

MIXED USE LOT FOR SALE

for DEVELOPMENT OPPORTUNITY

Lot Size: 0.88 ACRES (38,215SF) Building size: 4,072SF 6 units office building
Zoning: Mixed Use 200 ft Federal Hwy Frontage

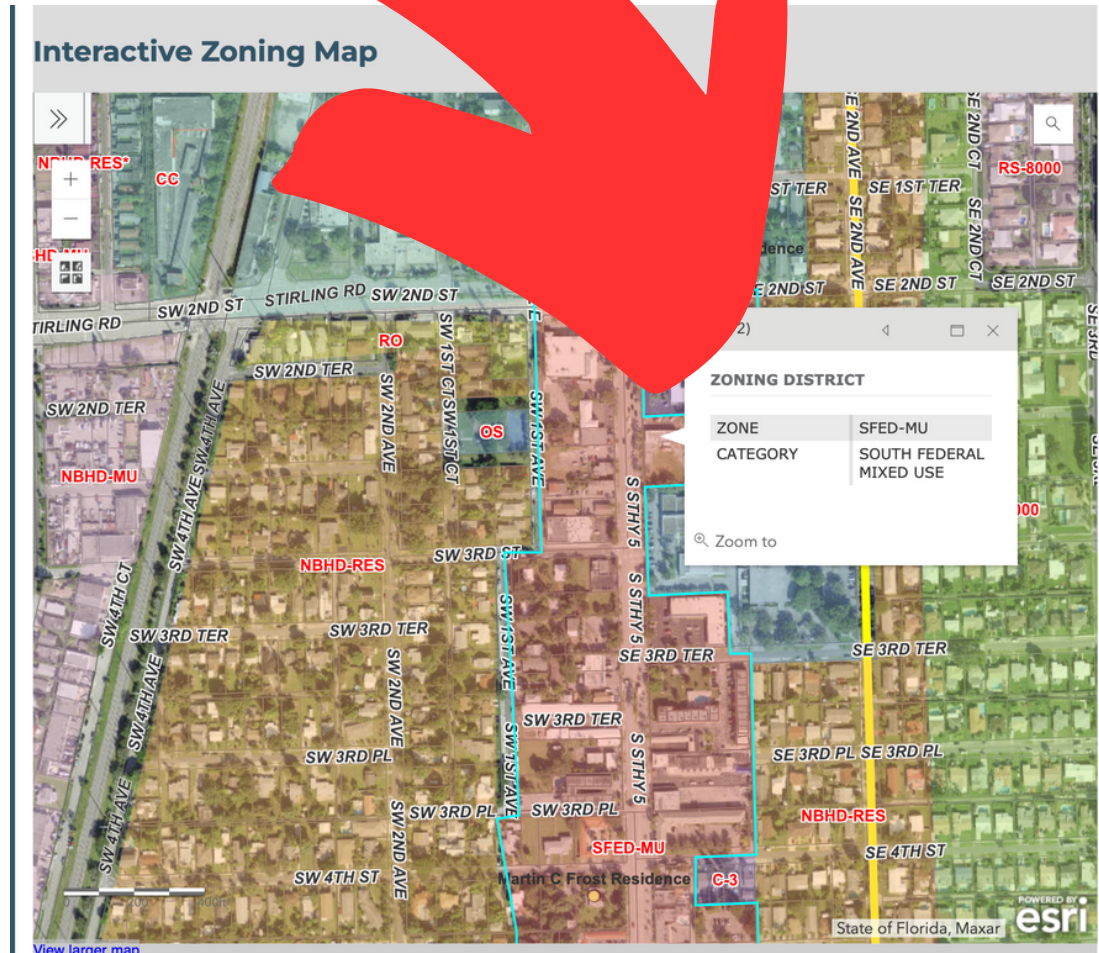


