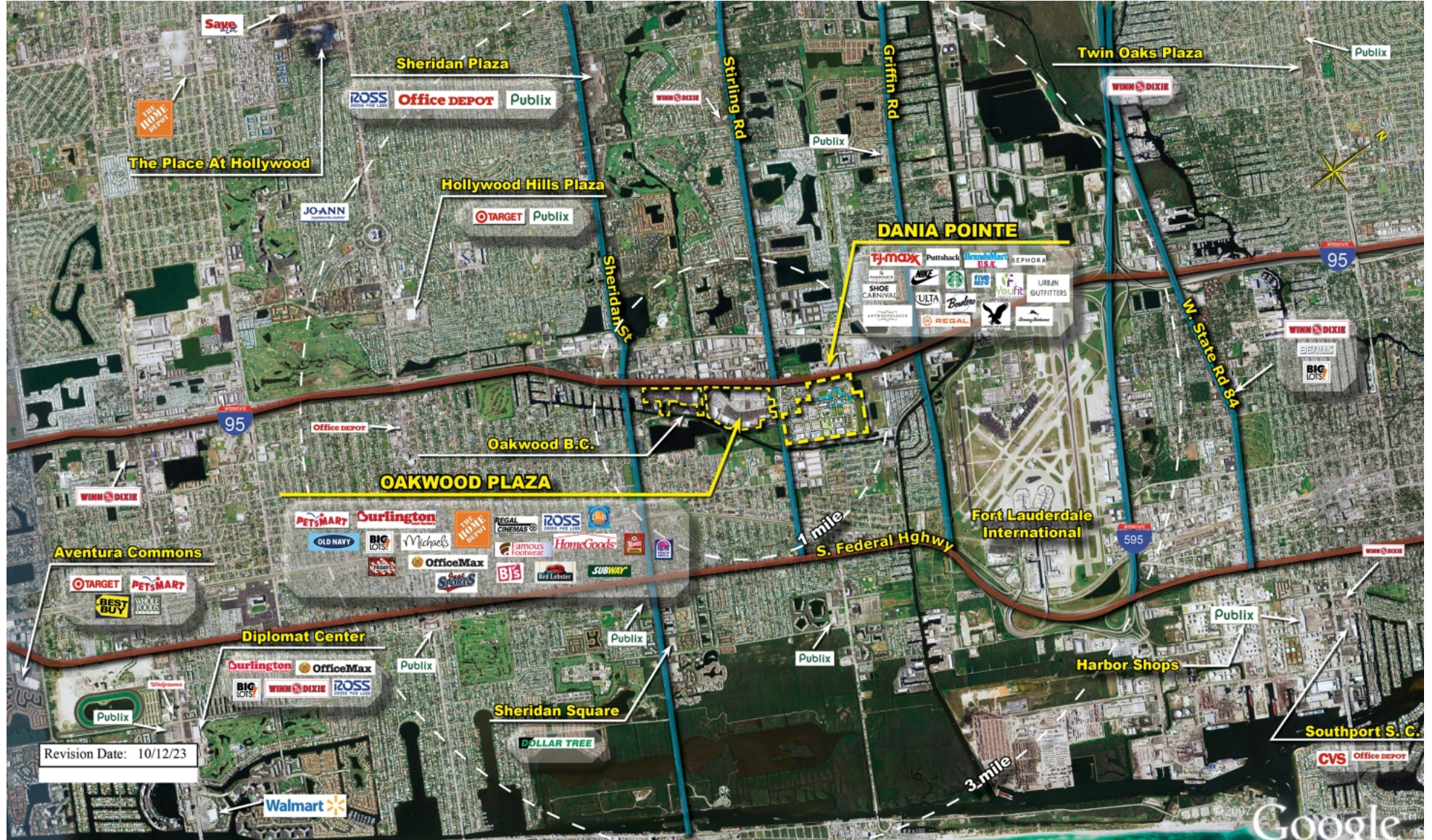
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Burger King	2,740	26 First Watch	3,200	51 American Eagle	12,340	77 Available	9,928
2 PDQ	2,845	27 America's Best Contacts & [...]	4,000	51A Available	2,750	80 Available	3,684
3 Outback Steakhouse	9,278	28 Lime Fresh Mexican Grill	2,234	52 Tommy Bahama Marlin Bar	5,204	81 Available	4,215
4 Kimco Office	4,516	29 Bento	2,820	53 CT Tacos	6,524	82 Build-A-Bear Workshop	1,674
5 Allura Med-Spa + Wellness	3,059	30 Dickey's Barbeque Pit	1,460	54 Pandora	1,024	83 Lovesac	1,901
6 Tesla Nail Salon	3,000	31 In Ramen	1,505	55 H&M	17,860	84 Puttshack	23,757
7 Padrino's Cuban Restaurant	4,000	32 Cucina Ristorante	2,511	56 Available	4,424	90 Available	8,897
8 Firehouse Subs	1,701	33 Playa Bowls	1,566	57 Firebirds Wood Fired Grill	6,637	91 Available	1,980
9 Available	3,417	34 BurgerFi	2,812	61 Foot Locker	4,008	92 IT'Sugar	3,701
10 Conviva Care Centers	7,992	35 Regal	63,531	62 Urban Outfitters	10,028	93 Fit2Run	3,101
11 Toojay's	5,057	36 Topsy Salonbar	2,679	63 Pura Vida Miami	3,575	94 Available	2,989
12 Hobby Lobby	55,000	37 Available	6,083	63A Available	5,182	96 Available	2,277
13 Shoe Carnival	7,511	38 Sephora	4,521	65 Available	5,267	97 The Baked Bear	1,859
14 TJ Maxx	21,411	39 Atelier Couture	6,499	65A Crema Gourmet Espresso Bar	2,115	98 Woof Gang Bakery	1,541
15 Ulta Beauty	10,881	42 Cooper's Hawk Winery & Restaurant	1,155	66 Available	7,500	99 Face Foundrie	1,510
16 Five Below	8,883	43 Available	5,013	67 Panda Express	2,664	100 Available	4,513
17 BrandsMart U.S.A	91,347	44 Haagen Dazs	620	67A Available	2,115	101 Sirocco Mediterranean	5,616
18 YouFit Gym	25,000	45 Sugarboo & Co.	3,624	67B Available	4,113	101A Purple Oak	4,540
19 Sprouts Farmers Market	29,645	46 Rodizio Grill	8,500	70 Luggage Flip Flop Zone	2,097	102 Available	2,359
21 Verizon Wireless	2,863	47 J. Crew Factory	5,145	72 Anthropologie	13,579	103 Available	2,363
22 Aspen Dental	3,700	48 Saito's Japanese Steakhouse	10,044	74 Improv Comedy Club	11,000	104 Available	8,831
23 GNC	1,258	49 Available (Former Restaurant)	5,575	75 Nike	16,433		
24 Starbucks Coffee	2,160	50 Bowlero	30,672	76 Dania Dermatology	5,104		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

