

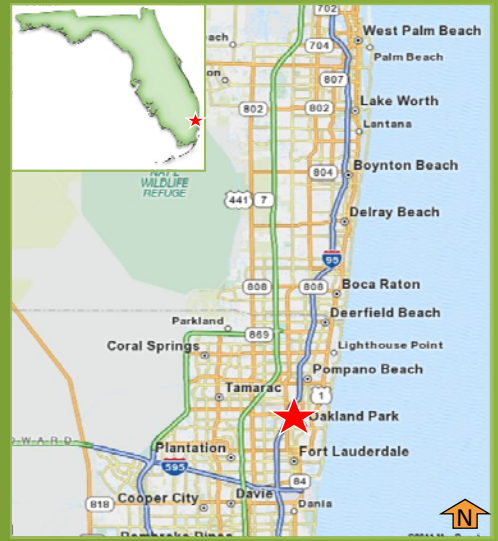
# Retail For Lease Broward County

## WALGREENS PLAZA, 2355-2614 N Federal Highway, Fort Lauderdale, FL 33306



### Leasing Information

<b>Location</b>	Northeast corner of Federal Highway (US 1) and NE 26 <sup>th</sup> Street, between Sunrise Blvd and Oakland Park Blvd.			
<b>Availability</b>	Approximately 3,000 SF fronting Federal Highway (US 1)			
<b>Property Amenities</b>	<ul style="list-style-type: none"> <li>• 22,975 SF center anchored by Walgreens</li> <li>• Monument signage on Federal Highway (US-1)</li> <li>• Zoning: B1-A</li> </ul>			
<b>Area Highlights</b>	<ul style="list-style-type: none"> <li>• Centrally located in Greater Fort Lauderdale at the entrance of the Coral Ridge residential community consisting of waterfront and golf course homes priced from \$500,000 to over \$7 million dollars.</li> <li>• Whole Foods, Publix, Bed Bath &amp; Beyond, Barnes &amp; Noble, Target, Staples, Office Depot, Best Buy and other national retailers located within 1 mile.</li> <li>• Minutes from Ft. Lauderdale Downtown Business District, Las Olas Boulevard, Port Everglades and Fort Lauderdale / Hollywood International Airport</li> </ul>			
<b>Traffic Counts</b>	Federal Highway- 44,000 vpd / NE 26 <sup>th</sup> Street - 14,700 vpd			
<b>Parking</b>	Spaces: 92 spaces - 4 / 1,000 SF			
<b>Demographics</b>		<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
	Population (2011 estimate):	13,306	111,663	241,788
	Population (2016 projected):	13,598	112,963	240,916
	Daytime Population:	8,916	66,175	189,499
	# of Households	7,105	55,409	111,074
	Average Income:	\$80,325	\$61,632	\$59,038
Median Income:	\$54,174	\$40,693	\$38,883	