249 S Federal Hwy Dania Beach FL 33004

FOR SALE \$2,800,000

249 S Federal Hwy Dania Beach FL 33004

Asking \$2,800,000

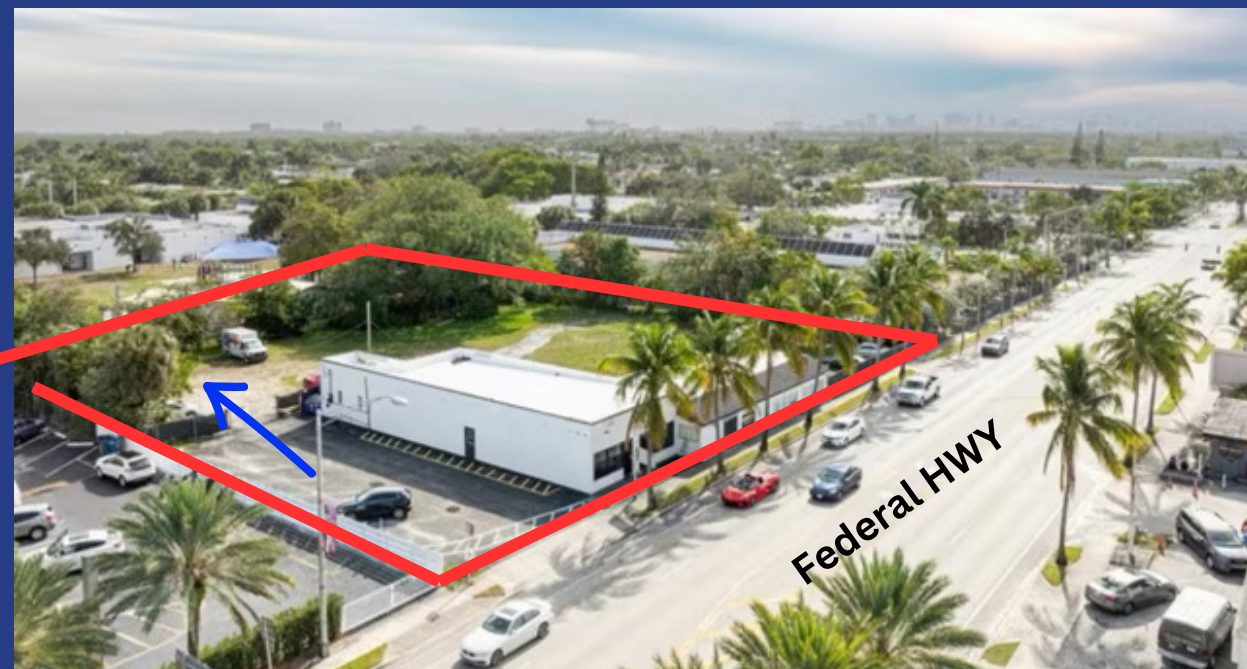
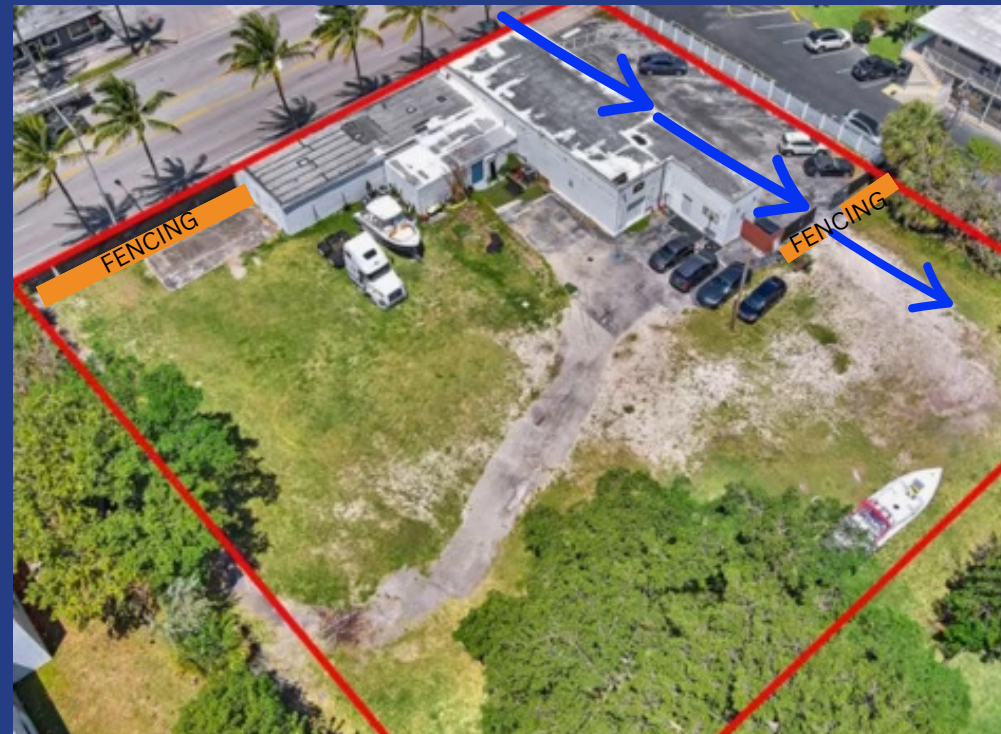


