

FOR SALE

12,035 SF



1509
SOUTHEAST 4TH STREET

FORT LAUDERDALE, FL 33301



PROPERTY HIGHLIGHTS

Las Olas Boulevard is a destination for visitors from all over the world who enjoy the finer things of life! It's pedestrian friendly and stretches from the downtown business district directly to the Intracoastal waterway and Fort Lauderdale Beach. The Boulevard is comprised of an endless assortment of restaurants, art galleries, fashion boutiques, cafes, bars, hair salons and more. Night or day, Las Olas is the place to be!

- 12,035 SF of land.
- Zoned RS-8.
- One block south from Las Olas Boulevard near SE 15th Avenue.
- Asking price of \$2.5M.



DEMOGRAPHICS



5.3%
**PROJECTED POPULATION
GROWTH 2025-2030**



OVER \$130,000
**AVERAGE HOUSEHOLD
INCOME WITHIN 2 MILES**



224,000
**JOBS WITHIN
3 MILES**



\$836,725
**AVERAGE
HOME VALUE**



202,888
**DAYTIME
POPULATION**



OVER 48%
**HOUSING WITHIN 1-MILE IS
RENTER-OCCUPIED**

MAP



CONTACT INFORMATION

A.J. BELT

Managing Director
+1 954 377 0511
aj.belt@cushwake.com

515 E Las Olas Boulevard
Suite 900
Fort Lauderdale, FL 33301
cushmanwakefield.com

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