FOR LEASE

THE WAVERLY AT LAS OLAS

100-110 N FEDERAL HIGHWAY/1, FORT LAUDERDALE, FL 33308

GROUND FLOOR RETAIL ON BROWARD BOULEVARD AND N FEDERAL HIGHWAY/1

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

ERIC SPRITZ
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

KAREN MAEROVITZ
DIRECTOR
karenmaerovitz@katzretail.com
(786) 210-8837

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

PROPERTY OVERVIEW

HIGHLIGHTS

- Ground floor retail available on Broward Blvd and N Federal Highway/1 in Downtown Fort Lauderdale
- Main signalized intersection with 82,000 cars per day
- Great signage opportunity at heavily trafficked intersection
- Retail dedicated parking garage with 84 free parking spaces
- Fully built out ±3,337 SF office available (Unit B1)
- Fully built out ±3,357 SF financial services/office space available (Unit C2)
- Fully built out ±2,025 SF office/retail available (Unit C1)
- Units C1 & C2 can be combined for ±5,382 SF
- Fully built out ±4,090 SF office available (Unit C5 & C6)

DEMOGRAPHICS

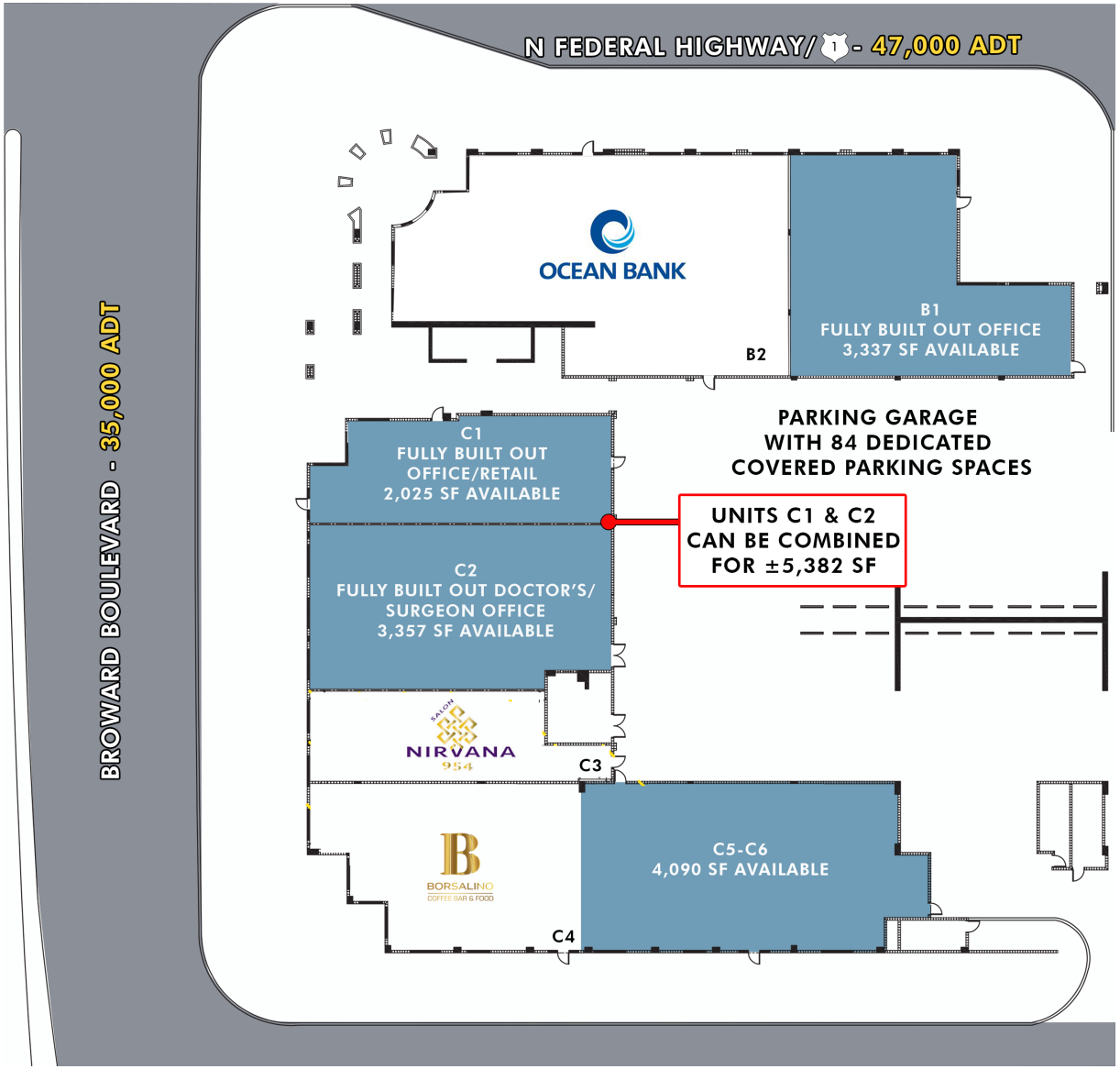
	1 Mile	3 Miles	5 Miles
POPULATION	27,159	136,151	287,590
HOUSEHOLDS	14,471	63,307	123,929
DAYTIME EMPLOYEES	21,744	110,989	233,171
AVERAGE HH INCOME	$134,898	$105,555	$91,989
	5 Minutes	**10 Minutes**	**15 Minutes**
POPULATION	69,972	182,915	383,281
HOUSEHOLDS	34,672	80,803	310,118
DAYTIME EMPLOYEES	56,217	148,769	208,380
AVERAGE HH INCOME	$109,178	$99,162	$87,609