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Exclusively represented by
Candy Yeung, CCIM, MSRED

249 S Federal Hwy Dania Beach FL 33004



Property Info:

Lot Size: 0.88 Acres (38,215 SF)

Zoning: Mixed Use (SFED-MU)

Current Use: Office/Retail

Large Fenced in yard

Approx 200 ft Frontage on Federal Hwy

4,072 SF dwelling

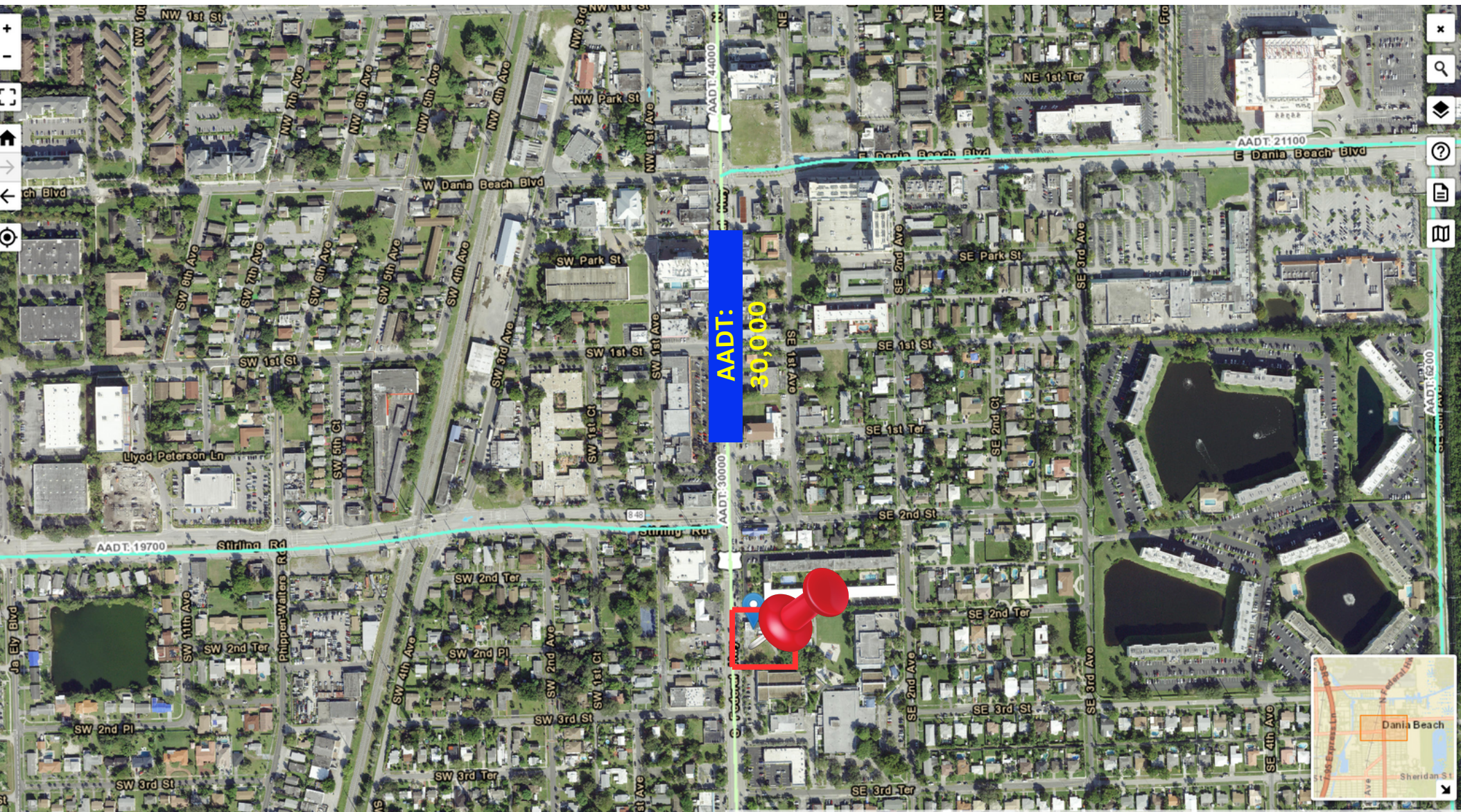
6 office units, 3 bathrooms

