

BROWARD BLVD BUILDING

717-723 E BROWARD BLVD, FORT LAUDERDALE, FL 33301

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This highly desirable retail property is located in Downtown Fort Lauderdale with direct Frontage on Broward Blvd, near a mix of retail, restaurants and bars, shops, and commercial business. This fast-growing and vibrant area allows for economic growth for any and all businesses nearby.

PROPERTY HIGHLIGHTS

- Great walkability
- Floor to ceiling hurricane impact windows
- 10 Minutes East to Fort Lauderdale Beach
- One street away from Las Olas Blvd
- Modified gross property, including water. Tenant pays for their own trash, electricity, the proportionate share of taxes, and insurance increases above the base year.

OFFERING SUMMARY

Lease Rate:	\$50.00 SF/month (MG)
Number of Units:	1 Available Unit
Available SF:	1,057 SF
Building Size:	1,958 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,915	53,246	106,177
Total Population	18,249	118,913	251,364
Average HH Income	\$95,126	\$79,444	\$70,567

HALEY PRESSER

Property Manager / Sales Associate
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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,058 SF	Lease Rate:	\$50.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
719 E Broward Blvd	Available	1,057 SF	Modified Gross	\$50.00 SF/month	Direct frontage on East Broward and 8th St Floor to ceiling hurricane impact windows 3 reserved parking spaces Available within 90 days Reception Area with 3 private offices, 1 restroom, 1 kitchenette area.
Unit 61-717	-	1,057 SF	Modified Gross	\$45.00 SF/yr	-
Unit 61-719	-	1,058 SF	Modified Gross	\$45.00 SF/yr	-
Unit 61-721	-	1,057 SF	Modified Gross	\$45.00 SF/yr	-
Unit 61-723	-	1,568 SF	Modified Gross	\$45.00 SF/yr	-

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CUSTOM PAGE



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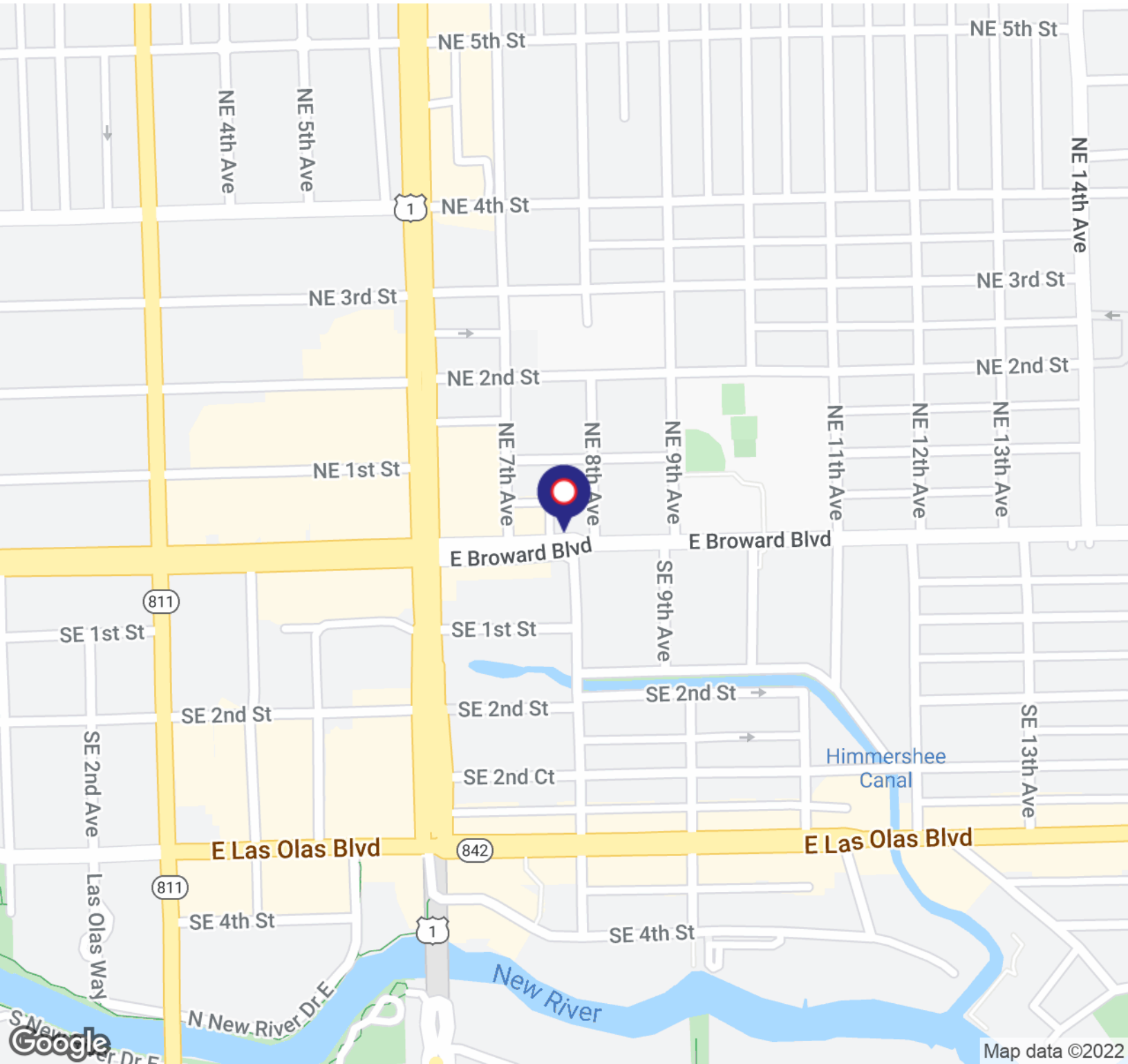
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LOCATION MAP



