

BEACHFRONT RETAIL SPACE FOR LEASE



101 S Fort Lauderdale Boulevard
Suite 201

Fort Lauderdale, FL
33316

- Suite 201 - ±2,900 SF ground-floor retail space available for lease
- Prime beachfront location along Fort Lauderdale Beach Boulevard
- Ocean-facing patio offering outdoor seating and strong visibility
- Retail-ready space with existing build-out and in-suite restroom
- Adjacent to public parking garage providing convenient access for customers
- Just steps from the beach, surrounded by hotels, restaurants, and entertainment destinations, with strong pedestrian and tourist traffic

Get more information

Nikki Traff

Principal

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Alexis Friedman

Client Services Coordinator

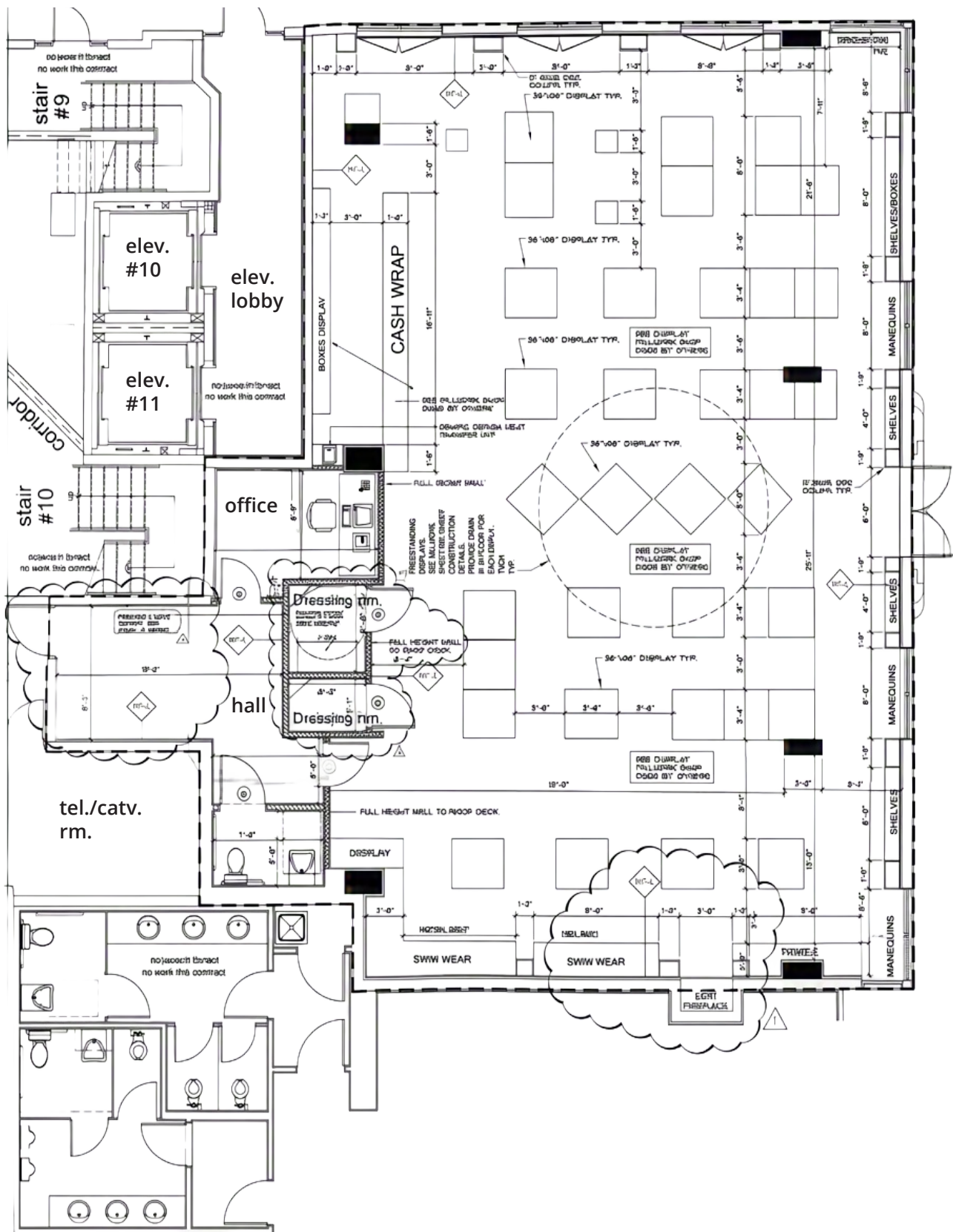
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Floor plan