5 tenants on month to month

1 tenant with lease expiring in months

249 S Federal Hwy Dania Beach FL 33004

200 ft Frontage of Federal Highway
Average Daily Traffic: 30,000 (from FDOT)



249 S Federal Hwy Dania Beach FL 33004

200 ft Frontage of Federal Highway

Average Daily Traffic: 33,000 - 44,000 (from ESRI)



Traffic Count Map

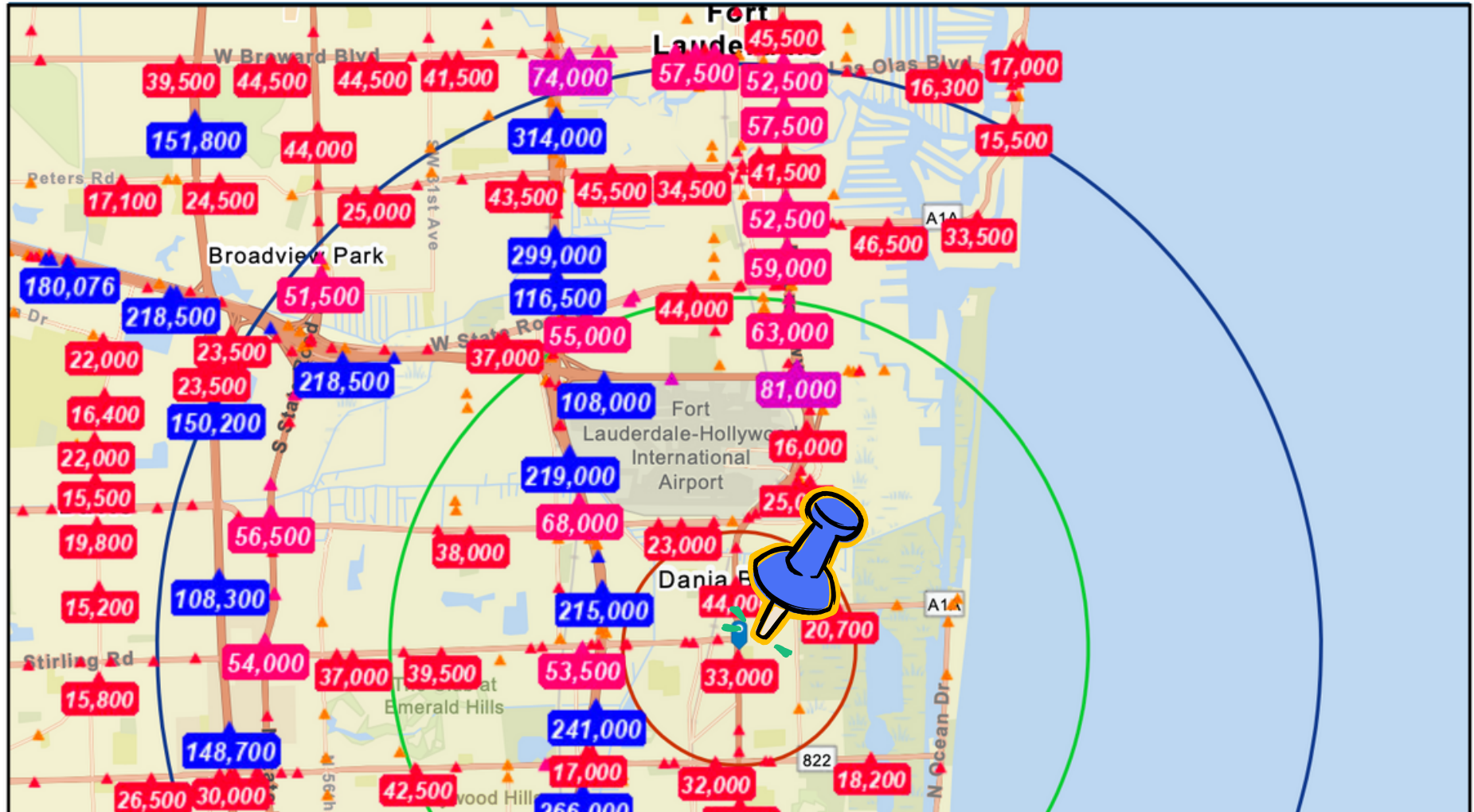
249 S Federal Hwy, Dania, Florida, 33004

