

FOR LEASE

2,152 SF

In-Line Availability



1304
E LAS OLAS BOULEVARD

FORT LAUDERDALE, FL 33301



CUSHMAN &
WAKEFIELD

LAS OLAS BLVD 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!



BUILDING HIGHLIGHTS

- 2,152 SF in-line opportunity on Las Olas Boulevard
- 80+ Surface Parking spaces directly adjacent to subject building, under same ownership
- 4 dedicated parking spaces with lease of subject space
- Asking rate of \$70.00/PSF NNN
- Estimated operating expenses of \$15.00/PSF



DEMOGRAPHICS



5.3%
**PROJECTED POPULATION
GROWTH 2023-2028**



OVER \$75,000
**AVERAGE HOUSEHOLD
INCOMES OF 52%**



132,304
**JOB WITHIN
3 MILES**



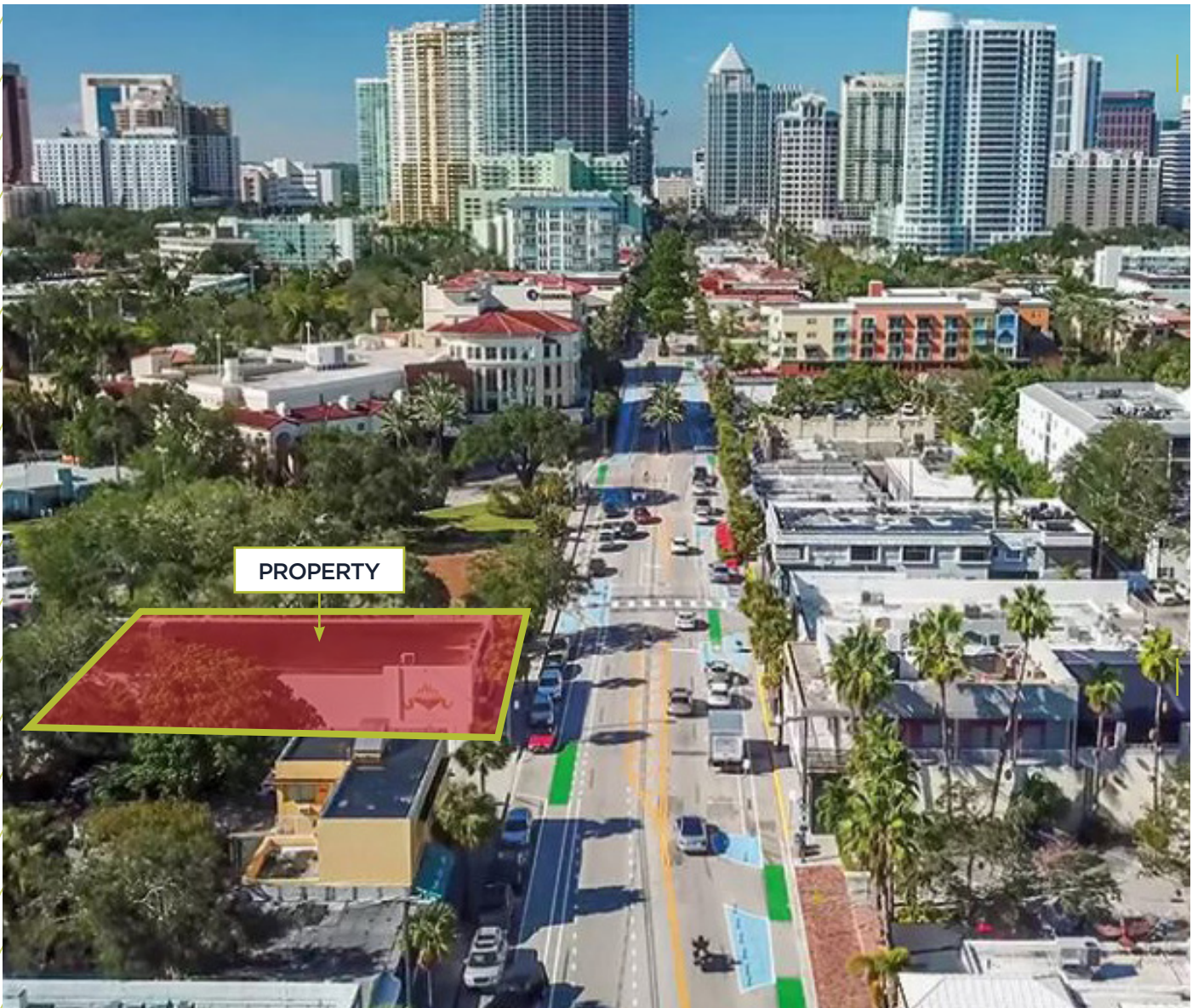
\$554,428
**AVERAGE
HOME VALUE**



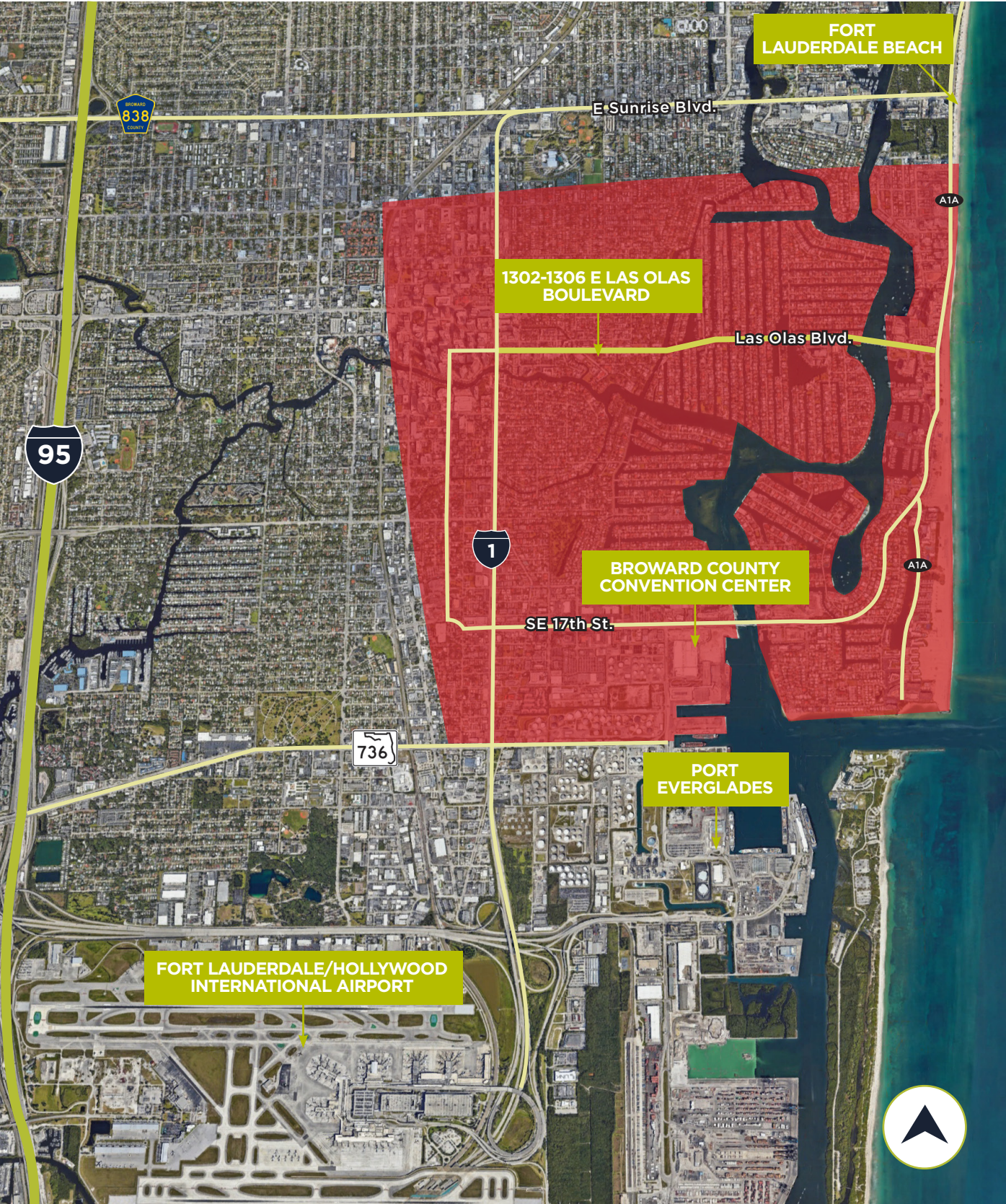
179,772
**DAYTIME
POPULATION**



OVER 52%
**HOUSING WITHIN 1-MILE IS
RENTER-OCCUPIED**



MAP AMENITIES



CONTACT INFORMATION

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