

**3,682 SF OF
RARE RETAIL
SPACE
AVAILABLE**

200 E LAS OLAS BLVD SUITE 150

FORT LAUDERDALE, FL 33301



LOCATED ON THE
PRESTIGIOUS
LAS OLAS BLVD

NEWLY RENOVATED!



LAS OLAS BLVD

LAS OLAS WAY

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Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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PROPERTY HIGHLIGHTS

200 E LAS OLAS BLVD SUITE 150

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- > 3,682 SF of dry retail space on the corner of the World Famous Las Olas Boulevard and Las Olas Way
- > Located directly across the street from Eddie V's restaurant
- > Adjacent to newest building on Las Olas
- > Rare dual outdoor views fronting Las Olas and the New River
- > Excellent visibility and accessibility to high walking traffic of Las Olas Boulevard
- > Over 44,000 daytime employees in a 1-mile radius; high foot traffic day and night
- > Tenant signage available fronting Las Olas Boulevard
- > 10,000 +/- residential units within a mile completed or under construction
- > Secured attached parking garage

DEMOGRAPHICS

2024	1 Mile	3 Mile	5 Mile
Est. Population	28,561	139,486	293,035
Average HH Income	\$102,108	\$90,879	\$84,286
Labor Force	25,511	118,276	244,773

**Source: SitesUSA, 2024*

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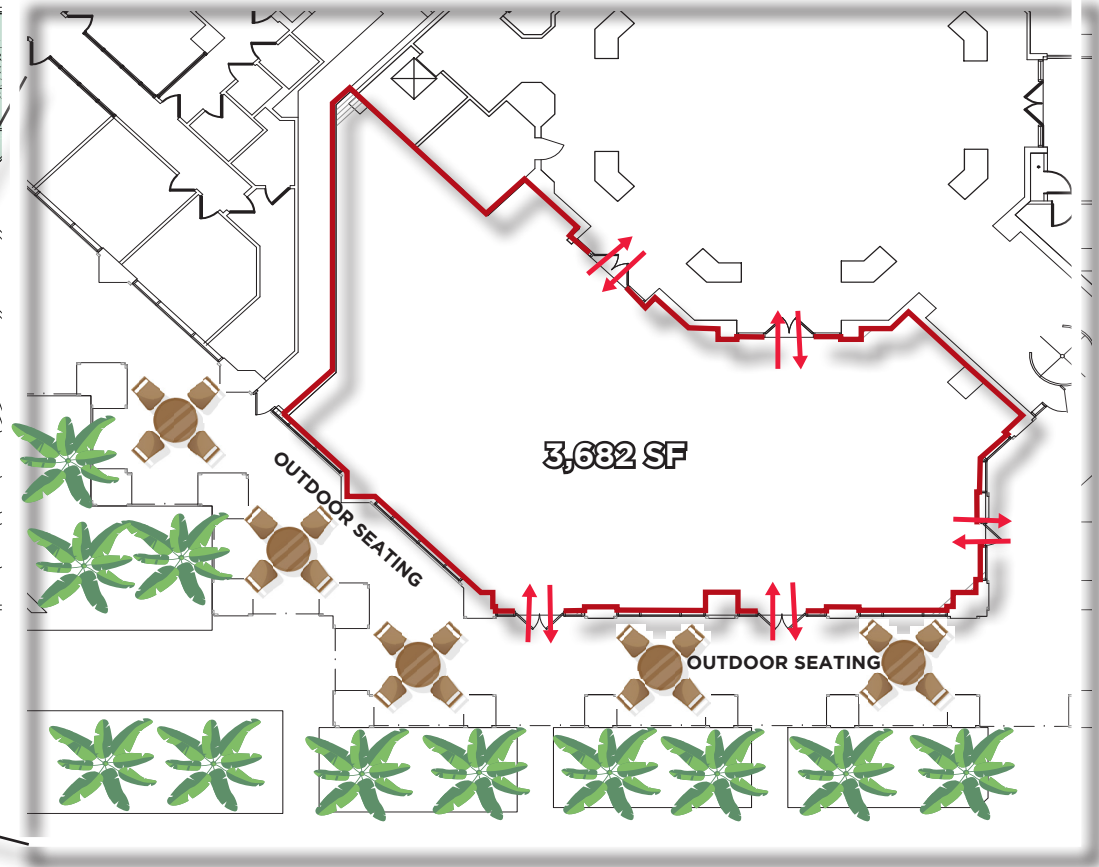
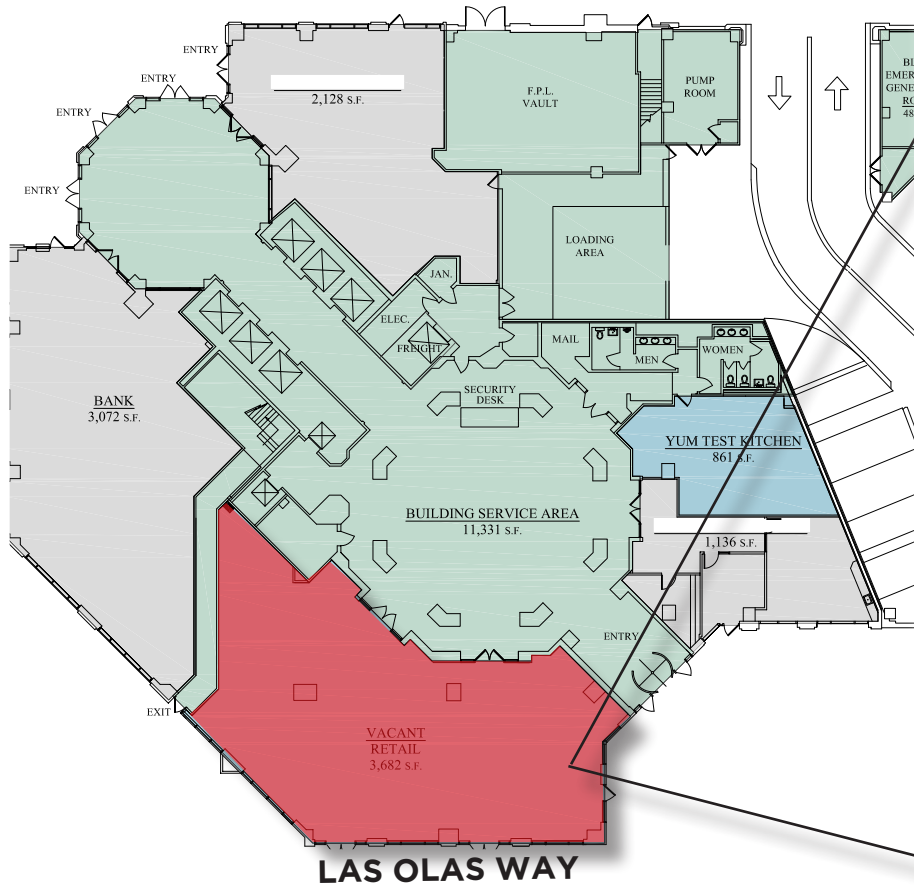
SITE PLAN

