

**4,120 SF GROUND
FLOOR RETAIL
FOR LEASE**

301 E LAS OLAS BLVD SUITE 120

FORT LAUDERDALE, FL 33301

**CORNER OF
LAS OLAS BLVD
& 3RD AVENUE**



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Building Better Retail Experiences



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

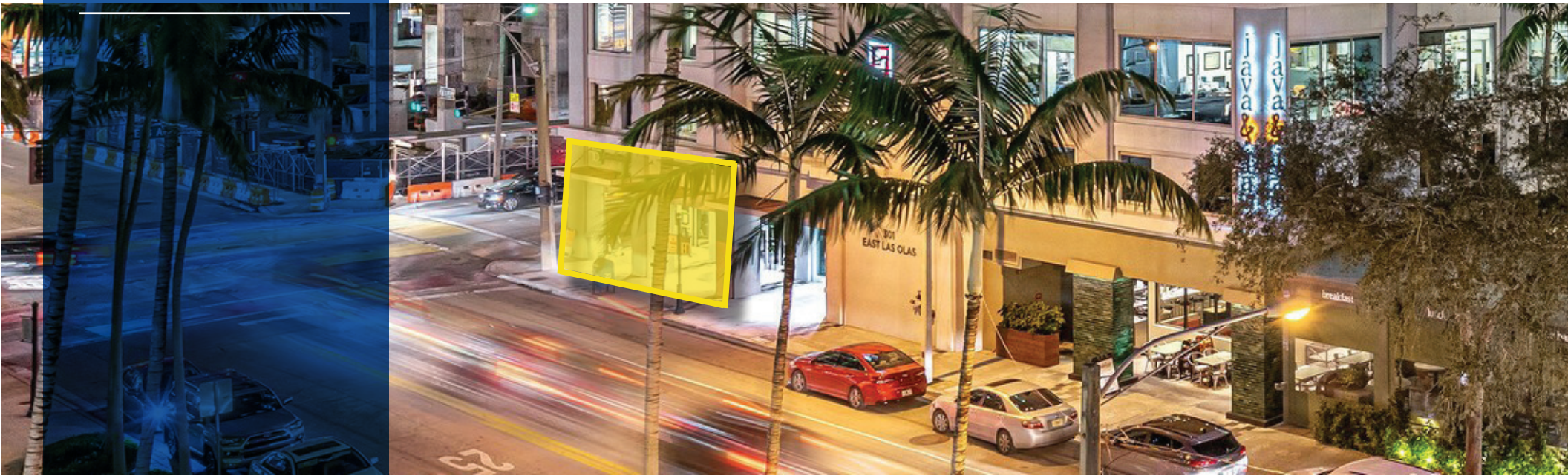
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PROPERTY HIGHLIGHTS

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- > 4,120 SF retail space on corner of 3rd ave and Las Olas Blvd.
- > LEED Gold Certified Class A office tower with ground floor retail
- > Average household income in 1-mile radius \$117,471
- > Tenant signage available
- > Floor to ceiling glass fronting Las Olas and 3rd Avenue
- > High day-time foot traffic
- > Over 24,022 daytime employees in 1-mile radius
- > In the heart of Downtown Fort Lauderdale
- > Prime end-cap space
- > 30,000 cars per day

DEMOGRAPHICS

2021	1 Mile	3 Mile	5 Mile
Est. Population	27,831	138,076	290,258
Average HH Income	\$117,471	\$98,254	\$89,994
Labor Force	24,022	115,927	240,616

**Source: SitesUSA, 2021*

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RETAIL AERIAL

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