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Retailing

## Emerging Neighborhoods: Dania Pointe isn't the only new development coming to Dania Beach (Photos)



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*Editor's Note: This is one in a series of articles on South Florida cities and neighborhoods outside of the region's well-known hot spots. They are places that have recently seen an uptick in residents as well as retail and residential developers. These are South Florida's emerging neighborhoods.*

Dania Beach is home to one of the largest mixed-use projects being constructed in South Florida right now.

With 1 million square feet of retail and restaurants, more than 500,000 square feet of offices, 1,000 apartments and two hotels, Dania Pointe will be situated on 102 acres along Interstate 95 once it's completed. And the massive project isn't the only development under construction in the city. Officials say there is a revived interest in the area as younger residents move in.

"We started rebranding last year because of the revived interest in Dania Beach," said [Rickelle Williams](#), executive director of the Dania Beach Community Redevelopment Agency. "Our elected officials have been more progressive in advancing the vision for the city and taking it in a new direction."

There is more than \$1 billion in development occurring in the city. Those projects include:

- Dania Pointe, which recently broke ground on the first phase of the Avery Dania Pointe apartments, which will have 600 units. New York-based Kimco Realty Corp., the master developer, is nearly done with the first phase of the retail there, which will total 325,000 square feet. Confirmed tenants for the first phase of retail include BrandsMart, Lucky's Market, Hobby Lobby, TJ Maxx, Ulta Beauty, Shoe Carnival, Five Below, First Watch, Eyeglass World, YouFit, Starbucks, Outback Steakhouse, PDQ, Verizon, Aspen Dental, Men's Wearhouse and TooJay's Gourmet Deli.

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- Stirling Square, which is under construction at the northwest corner of Sterling Road and Phippen Waiters Road. It will feature an Aldi supermarket and a storage facility.
- Wyndham Garden Fort Lauderdale Airport & [Cruise Port](#), which is expected to open at the end of this month. It will have 142 rooms at 129 N. Federal Highway.
- Le Méridien Dania Beach at Fort Lauderdale Airport, which is close to Fort Lauderdale-Hollywood International Airport, is slated to open in September 2019. It will have 245 rooms at 1825 Griffin Road.

The new developments could support a growing number of residents and tourists to the city. Dania Beach's estimated population has grown 8.1 percent since 2010, with millennials aged 20-34 making up the fastest-growing segment.

Dania Beach is also home to prominent companies including Chewy.com and Chiquita Brands International. All together, its 215 establishments with \$3.62 billion in sales employ 23,744 people, according to data from the city.

Among those are local icons and interesting gathering places such as Jaxson's Ice Cream, Grampa's Bakery & Restaurant, the Dania Beach Pier, The Casino @ Dania Beach, and the Gallery of Amazing Things.

"The city is very proud of all the new development, but also trying to keep the charm of Dania Beach," Williams said.