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 26.04762

Longitude: -80.14330



249 S Federal Hwy Dania Beach FL 33004

SFED-MU (Mixed Use) Zoning



Permitted Uses:

Auto parts, retail or wholesale
Art galleries, museums, & libraries
Athletic clubs/studio
Banks & financial institutions
Bakeries, delicatessens
Community garden/urban farm
Copy shop, printing shop
Day care centers
Drive-through service
Dry cleaning
Fast food restaurants
Fast food restaurant in a new
multi-tenant building
Fortune tellers, palmists, clairvoyants or
astrologists
Freestanding drive-through restaurant
Funeral homes & mortuaries

General service, repair shop, car wash
Indoor play center
Kennel
Large retail establishment
Medical Marijuana Retail Center
Mixed residential & commercial uses
Mobile food vendor
Multifamily dwellings
Office, business
Office, professional
Office, medical
Places of worship
Public or private parking facility
Resale boutique & consignment shop,
for profit
Restaurants & bars with live
entertainment as an accessory use

School, specialty
Scooter or electric car rental
Temporary uses & special events
Veterinarian, animal hospital

Only **Permitted Uses** are listed.
For SE (Permitted Special
Exceptions) and
A (Permitted Accessory Uses),
and NP (Not Permitted),
please refer to the Dania Beach
Municipality Code.

