

# 2<sup>nd</sup> Generation Freestanding Restaurant With Drive-Thru Available For Lease

1705 W STATE RD 84, FORT LAUDERDALE, FL 33315



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Confidential: Business currently in operation. Do NOT disturb the tenant.



# OPPORTUNITY HIGHLIGHTS

## SITE AND LOCATION DETAILS

- ▶ 2<sup>nd</sup> generation freestanding restaurant on 0.78 AC available for lease
- ▶ 3,400 SF with drive-thru
- ▶ Large monument signage
- ▶ Dedicated parking field with 38 spaces
- ▶ Located on Marina Mile Blvd (SR-84), just east of I-95 in Fort Lauderdale
- ▶ Minutes away from Downtown Fort Lauderdale, Broward Convention Center, Port Everglades and Fort Lauderdale-Hollywood International Airport

### THREE-MILE DEMOGRAPHICS

**117,018**

POPULATION

**49,870**

EST. HOUSEHOLDS

**\$114,722**

AVG. HHI

**186,551**

DAYTIME POPULATION



Dining



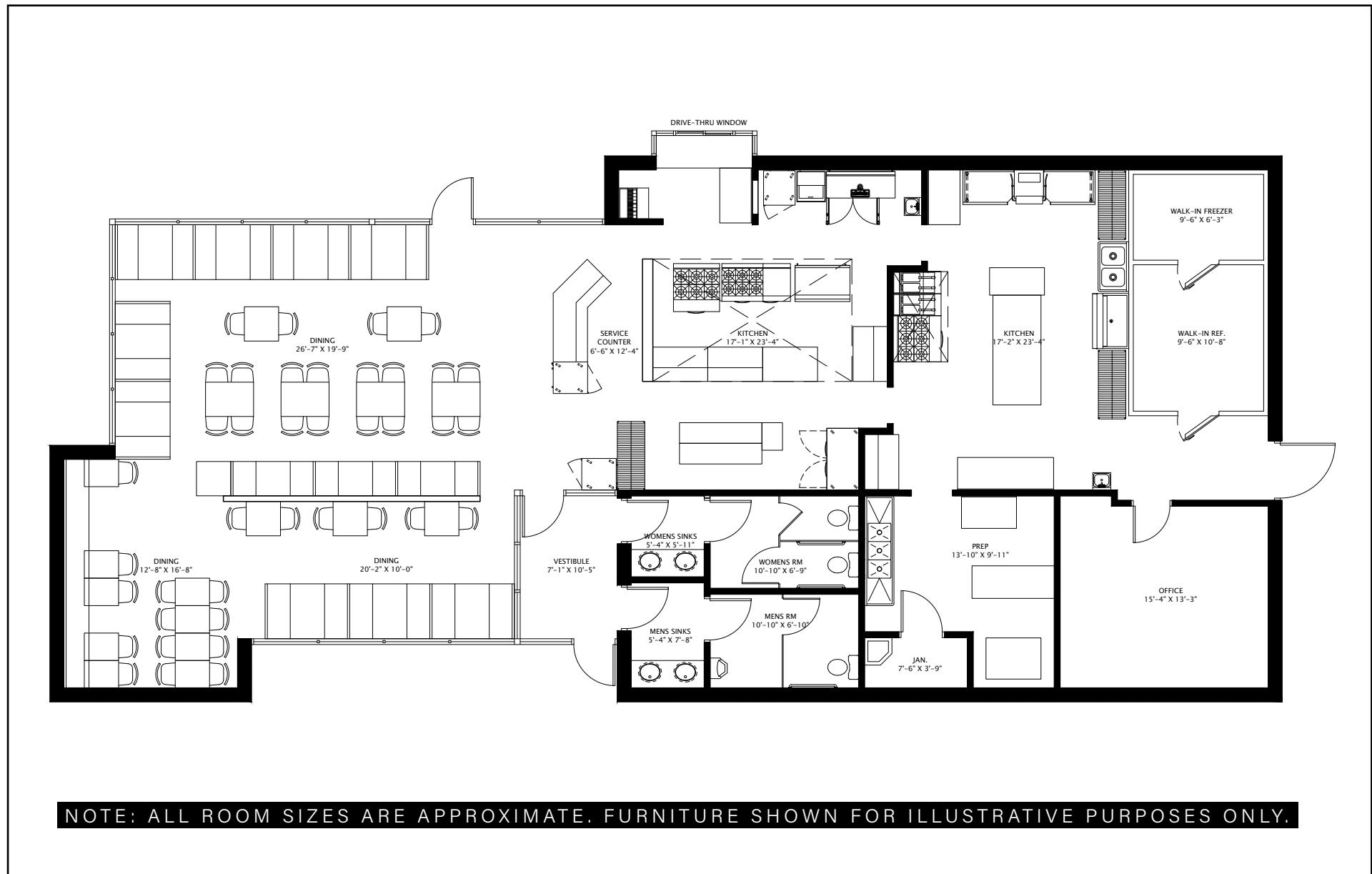
Kitchen



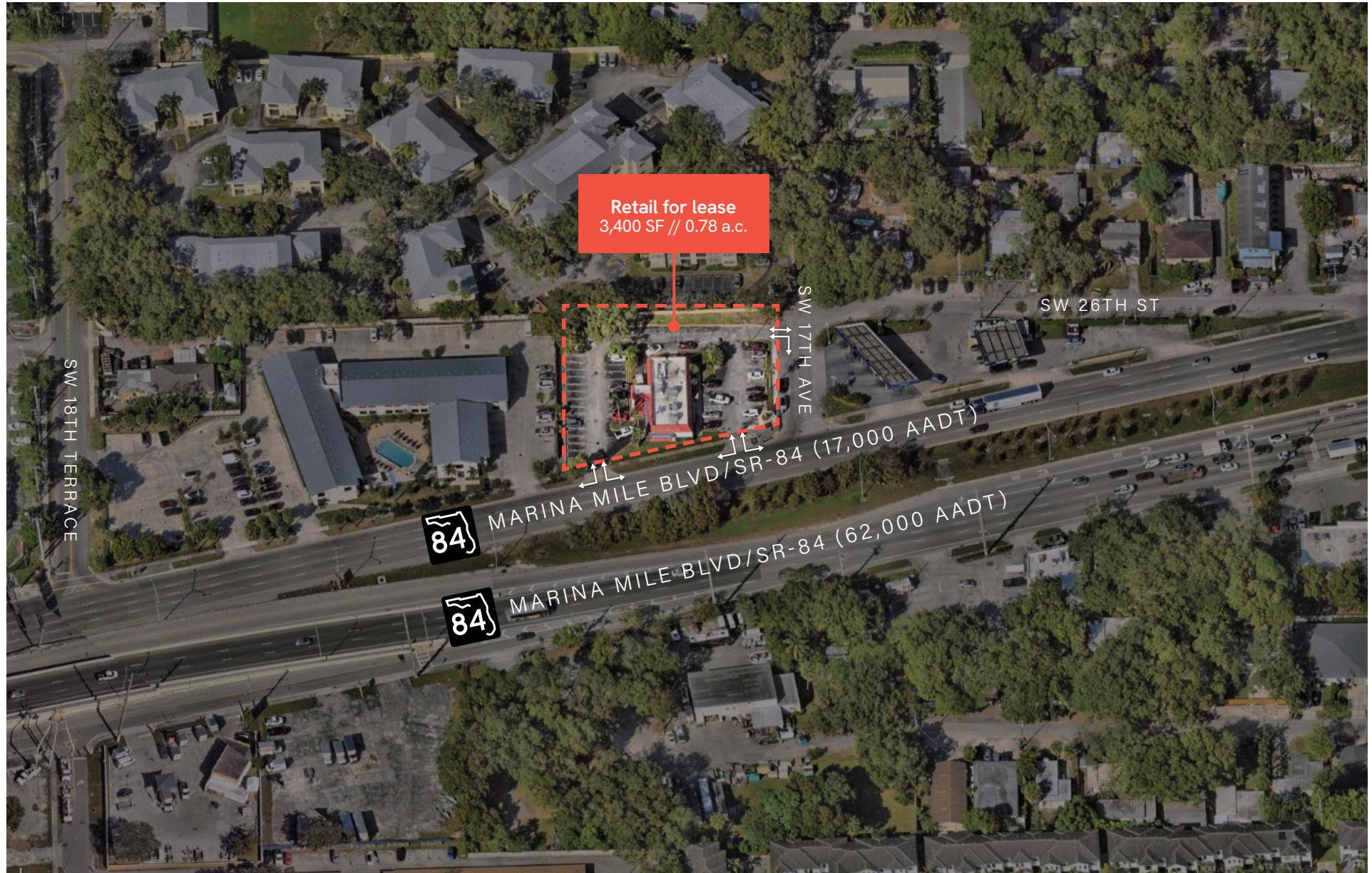
Kitchen



# FLOOR PLAN



# PARCEL OUTLINE



# MARKET VIEW



# For additional information, please contact us.

**DANIEL GARDNER**

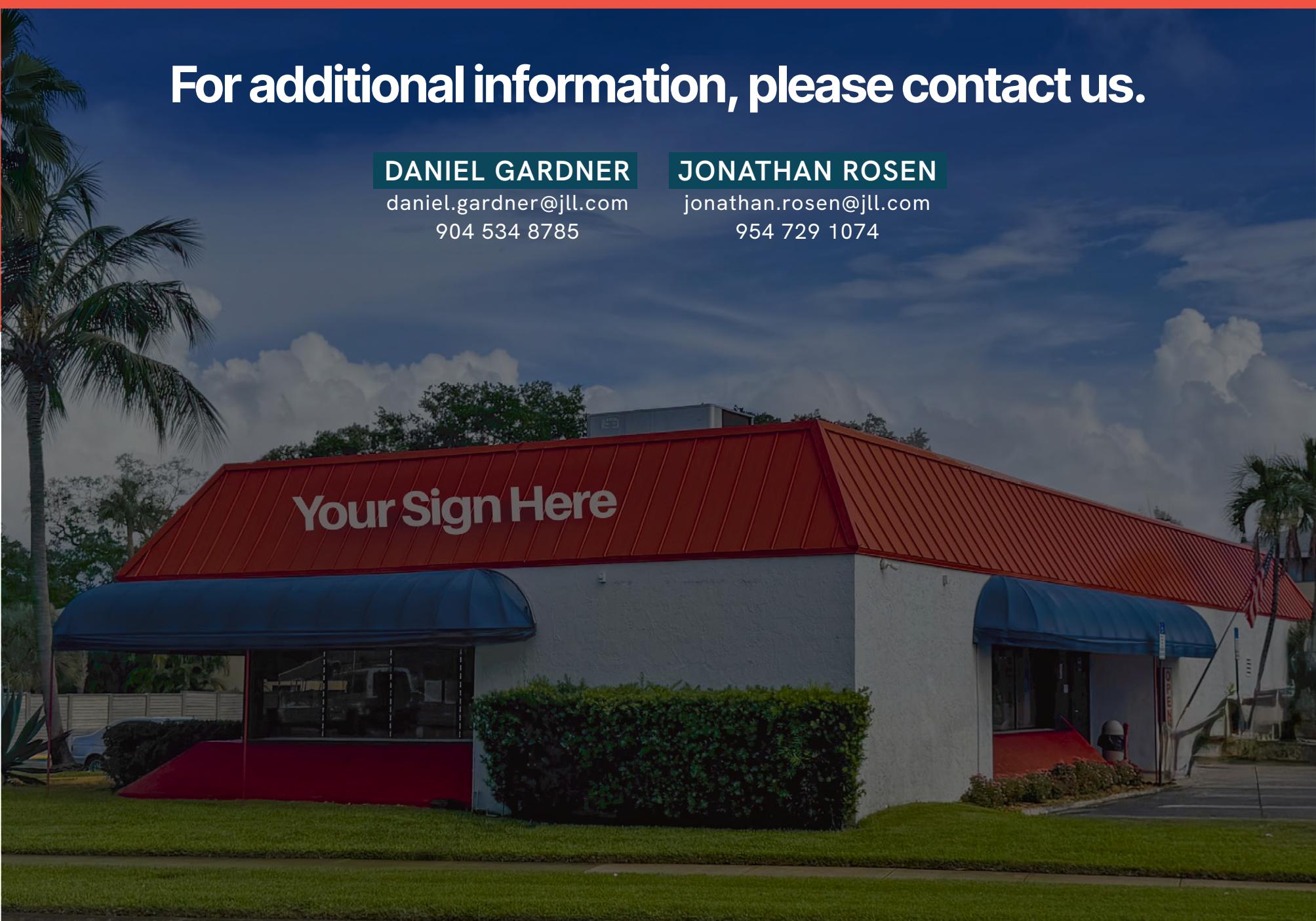
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