

Retail Property For Lease

# Beach Retail

905 Sunrise Ln, Fort Lauderdale, FL 33304

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# Property Summary

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## PROPERTY DESCRIPTION

Located at 905 Sunrise Lane, Fort Lauderdale, FL 33304, this highly desirable retail space is situated on Fort Lauderdale Beach, one of South Florida’s most active and recognizable destinations. The beachside location provides consistent tourist exposure, strong pedestrian activity, and daily foot traffic, making the space particularly attractive for service-oriented and experience-driven tenants.

The property is ideally suited for a wide range of service industry users, including professional services, wellness and personal care concepts, boutique operators, and specialty providers that benefit from visibility and walk-in demand. Its functional layout supports efficient operations while catering to both local residents and the steady influx of beachgoers and visitors.

Positioned just minutes from Sunrise Boulevard, A1A, US-1, and Downtown Fort Lauderdale, the property offers excellent accessibility while benefiting from the unique demand drivers of a beachfront environment. The surrounding area is anchored by hotels, short-term rentals, residential buildings, and established neighborhood retail, creating a year-round customer base supported by tourism and local activity.

CMV Commercial – The Martinez Team is exclusively representing the offering. This is a rare opportunity to acquire a beachside retail asset in a supply-constrained market where service-oriented spaces benefit from sustained foot traffic, tourism, and long-term desirability.

## PROPERTY HIGHLIGHTS

- Fort Lauderdale Beach Lifestyle
- Street parking is available
- Opportunity to design the space for your business

## OFFERING SUMMARY

Lease Rate:	\$39.00 SF/yr (MG)
Available SF:	981 SF
Lot Size:	1,010 SF
Building Size:	1,780 SF



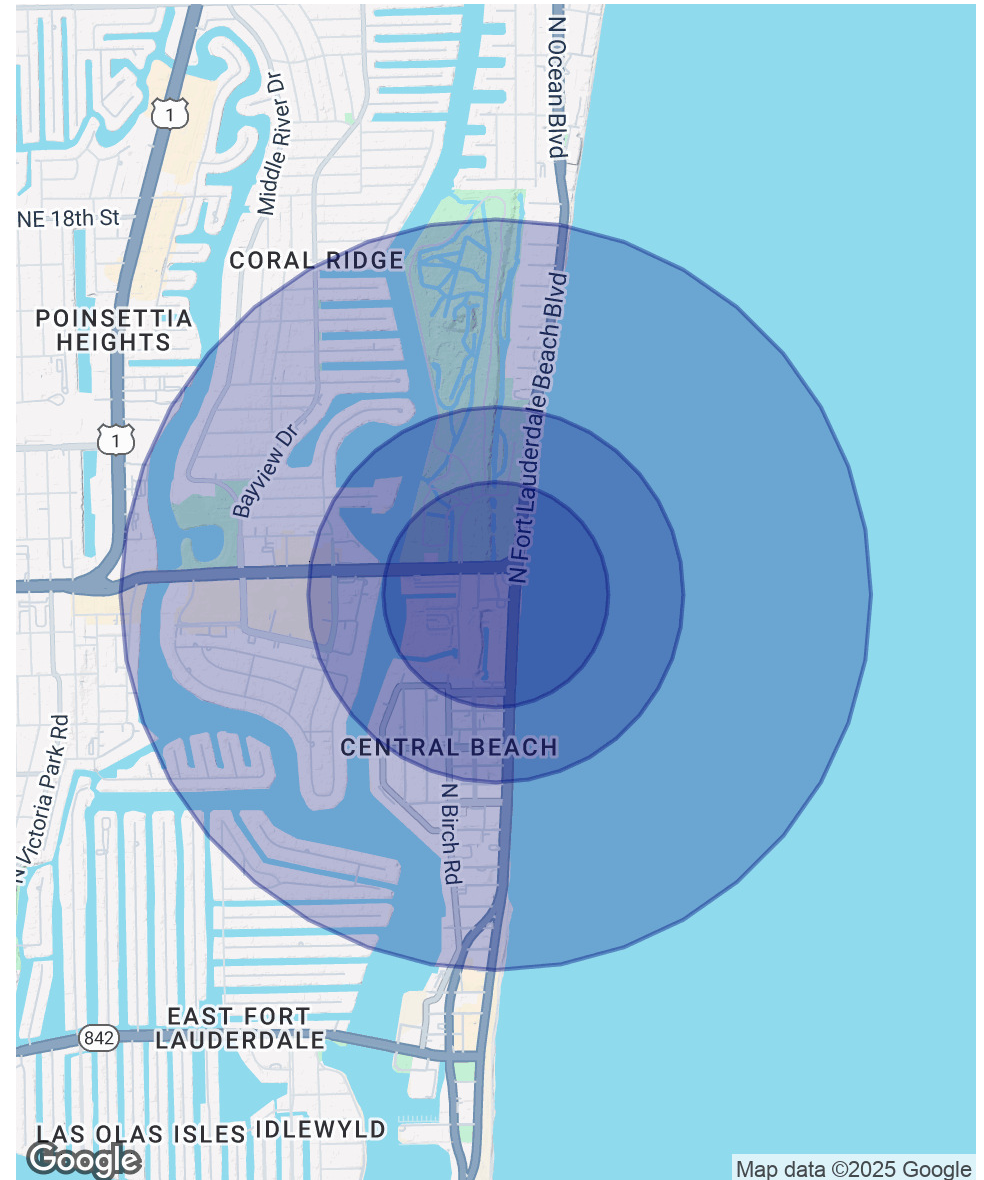
# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	900	1,999	6,851
Average Age	52	52	54
Average Age (Male)	52	53	55
Average Age (Female)	51	52	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	510	1,130	3,808
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$152,095	\$157,901	\$173,616
Average House Value	\$1,034,411	\$1,055,354	\$1,073,944

Demographics data derived from AlphaMap





# Retail Map

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# Photos

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# Floor Plan

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