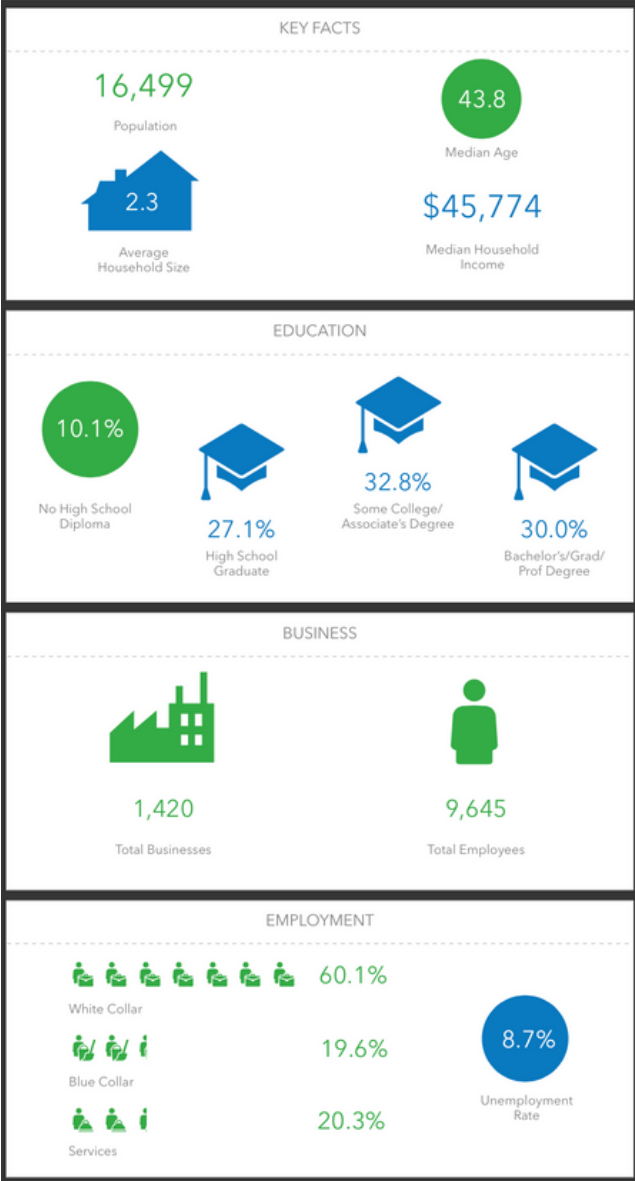
See QR Code for link to Municode

Information provided is believed to
be accurate but not guaranteed.
Buyers and Brokers to verify.