101 S Fort Lauderdale Boulevard
Fort Lauderdale, FL



Photos

101 S Fort Lauderdale Boulevard
Fort Lauderdale, FL



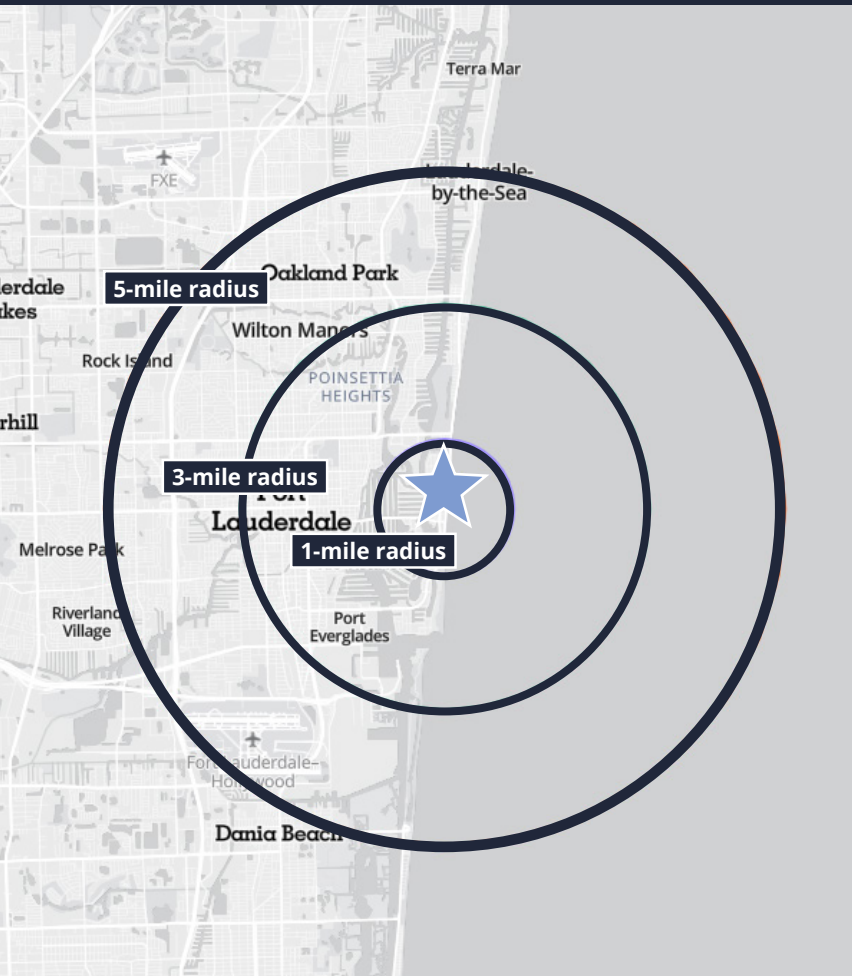
Aerial map

101 S Fort Lauderdale Boulevard
Fort Lauderdale, FL



Demographics

101 S Fort Lauderdale Boulevard
Fort Lauderdale, FL



Population: Over 223,000 people within a five mile radius



Density: Over 104,000 households within a five mile radius



Income: Average household income of \$148,949 within a five mile radius

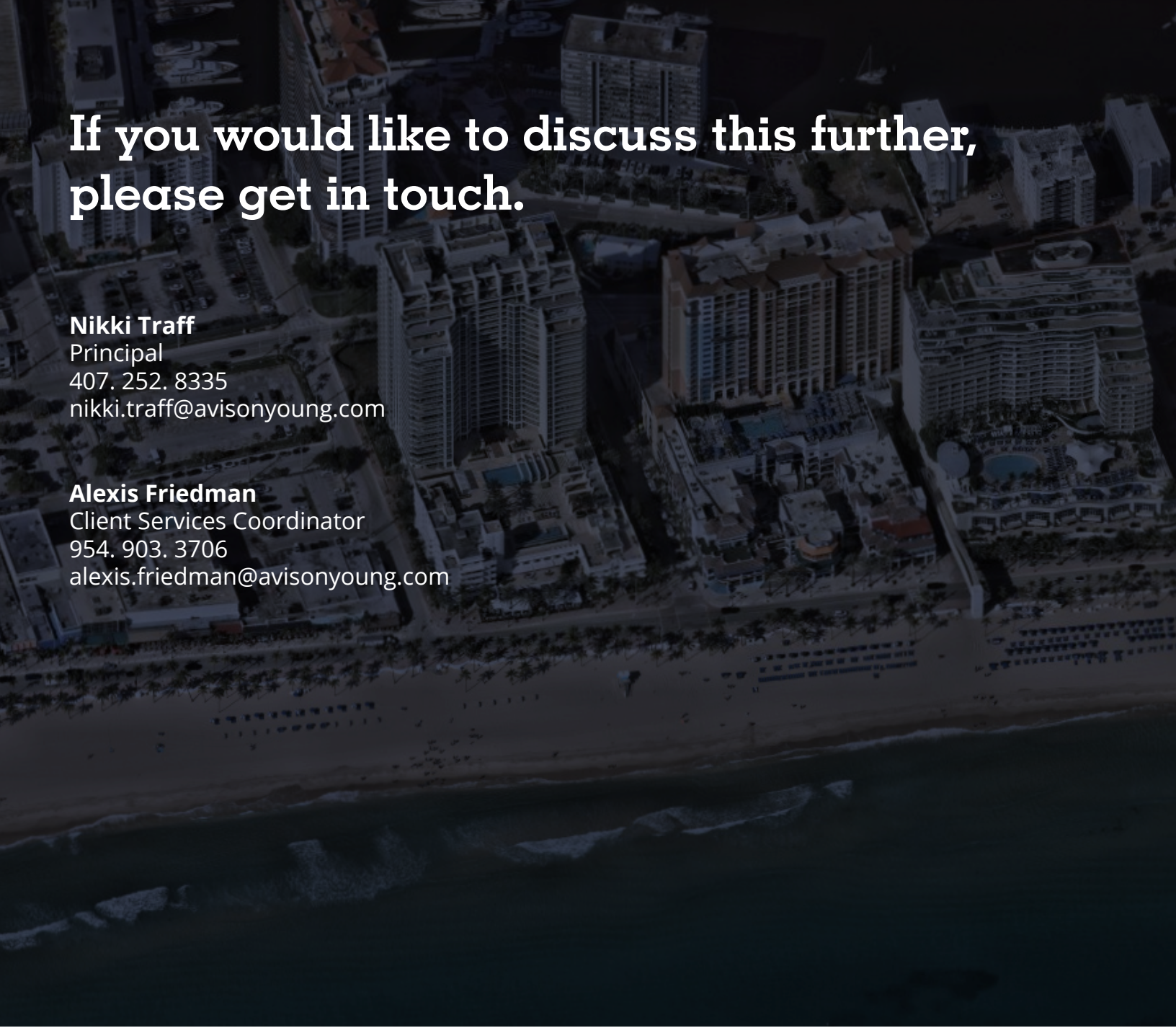


Home Value: Median home value of \$627,6110 within a five mile radius



Employment: Employment population of over 182,000 within a five mile radius.

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,415	96,317	223,292
Median age	58	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,641	50,197	104,692
Average HH income	\$264,588	\$183,564	\$148,949
Median home value	\$1,187,837	\$764,239	\$627,610
BUSINESSES	1 MILE	3 MILES	5 MILES
Total businesses	1,383	13,805	26,966
Total employees	7,757	91,820	182,738



**If you would like to discuss this further,
please get in touch.**

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