

**FOR LEASE**

**4,131 SF RETAIL BUILDING
SURROUNDED BY NATIONAL RETAILERS
& 200,000+ RESIDENTS WITHIN 3 MILES**

Asset Management Partners
611 S. Federal Highway
Fort Lauderdale, FL 33301

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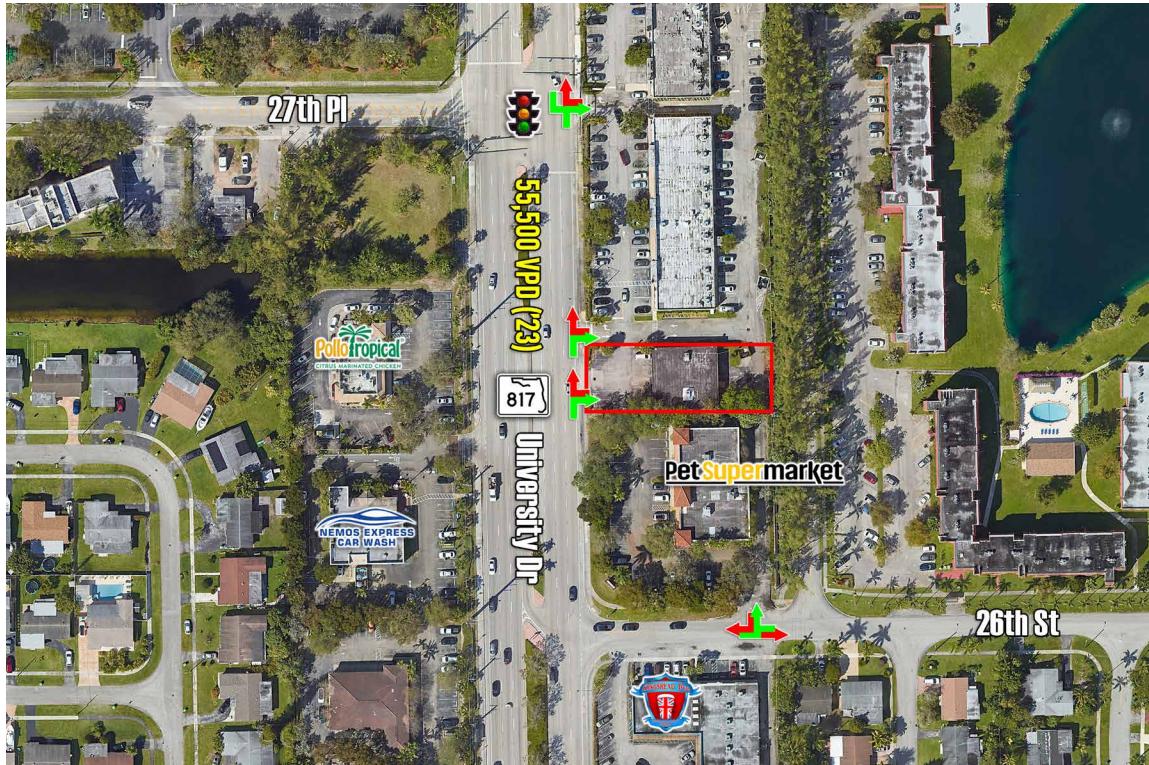
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DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2024 POPULATION	19,545	201,854	457,514
2029 POPULATION	19,796	204,461	467,805
TOTAL HOUSEHOLDS	8,220	80,119	176,952
AVERAGE HH INCOME	\$67,825	\$84,289	\$88,007



AVAILABILITY

- » 4,131 SF Free Standing Building



LEASE RATES

Call for Details



TRAFFIC COUNTS (FDOT 2023)