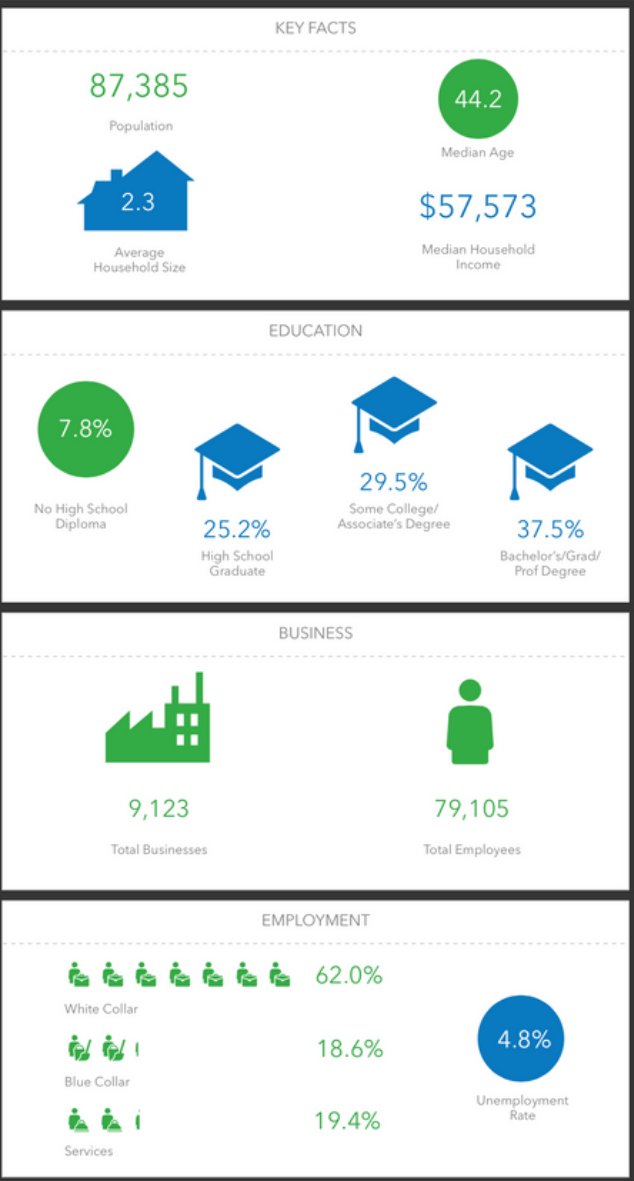
249 S Federal Hwy Dania Beach FL 33004

Key Facts

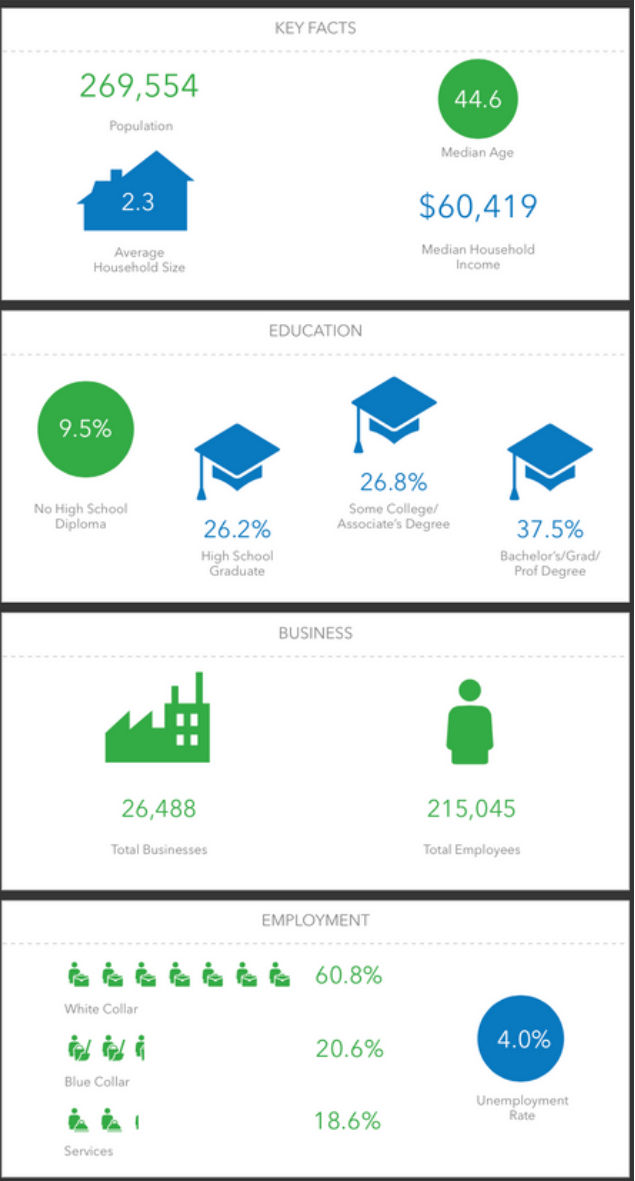
1 MILE



3 MILES



5 MILES



249 S Federal Hwy Dania Beach FL 33004

Key Facts

1 MILE

INCOME



\$45,774

Median Household Income



\$30,936

Per Capita Income



\$30,661

Median Net Worth

2023 Households by income (Esri)

The largest group: <\$15,000 (17.7%)

The smallest group: \$200,000+ (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	17.7%	+7.6%	
\$15,000 - \$24,999	9.0%	+2.1%	
\$25,000 - \$34,999	12.5%	+4.3%	
\$35,000 - \$49,999	13.9%	+2.1%	
\$50,000 - \$74,999	17.1%	+1.0%	
\$75,000 - \$99,999	9.8%	-3.0%	
\$100,000 - \$149,999	11.0%	-6.3%	
\$150,000 - \$199,999	4.9%	-2.1%	
\$200,000+	4.0%	-5.9%	

Bars show deviation from

Broward County ▼

3 MILES

INCOME



\$57,573

Median Household Income



\$39,021

Per Capita Income



\$68,176

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.4%)

The smallest group: \$150,000 - \$199,999 (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	12.4%	+2.3%	
\$15,000 - \$24,999	8.4%	+1.5%	
\$25,000 - \$34,999	9.9%	+1.7%	
\$35,000 - \$49,999	12.5%	+0.7%	
\$50,000 - \$74,999	17.4%	+1.3%	
\$75,000 - \$99,999	12.9%	+0.1%	
\$100,000 - \$149,999	13.9%	-3.4%	
\$150,000 - \$199,999	4.6%	-2.4%	
\$200,000+	7.9%	-2.0%	

Bars show deviation from

Broward County ▼

5 MILES

INCOME



\$60,419

Median Household Income



\$42,397

Per Capita Income



\$89,407

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.0%)

The smallest group: \$150,000 - \$199,999 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	12.2%	+2.1%	
\$15,000 - \$24,999	7.7%	+0.8%	
\$25,000 - \$34,999	9.6%	+1.4%	
\$35,000 - \$49,999	12.4%	+0.6%	
\$50,000 - \$74,999	16.0%	-0.1%	
\$75,000 - \$99,999	11.6%	-1.2%	
\$100,000 - \$149,999	15.6%	-1.7%	
\$150,000 - \$199,999	5.5%	-1.5%	
\$200,000+	9.4%	-0.5%	

Bars show deviation from

Broward County ▼

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