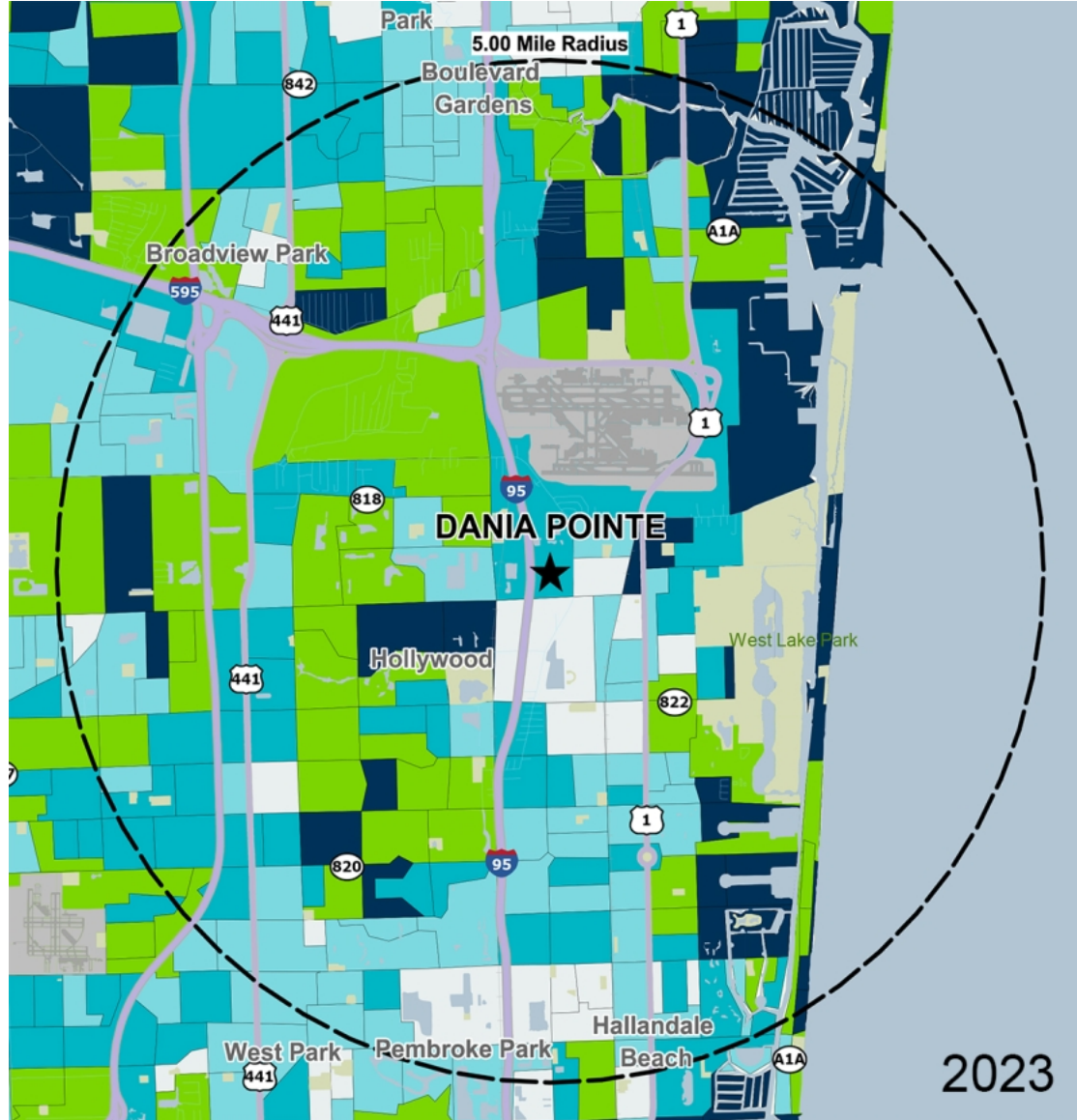
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COMPETITION MAP



by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,274	98,664	314,491
Daytime Pop	24,461	139,734	392,216
Households	4,375	41,637	131,216
Average HH Income	\$87,049	\$93,095	\$98,842
Median HH Income	\$46,717	\$63,565	\$67,331
Per Capita Income	\$34,315	\$39,755	\$41,695

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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I-95 & Stirling Rd., Dania Beach, FL



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