University Dr: 55,500 VPD
Sunrise Blvd: 38,500 VPD



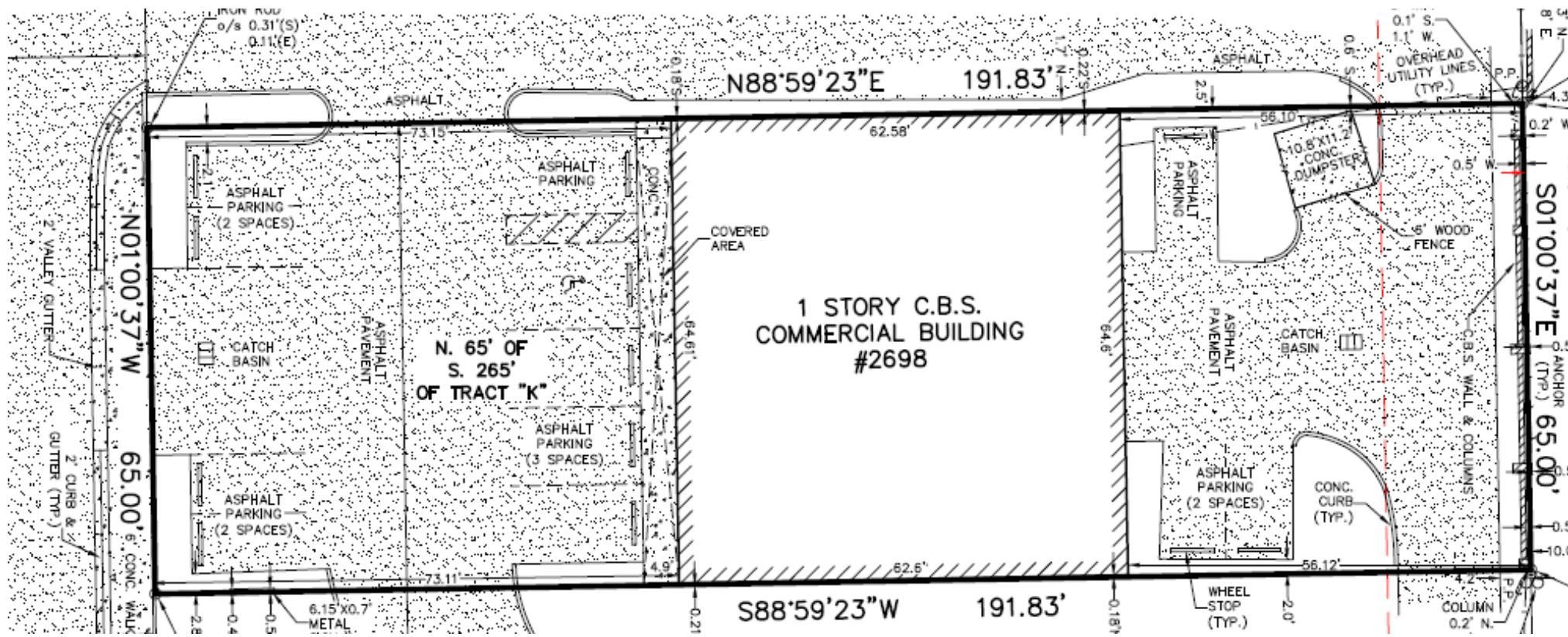
PROPERTY DETAILS

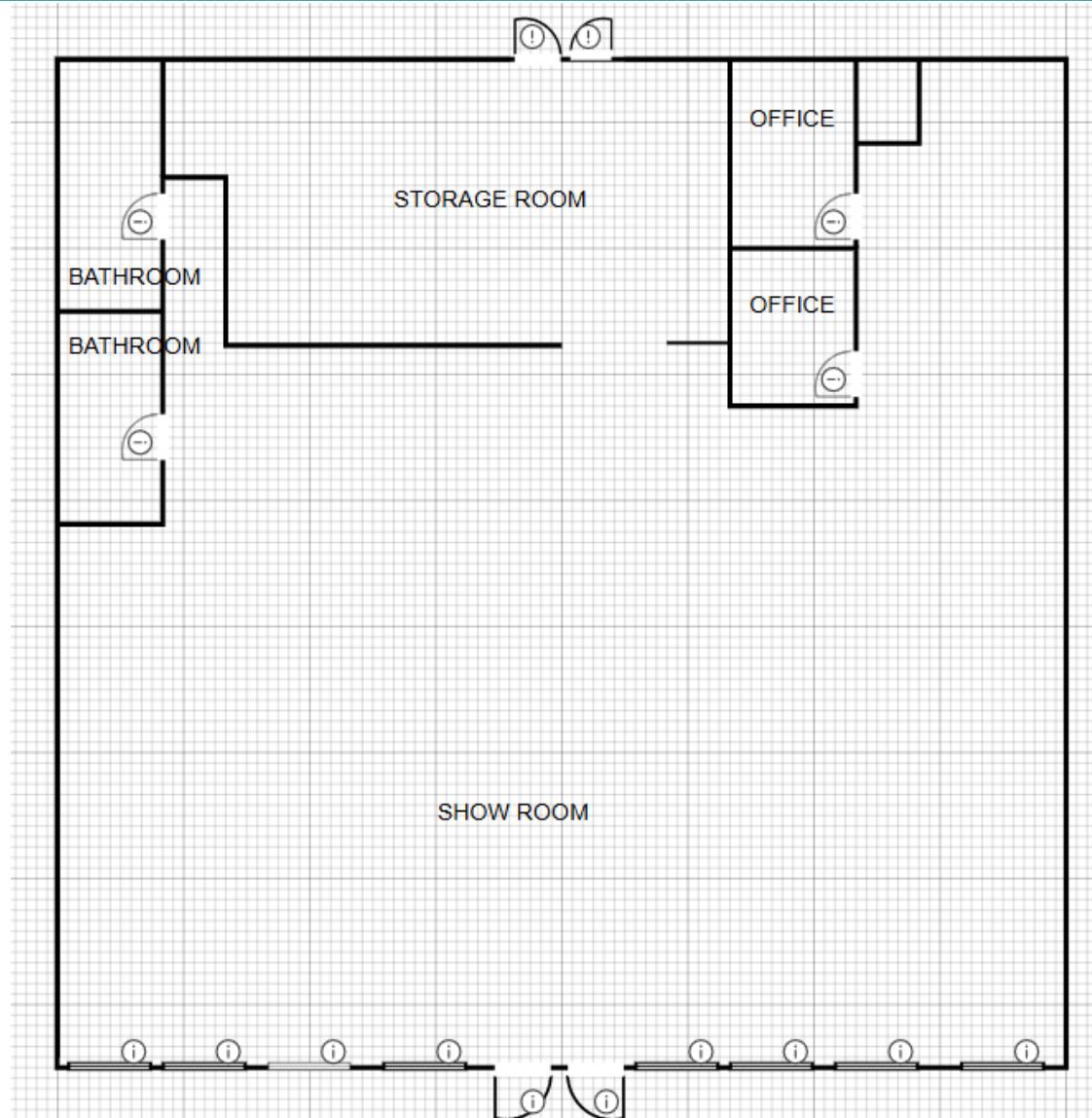
- » Free-standing building located next to many national & regional retailers
- » Strong traffic count & density
- » Brand new roof