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THIRD AVENUE

E LAS OLAS



DISCLAIMER: Layout is provided for example and not intended to be sized to scale.

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RENDERING

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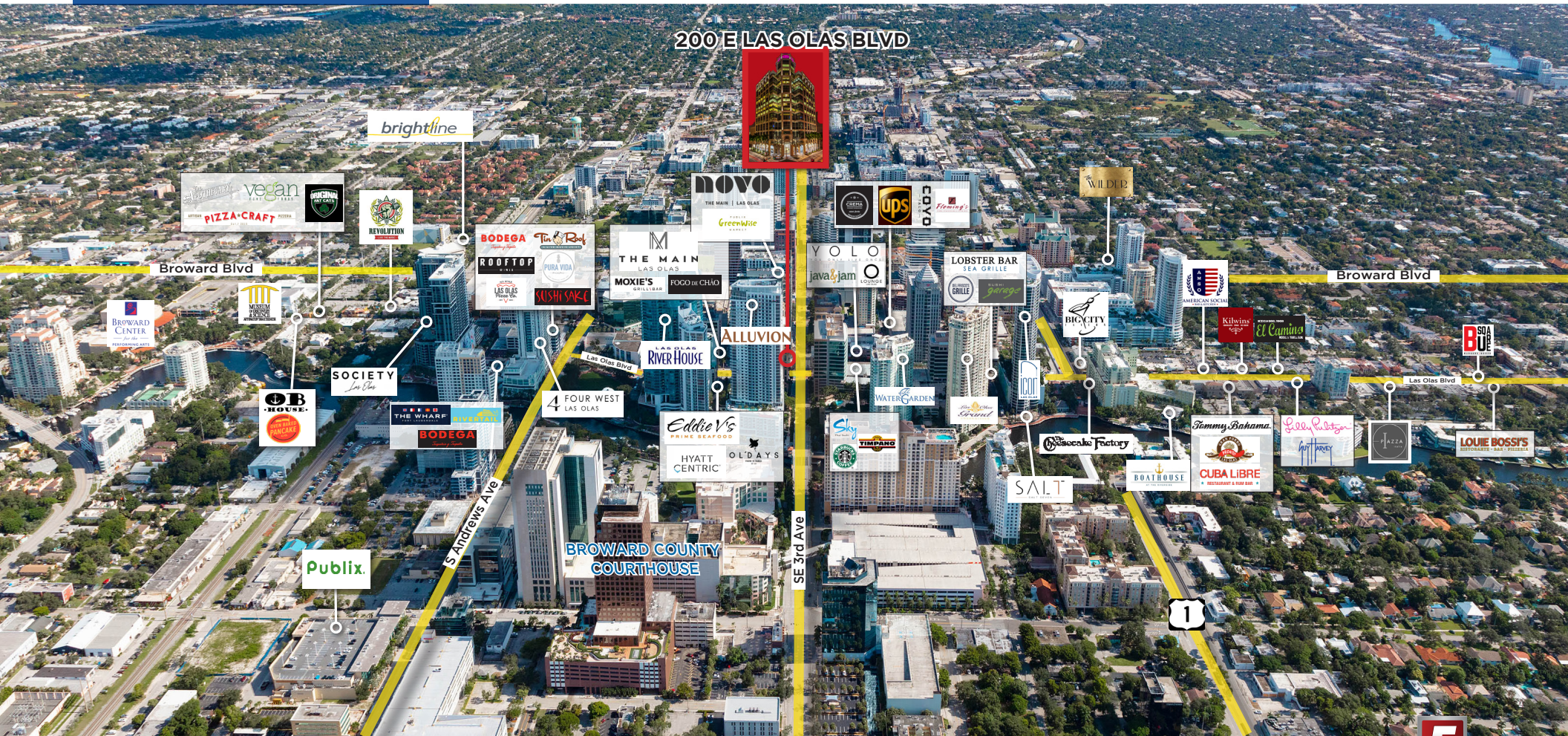
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RETAIL AERIAL

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