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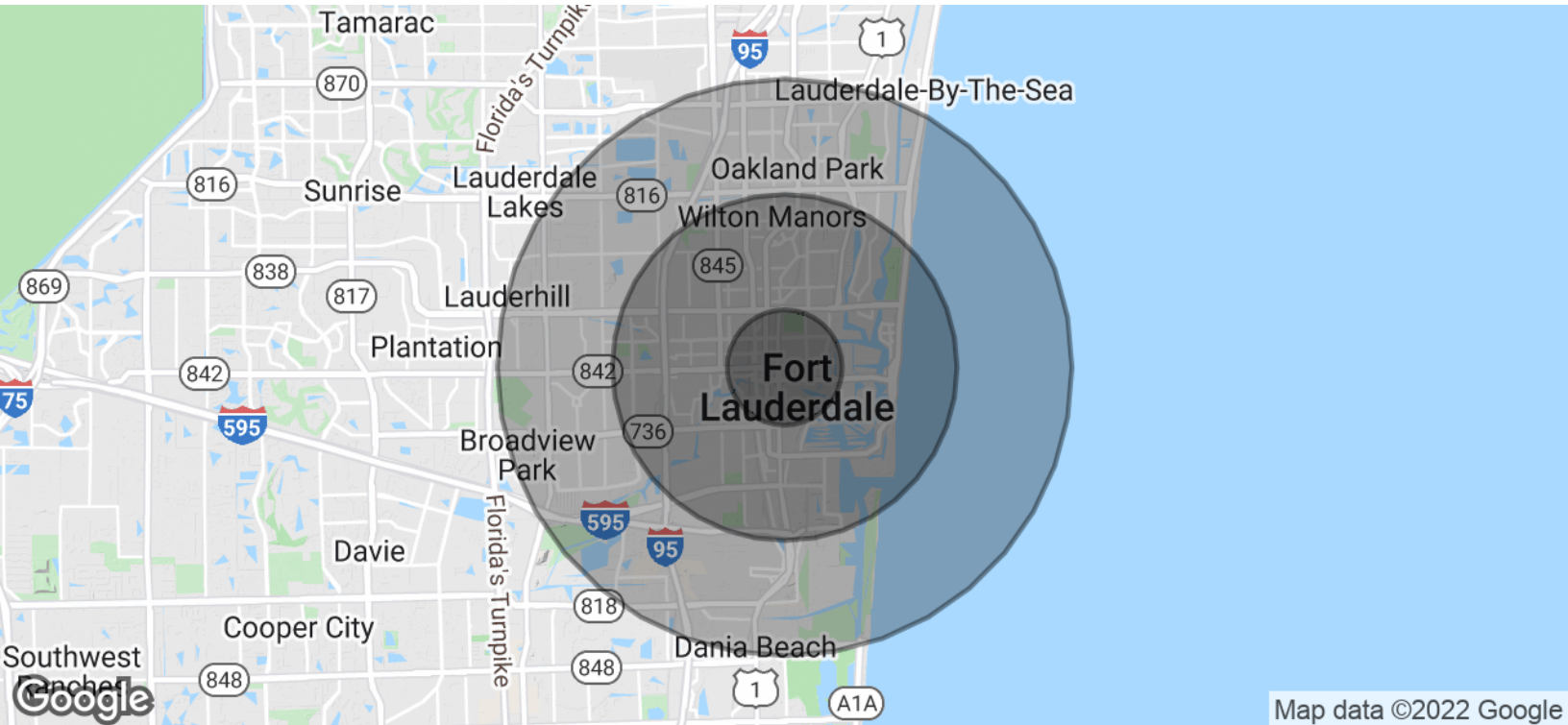
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,249	118,913	251,364
Average Age	38.1	39.5	40.0
Average Age (Male)	38.5	39.5	39.6
Average Age (Female)	37.2	39.1	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,915	53,246	106,177
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$95,126	\$79,444	\$70,567
Average House Value	\$699,462	\$468,128	\$343,466

* Demographic data derived from 2010 US Census

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