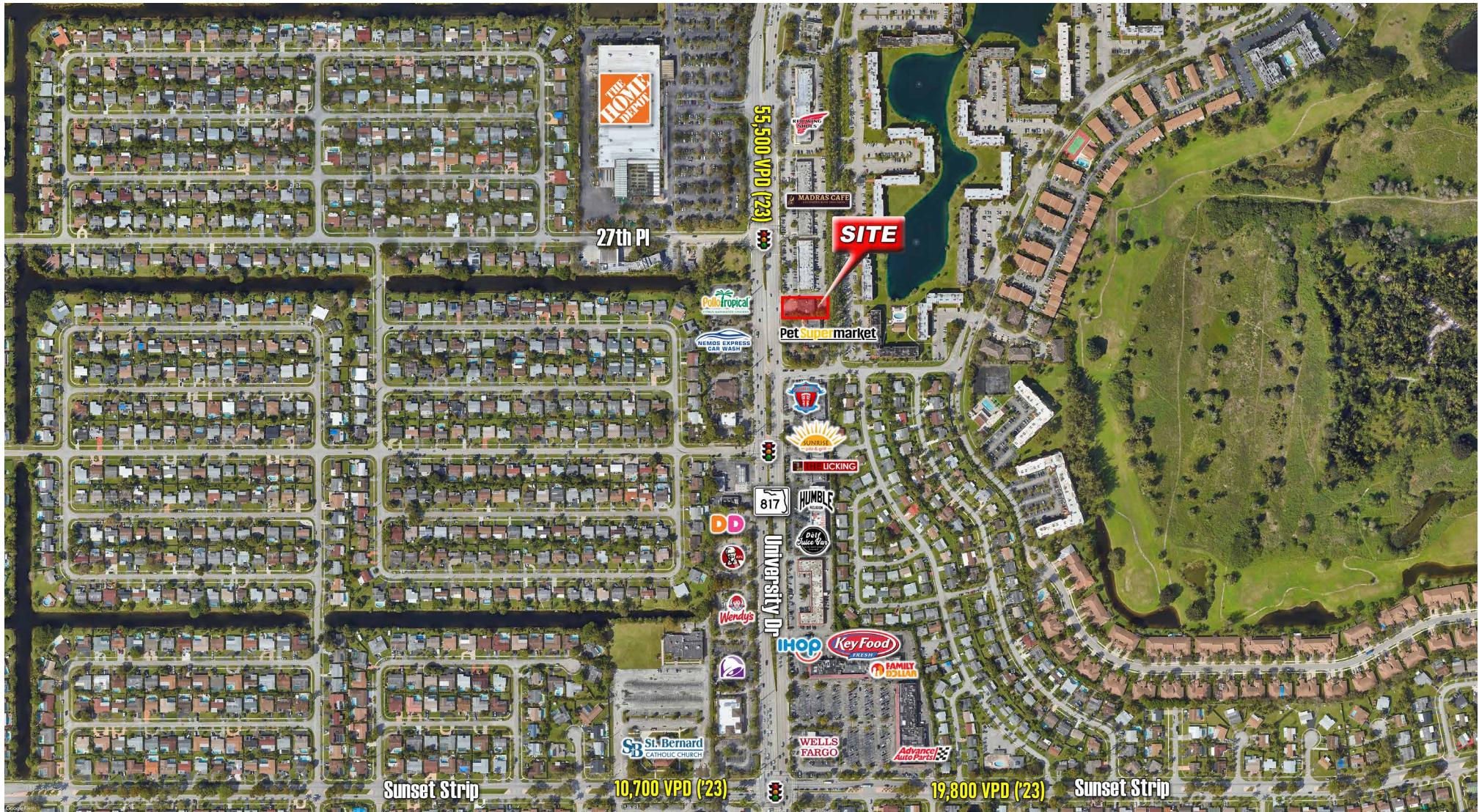


NEARBY RETAILERS





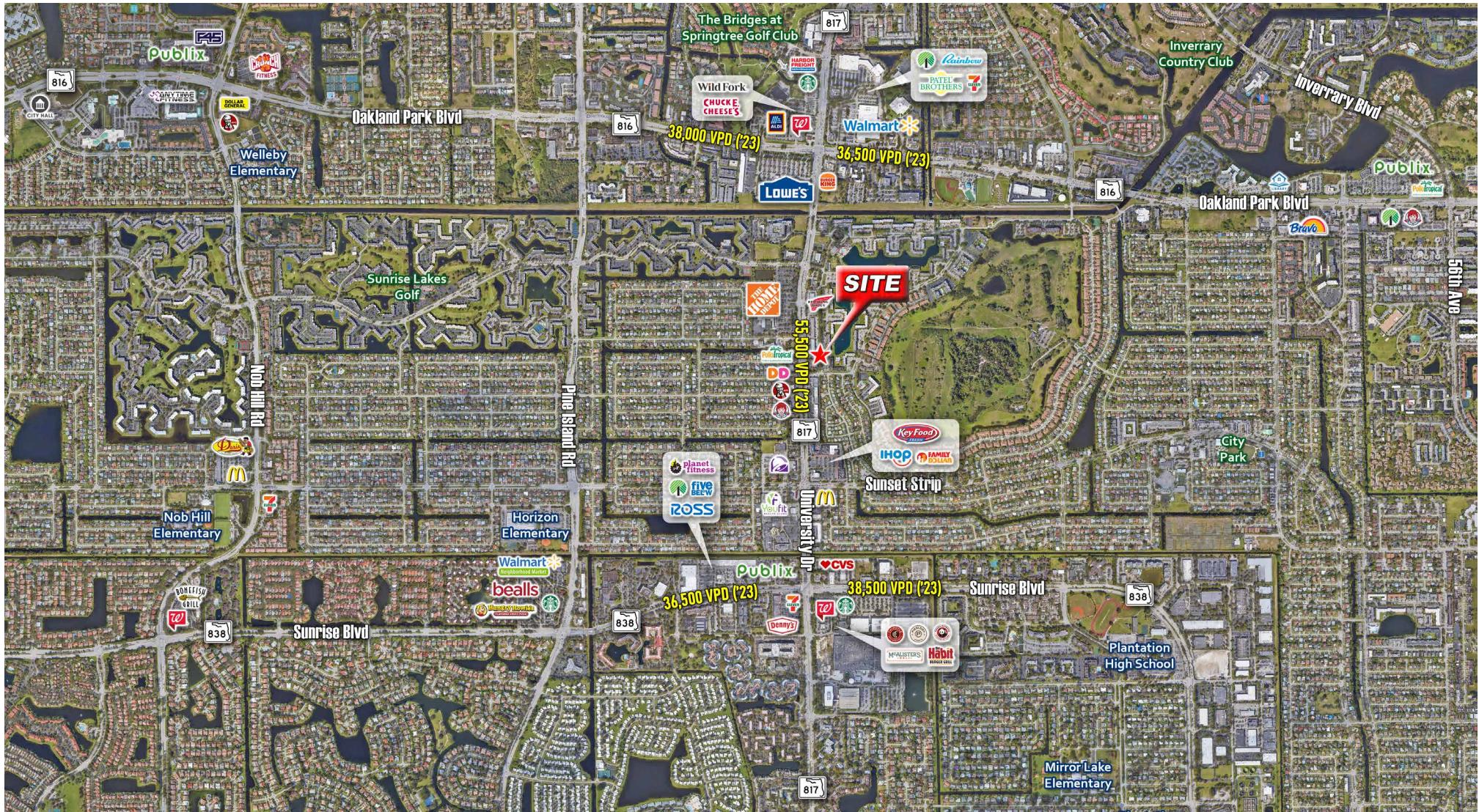




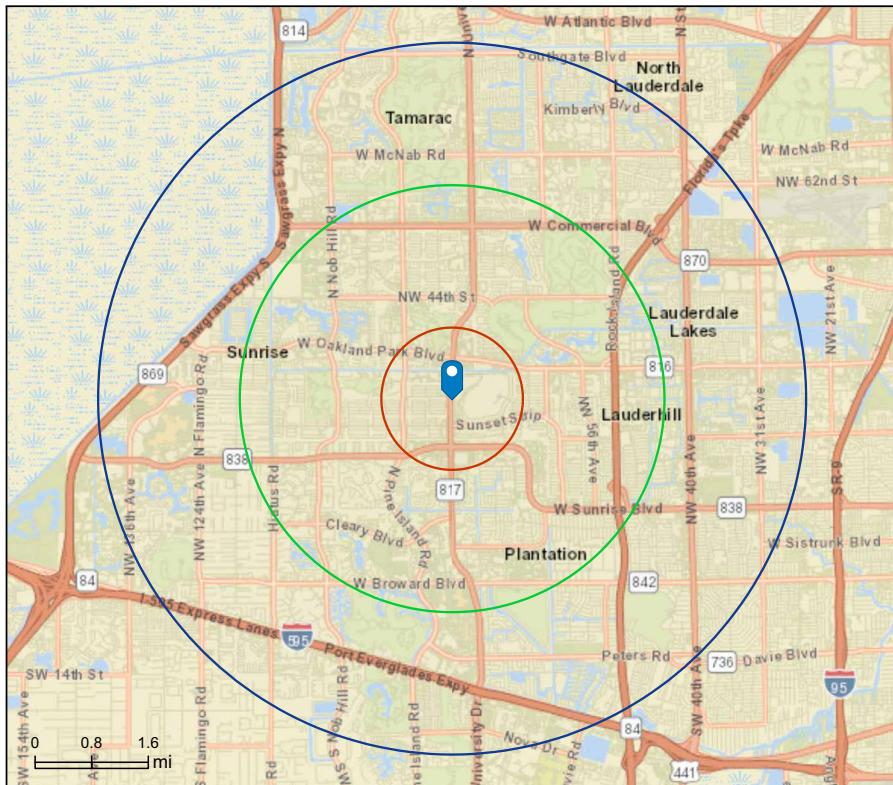
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	17,557	179,900	401,227
2020 Total Population	19,368	199,961	449,918
2020 Group Quarters	62	2,169	3,399
2024 Total Population	19,545	201,854	457,514
2024 Group Quarters	66	2,260	3,533
2029 Total Population	19,796	204,461	467,805
2024-2029 Annual Rate	0.26%	0.26%	0.45%
2024 Total Daytime Population	20,337	167,037	383,658
Workers	10,785	73,466	170,405
Residents	9,552	93,571	213,253
Household Summary			
2010 Households	7,581	73,056	157,721
2010 Average Household Size	2.31	2.44	2.53
2020 Total Households	8,153	79,008	173,456
2020 Average Household Size	2.37	2.50	2.57
2024 Households	8,220	80,119	176,952
2024 Average Household Size	2.37	2.49	2.57
2029 Households	8,357	81,377	182,226
2029 Average Household Size	2.36	2.48	2.55
2024-2029 Annual Rate	0.33%	0.31%	0.59%
2010 Families	4,390	45,523	101,274
2010 Average Family Size	3.03	3.07	3.13
