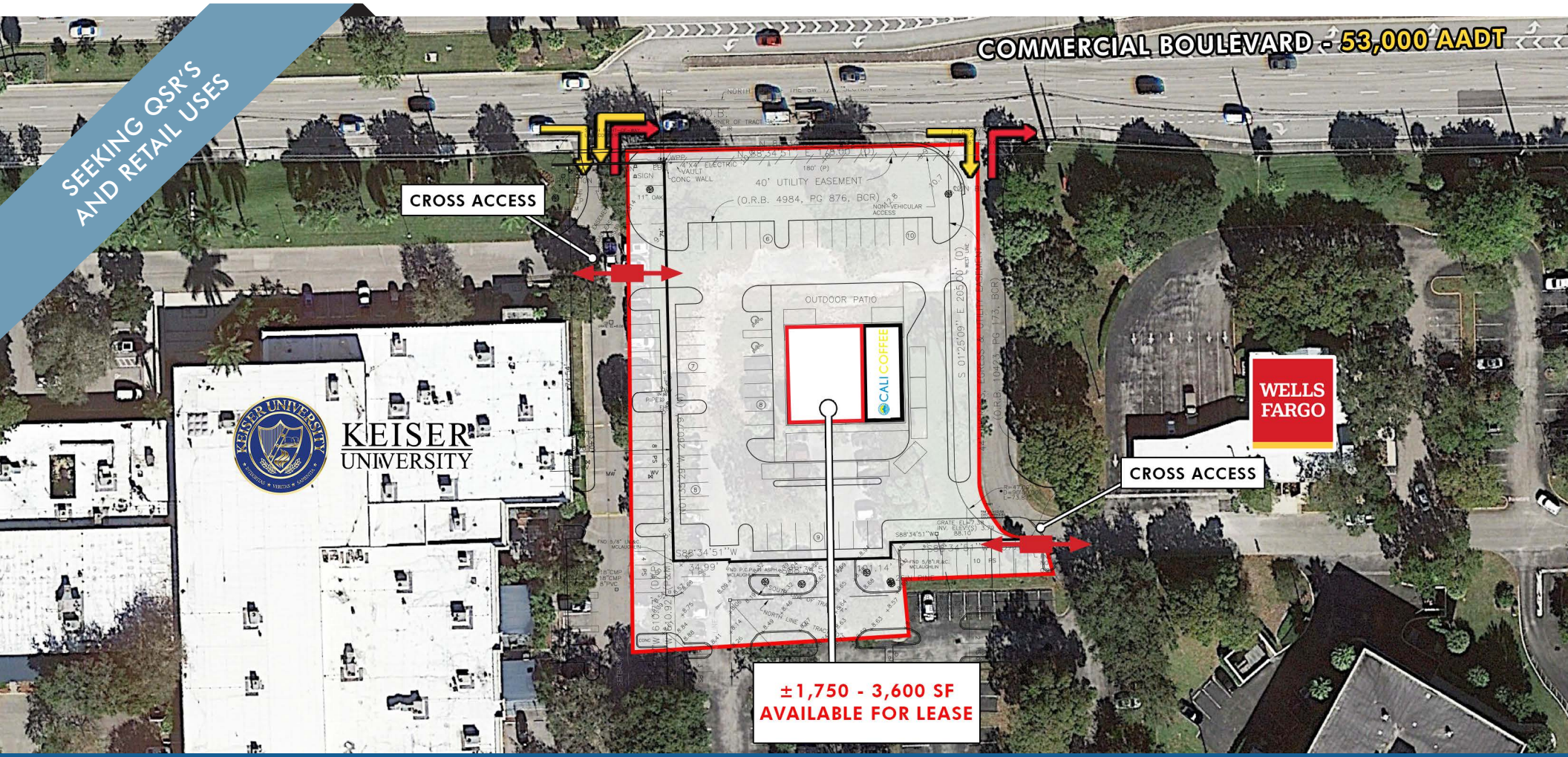
FOR LEASE

±1,750 - 3,600 SF AVAILABLE FOR LEASE

1850 W COMMERCIAL BOULEVARD, FORT LAUDERDALE, FL 33309



MULTI-TENANT RETAIL FOR LEASE. JOIN CALI COFFEE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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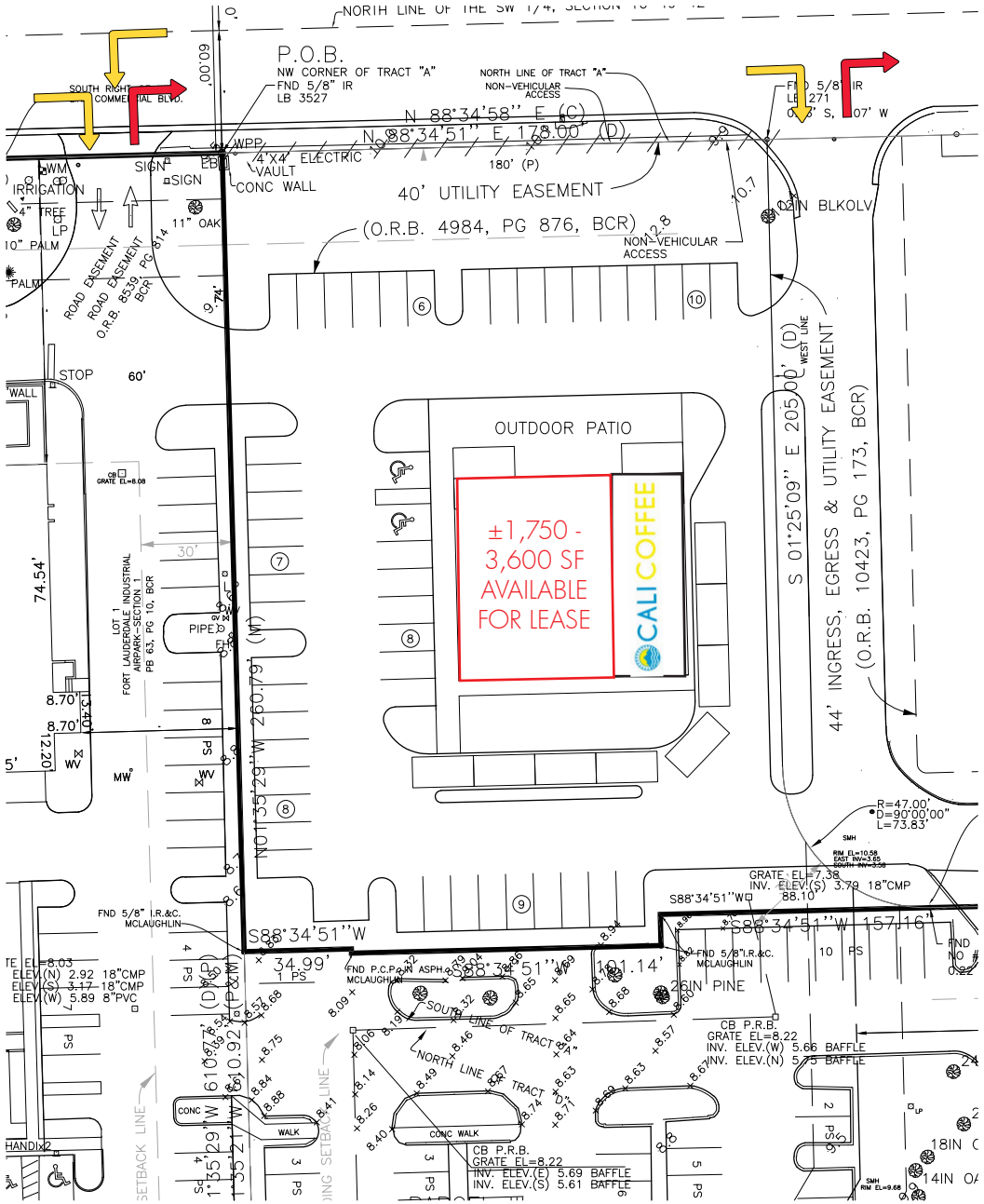
PROPERTY OVERVIEW

HIGHLIGHTS

- ±1,750 - 3,600 SF available for lease
- AIP (City of Fort Lauderdale) Zoning permits retail and restaurant uses
- Drive-thru is permitted upon site plan approval
- Existing dedicated left-in from Commercial Boulevard is shared with the adjoining office building to the west, and cross parking to meet code will be provided
- Seeking QSR and retail uses
- Highly visible location
- Immediate access to I-95 and Florida's Turnpike
- 53,000 AADT on Commercial Boulevard

