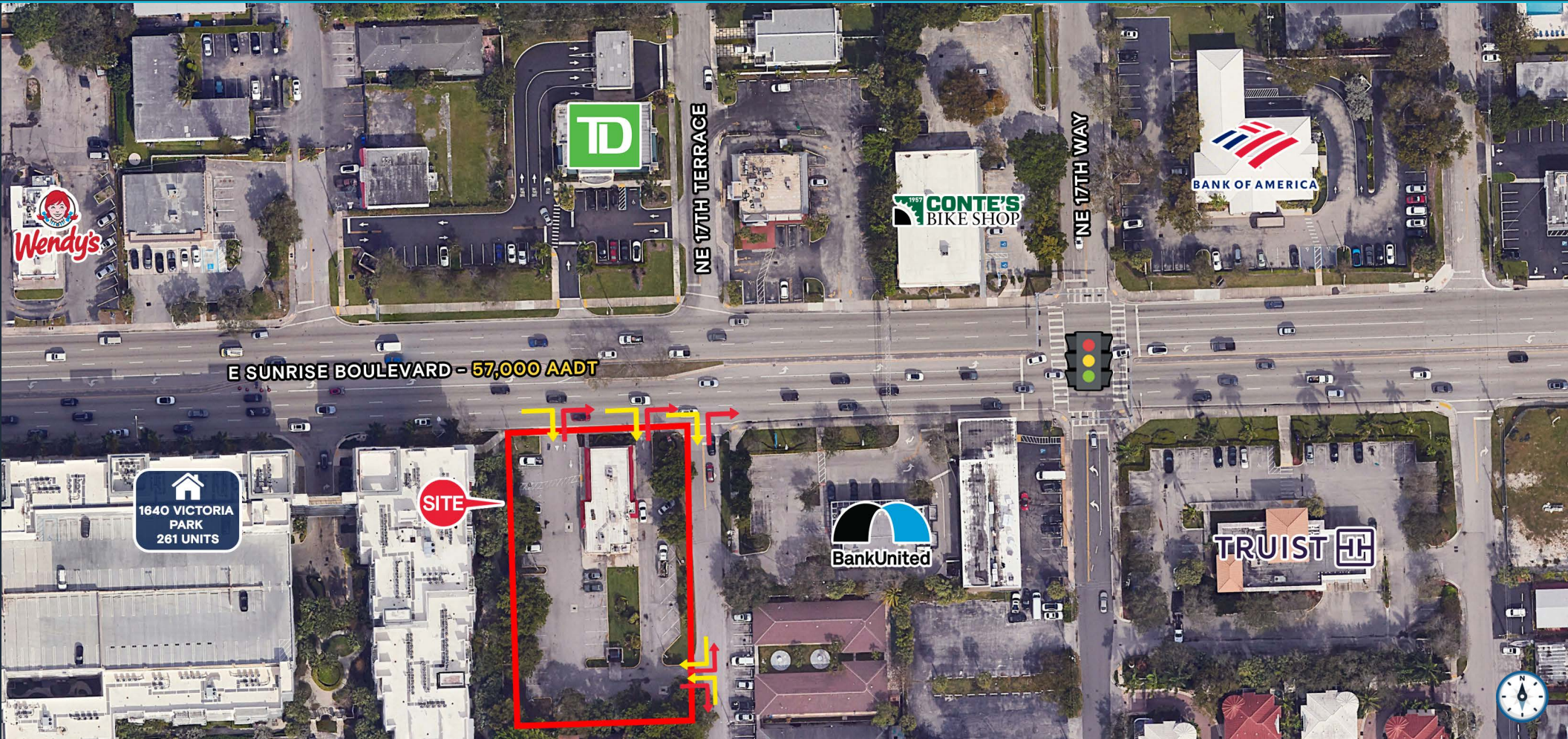


FOR LEASE

±2,736 SF 2ND GEN RESTAURANT ON ±0.75 ACRES

1720 E Sunrise Boulevard, Fort Lauderdale, FL 33304



OPERATING BUSINESS - PLEASE DO NOT DISTURB EMPLOYEES - COMING AVAILABLE 1/1/27

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Daniel Solomon, CCIM
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Property Overview