2024 Families	4,918	50,938	114,971
2024 Average Family Size	3.11	3.17	3.23
2029 Families	5,043	52,000	118,931
2029 Average Family Size	3.08	3.14	3.19
2024-2029 Annual Rate	0.50%	0.41%	0.68%
Housing Unit Summary			
2000 Housing Units	8,765	81,466	170,946
Owner Occupied Housing Units	76.1%	62.7%	64.8%
Renter Occupied Housing Units	15.1%	28.6%	26.9%
Vacant Housing Units	8.8%	8.7%	8.3%
2010 Housing Units	9,022	84,917	182,175
Owner Occupied Housing Units	66.5%	57.8%	59.2%
Renter Occupied Housing Units	17.6%	28.3%	27.3%
Vacant Housing Units	16.0%	14.0%	13.4%
2020 Housing Units	8,984	87,103	189,198
Owner Occupied Housing Units	67.7%	54.4%	56.3%
Renter Occupied Housing Units	23.0%	36.3%	35.4%
Vacant Housing Units	9.3%	9.4%	8.3%
2024 Housing Units	8,973	88,220	192,296
Owner Occupied Housing Units	69.5%	54.9%	56.9%
Renter Occupied Housing Units	22.2%	35.9%	35.1%
Vacant Housing Units	8.4%	9.2%	8.0%
2029 Housing Units	9,174	90,265	198,841
Owner Occupied Housing Units	69.8%	55.5%	58.1%
Renter Occupied Housing Units	21.3%	34.7%	33.5%
Vacant Housing Units	8.9%	9.8%	8.4%