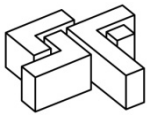


### Representative Tenants:



2200 Butts Road, Suite 300, Boca Raton, FL 33431 Fax 561-482-0181 www.sfrealty.com

Ross Feurring, Broker  
RossFeurring@SFRealty.com  
561-488-9100

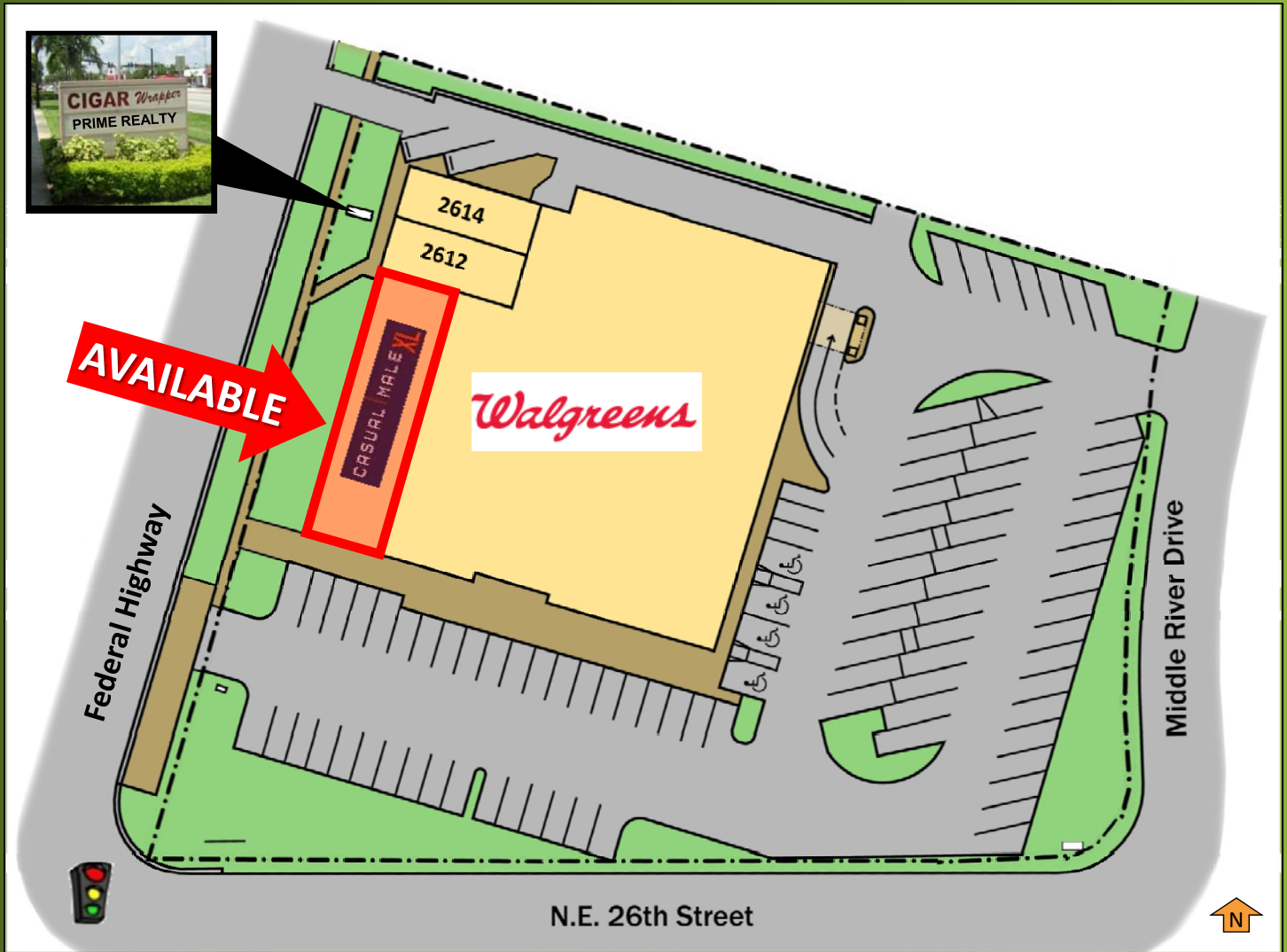


# Retail For Lease

## Broward County

### WALGREENS PLAZA, 2355-2614 N Federal Highway, Fort Lauderdale, FL 33306

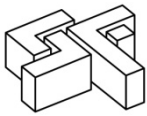
Fronting on Federal Highway on the northeast corner of the intersection with NE 26<sup>th</sup> Street



#### TENANT ROSTER

<u>BAY</u>	<u>TENANT</u>	<u>SQFT</u>
2355	Walgreens	18,173
<b>2365</b>	Casual Male Big & Tall <b>AVAILABLE JAN. 2014</b>	<b>3,000</b>
2612	Prime Property Realty	902
2614	Cigar Wrapper	900
<b>TOTAL</b>		<b>22,975</b>

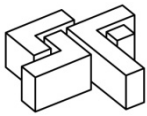




# Retail For Lease Broward County

**WALGREENS PLAZA,** 2355-2614 N Federal Highway, Fort Lauderdale, FL 33306





# Retail For Lease

## Broward County

### WALGREENS PLAZA, 2355-2614 N Federal Highway, Fort Lauderdale, FL 33306

Fronting on Federal Highway on the northeast corner of the intersection with NE 26<sup>th</sup> Street