THE WAVERLY AT LAS OLAS | **DRONE PHOTO FACING EAST**

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

THE WAVERLY AT LAS OLAS | **BUILDING RENOVATIONS COMING SOON**

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



THE WAVERLY AT LAS OLAS | **FLOOR PLANS**

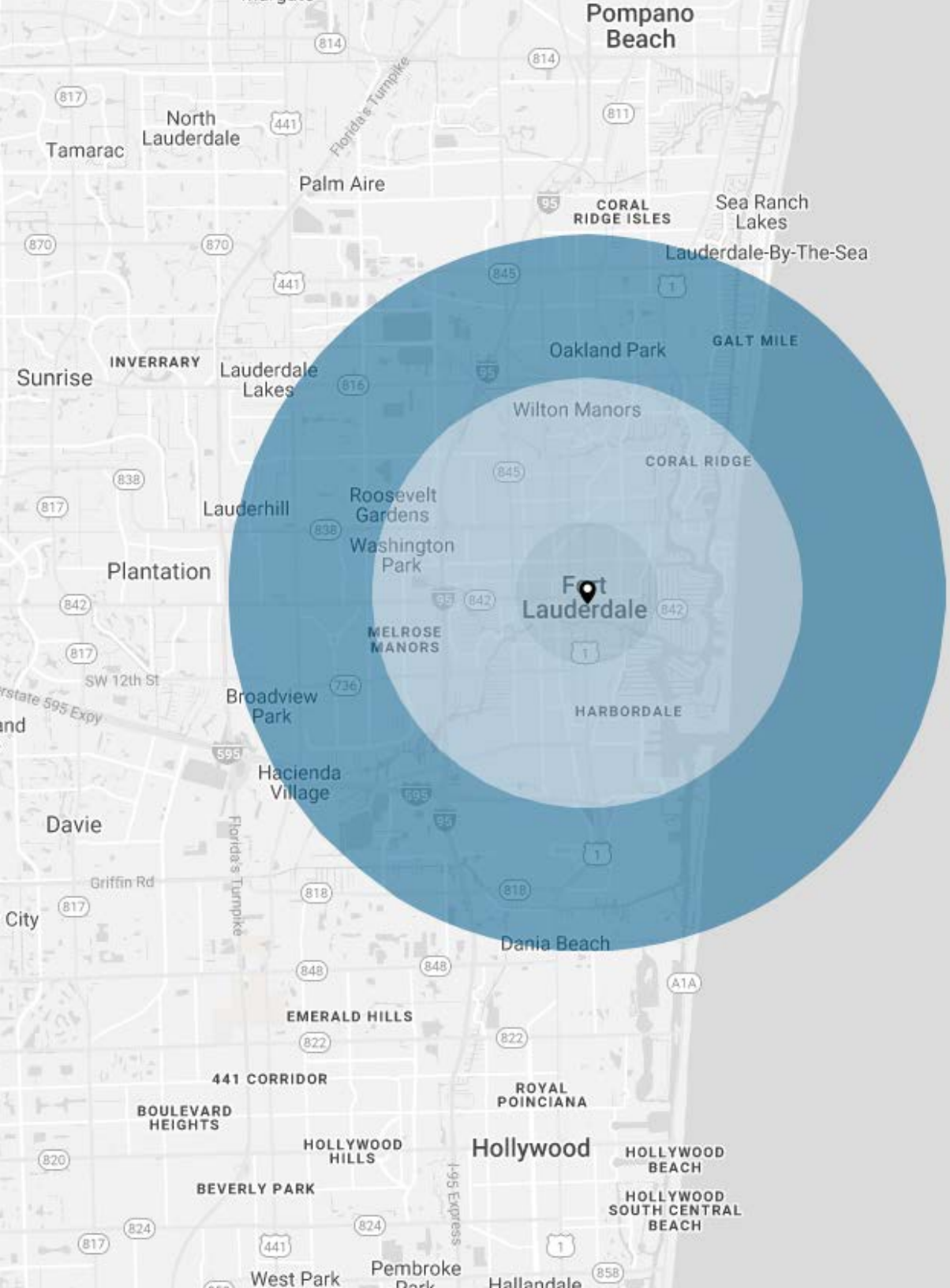
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

THE WAVERLY AT LAS OLAS | **TRADE AERIAL**

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

THE WAVERLY AT LAS OLAS | **CLOSE AERIAL**



CONTACT AGENTS

ERIC SPRITZ
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

KAREN MAEROVITZ
DIRECTOR
karenmaerovtiz@katzretail.com
(786) 210-8837

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.23.22