2024 Households by Income			
Household Income Base	8,220	80,119	176,952
<\$15,000	10.4%	9.3%	9.5%
\$15,000 - \$24,999	13.9%	8.4%	7.9%
\$25,000 - \$34,999	9.7%	7.3%	6.6%
\$35,000 - \$49,999	14.2%	14.3%	13.8%
\$50,000 - \$74,999	16.3%	18.4%	19.0%
\$75,000 - \$99,999	16.4%	14.9%	14.7%
\$100,000 - \$149,999	12.7%	14.5%	14.6%
\$150,000 - \$199,999	4.1%	7.3%	7.7%
\$200,000+	2.3%	5.4%	6.2%
Average Household Income	\$67,825	\$84,289	\$88,007



2024 Population 25+ by Educational Attainment

Total	15,073	147,150	328,465
Less than 9th Grade	4.1%	3.5%	4.0%
9th - 12th Grade, No Diploma	7.0%	5.3%	5.9%
High School Graduate	27.9%	25.0%	25.0%
GED/Alternative Credential	3.8%	3.8%	3.9%
Some College, No Degree	19.3%	17.4%	17.0%
Associate Degree	12.1%	12.0%	11.9%
Bachelor's Degree	19.9%	22.2%	21.1%
Graduate/Professional Degree	5.8%	10.9%	11.2%

2024 Population 15+ by Marital Status

Total	16,949	169,314	381,791
Never Married	31.5%	33.5%	34.6%
Married	44.6%	46.4%	46.1%
Widowed	6.7%	6.2%	6.1%
Divorced	17.3%	13.9%	13.2%



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