

The Waverly at Las Olas

100-110 N Federal Highway, Fort Lauderdale, FL 33301

Broward Blvd and N Federal Highway



Population:

3 Miles: 140,000



Average Household Income:

3 Miles: \$125,000



Annual Average Daily Traffic:

US-1 / N Federal Hwy: 48,000
Broward Blvd: 36,000

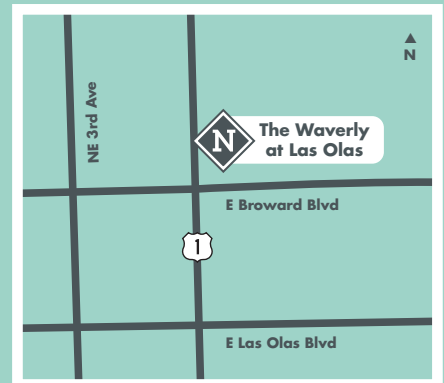
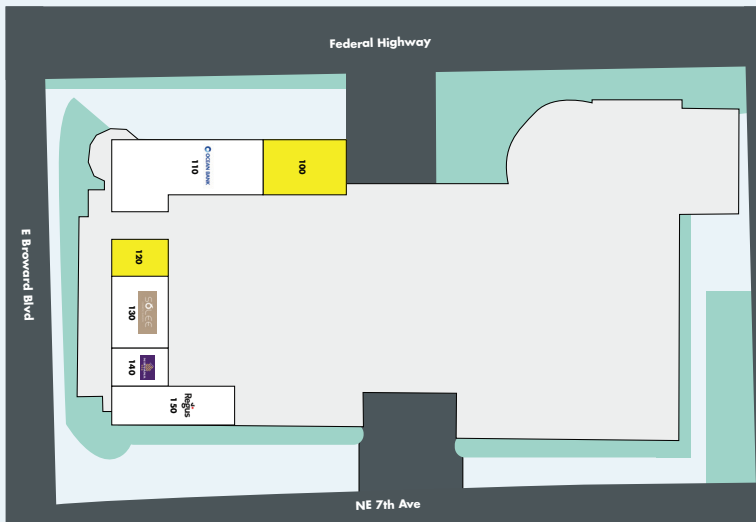


Lease Rate:

\$50 + \$16.95 CAM

- Located next to Las Olas, in the heart of downtown Fort Lauderdale's vibrant and growing community.
- Zoned: 12-Mixed Use; office, store, residential
- Situated underneath a 300-unit condominium
- 95 free and covered ground floor parking spaces dedicated to commercial tenants

SUITE #	TENANT
100	Vacant
110	Ocean Bank
120	Vacant
130	Solee Cosmetic Surgery
140	Salon Nirvana
150	Regus



For Information Contact: Timothy Neal // Neal Realty & Investments // (954) 568-0530 // Tim@NealRealty.net

Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.