



Prime Freestanding Commercial Building on East Dania Beach Blvd – 4,547 SF / 22,500 SF Lot

Beautiful freestanding commercial building located in one of the most high-traffic corridors of Dania Beach. Positioned directly on East Dania Beach Boulevard with approx. 150 feet of premium frontage — and direct visibility to nonstop passing traffic — this property offers unmatched exposure just minutes from I-95, 595, A1A and US-1.

Previously built and operated as a bank (with existing bank infrastructure still in place including drive-through lanes), and most recently utilized as a medical marijuana dispensary. The property had a variance previously approved for medical marijuana use — adding tremendous flexibility for future specialty uses, medical, banking, professional, retail, financial institution, and many other categories.

This impressive 4,547 SF building sits on a large 22,500 SF lot within a shopping plaza with abundant parking — however the subject property is a completely independent freestanding building, not tied to the plaza tenancy.

Interior features include high ceilings, expansive open floor area, multiple private offices, two restrooms, a kitchen/breakroom, large storefront windows with great natural lighting, and strong interior/exterior lighting throughout.

With the existing bank buildout already in place, this is a perfect quick move-in opportunity for a new or expanding bank or credit union. Also ideally located directly across the street from the Casino — adding continuous traffic, visibility, and daytime + nighttime demand.

A rare, extremely well-located, flexible commercial building in the heart of East Dania Beach that can adapt to an array of special uses. Perfect for medical, banking, dispensary, financial, showroom, specialty retail or professional office.

INQUIRIES & SHOWINGS BY APPOINTMENT ONLY

Contact Information:

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