

MIXED-USE DEVELOPMENT OPPORTUNITY

PUBLIC PRIVATE PARTNERSHIP



Destinations	Distance
Dania Pointe	.65 Miles
FLL Airport	1.8 Miles
Beach	2.1 Miles
Port Everglades	3.5 Miles
Downtown FTL	5.3 Miles
Miami	19 Miles

Colliers International, on behalf of the City of Dania Beach and the Community Redevelopment Agency (the City), is pleased to present the opportunity to re-develop the approximately six and one half (6.5) acres City Center Site. The City is willing to contribute the site as part of an overall Public Private Partnership (“P3”) plan. The Site was recently appraised at \$12,310,000. The site currently consists of the existing City Hall Building of approximately 29,000 SF together with a 440 space parking structure that is able to be expanded to 660 spaces by adding two floors. The City is seeking to create a new City Hall and commercial complex as part of an overall vision to stimulate development in the City’s “Urban Core”.

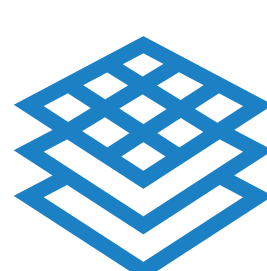
Investment Summary



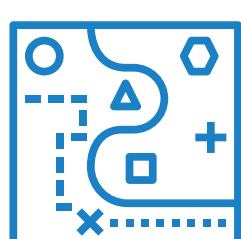
Address:
100 W Dania Beach Blvd



Property Type:
Mixed-Use
Redevelopment



Land SF:
279,792
(6.42 ac)



Folios:
504234620020
504234013080
504234620010



Traffic Count:
Federal Hwy-
42,000 Daily



Zoning:
CC
Dania Beach

Investment Highlights

- Once in a generation opportunity to redevelop one of South Florida’s last remaining undeveloped Urban Cores with potential of various types of residential products, office, retail, hospitality, entertainment, and public space
- No large upfront land acquisition cost
- Ability for developers to phase construction
- Possibility of tax incentives during and/or after development
- Proximity to all of South Florida (FLL-Airport, Port Everglades, I-95, I-595, US1), and Miami minutes away
- Less than a mile to [Dania Pointe](#), a newly built, 2.5M SF transformational retail, office, hospitality and residential development
- Potential future Tri-Rail Coastal Link train which will stop virtually at the property, one of 25 future stops between Downtown Miami and Jupiter. <http://www.tri-railcoastallink.com>

CALL: 954.652.4633
FOR MORE INFORMATION

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