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	9,766	156,752	481,252
HOUSEHOLDS	4,070	61,725	194,159
DAYTIME EMPLOYEES	4,678	72,977	226,156
AVERAGE HH INCOME	$62,983	$60,099	$67,336
	5 Minutes	**10 Minutes**	**15 Minutes**
POPULATION	30,856	245,990	593,718
HOUSEHOLDS	12,353	99,120	243,648
DAYTIME EMPLOYEES	15,120	115,059	280,554
AVERAGE HH INCOME	$65,801	$62,319	$72,097



1850 W COMMERCIAL BOULEVARD | **EXECUTIVE SUMMARY**

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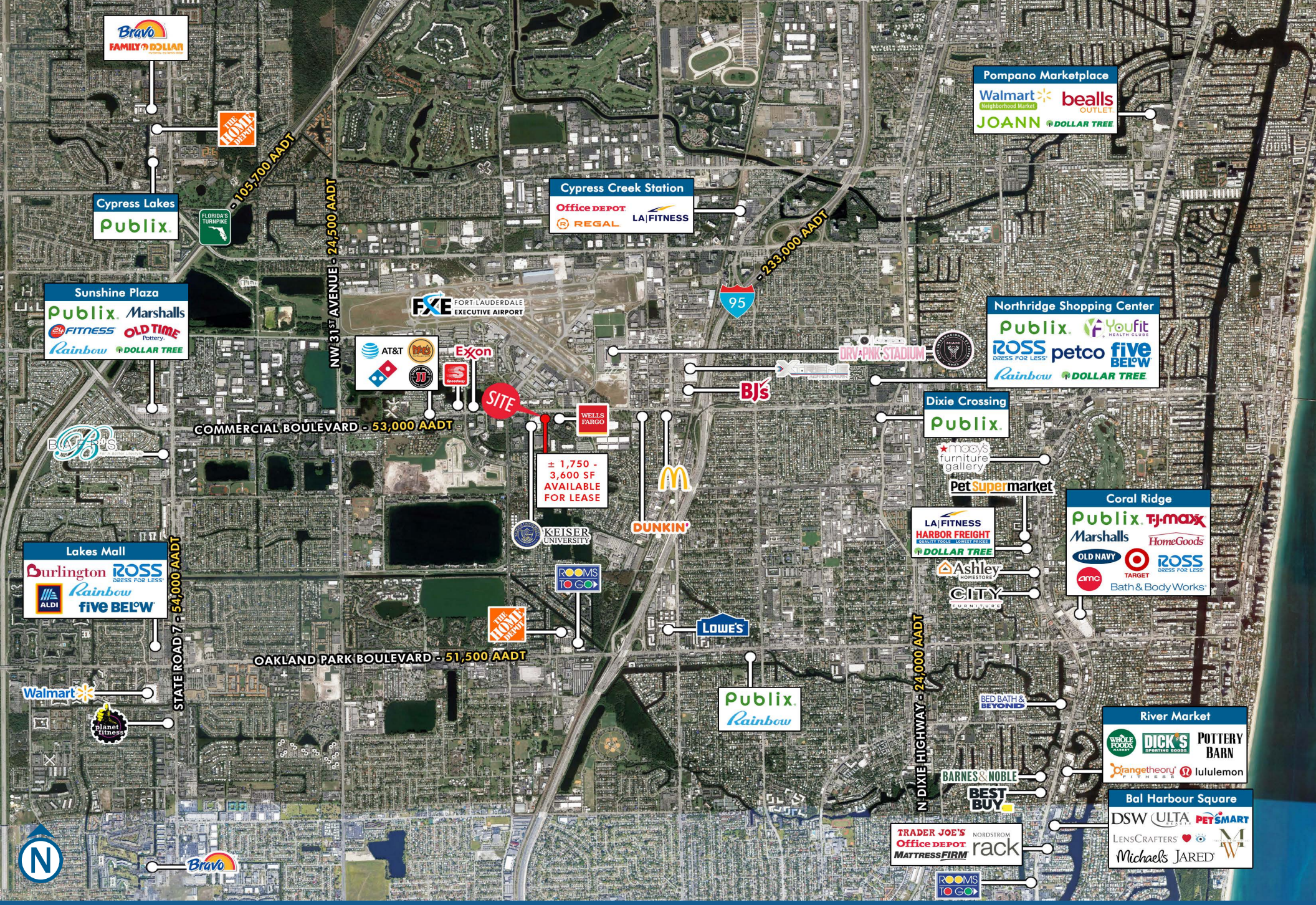