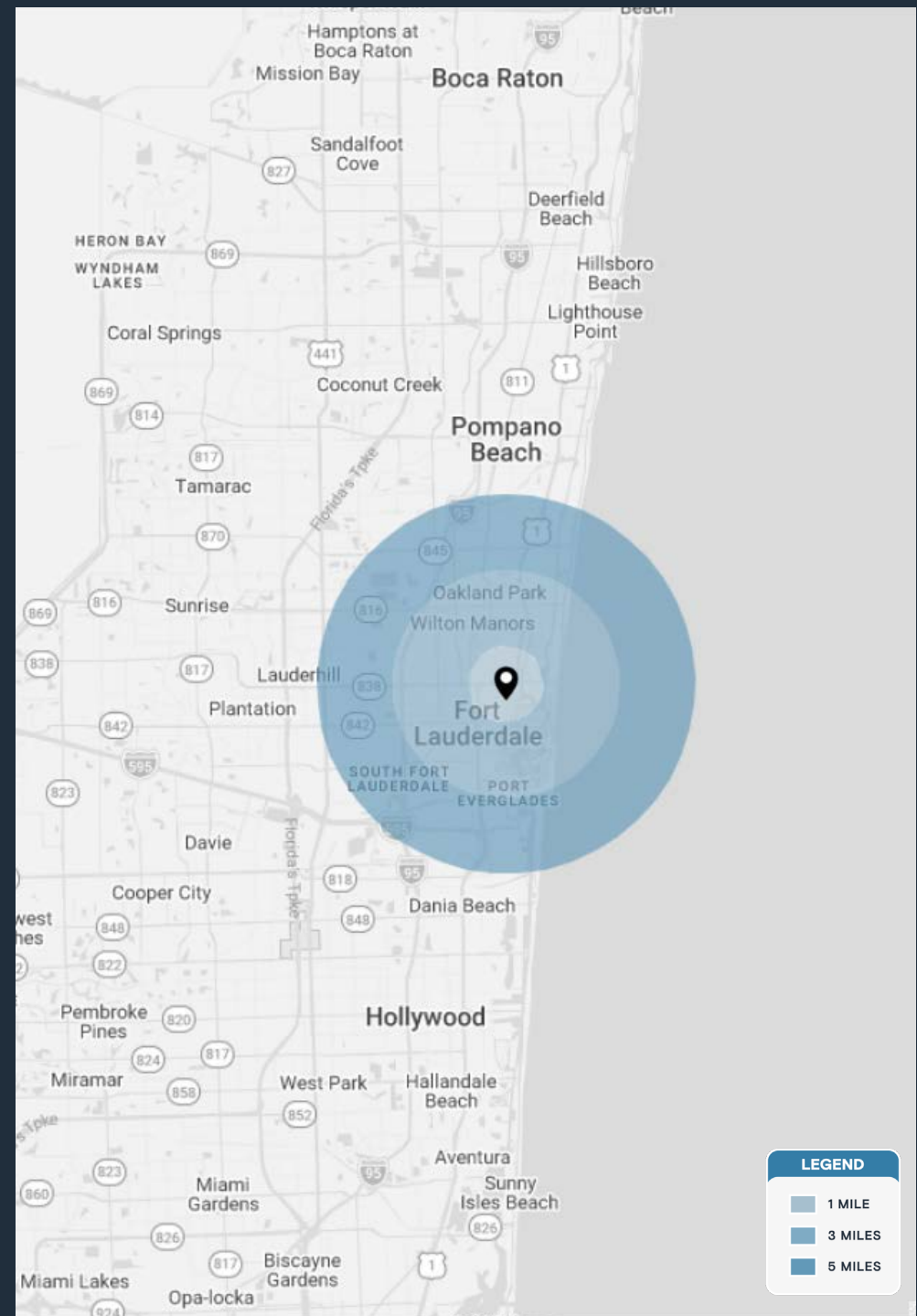
HIGHLIGHTS

- ±2,736 SF freestanding restaurant with drive-thru coming available January 1, 2027
- *OPERATING BUSINESS - Please do not disturb employees*
- On ±0.75 acres with ample parking
- Heavy traffic counts (57,000 AADT on Sunrise Boulevard)
- Surrounded by national retailers
- Strong daytime density

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	25,299	153,711	300,378
HOUSEHOLDS	14,085	77,440	135,773
EMPLOYEES	12,721	101,653	186,304
AVERAGE HH INCOME	\$175,538	\$158,291	\$137,313

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	32,298	108,504	193,559
HOUSEHOLDS	18,201	55,716	94,253
EMPLOYEES	18,831	72,089	126,965
AVERAGE HH INCOME	\$160,217	\$166,337	\$151,161







CORAL RIDGE MALL

RIVER MARKET

BAL HARBOUR SQUARE

THE GALLERIA MALL

WILTON MANORS ELEMENTARY SCHOOL
 572 STUDENTS

FORT LAUDERDALE HIGH SCHOOL
 2,182 STUDENTS

NORTH SIDE ELEMENTARY SCHOOL
 288 STUDENTS

STRANAHAN HIGH SCHOOL
 1,328 STUDENTS





Contact Broker

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.10.26