1850 W COMMERCIAL BOULEVARD | **TRADE AERIAL**

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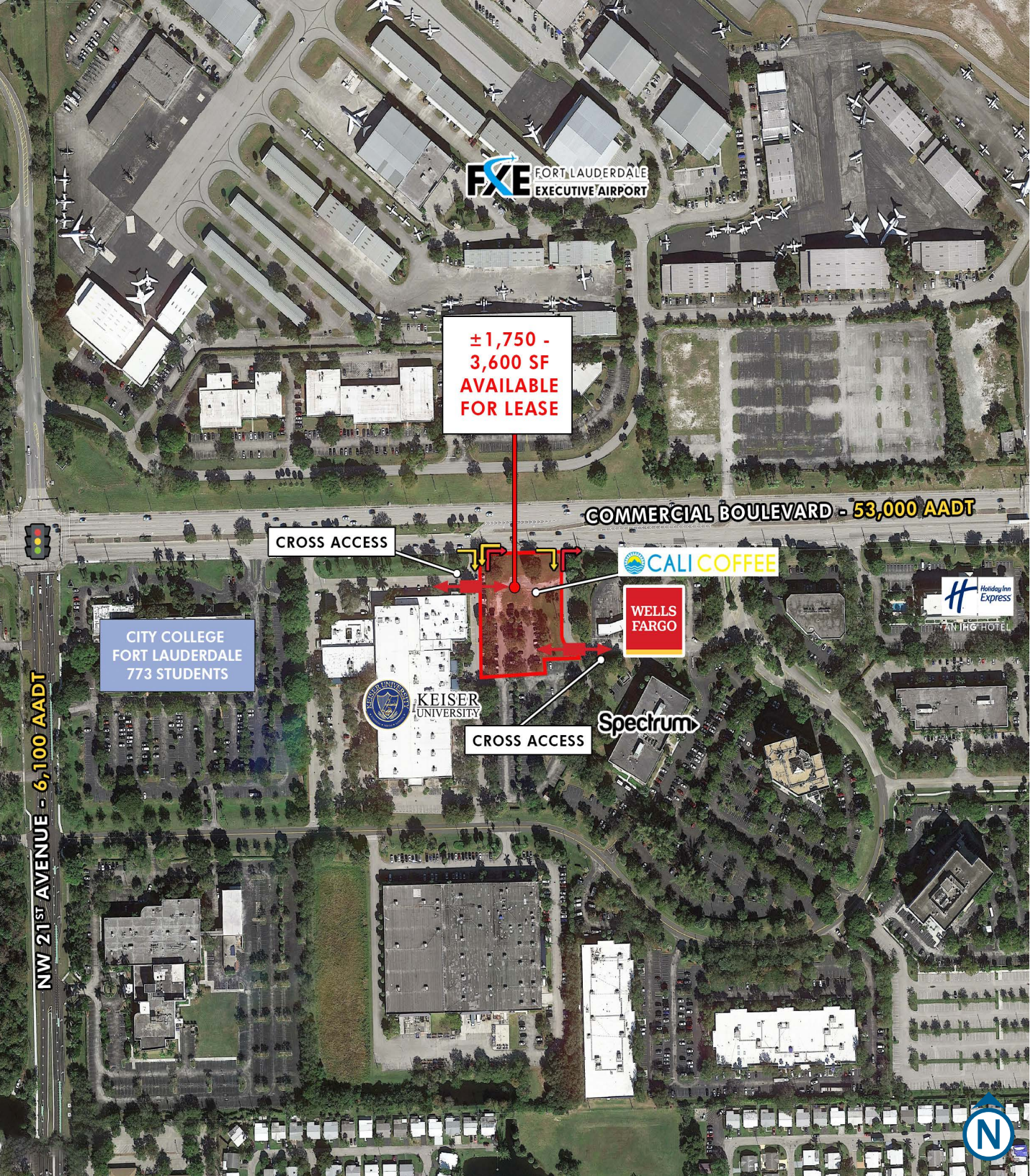

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