

# For Lease 21,000 SF

GROUND FLOOR RETAIL SPACES

**QUANTUM**  
FORT LAUDERDALE

*at Flagler Village*

701 N Federal Highway  
Fort Lauderdale, FL 33304



**CBRE**

# Location Map



# Market Aerial



## 2022 DEMOGRAPHICS



POPULATION



HOUSEHOLDS



MEDIAN AGE



AVERAGE  
HOUSEHOLD  
INCOME



DAYTIME  
POPULATION

1 MILE

32,442

17,774

38

\$129,441

59,649

3 MILES

151,718

71,683

42

\$115,141

202,484

5 MILES

308,598

133,916

41

\$104,136

376,130

# Project Overview

*Fort Lauderdale Flagler Village's newest retail & dining destination*



**21,000 SF**

GROUND FLOOR  
RETAIL SPACES



**331**

RENTAL APARTMENTS  
WITH A 5-LEVEL  
PARKING GARAGE

**COURTYARD®**  
BY MARRIOTT

**1<sup>st</sup>**

COURTYARD BY  
MARRIOTT IN THE AREA



**84**

PARKING SPACES  
EXCLUSIVE TO RETAIL PLUS  
ADDITIONAL STREET PARKING



**Immediate**

DELIVERY  
DATE



# Property Aerial



MODERA 555  
350 Luxury Units  
Developed by Mill Creek

**QUANTUM**  
FORT LAUDERDALE

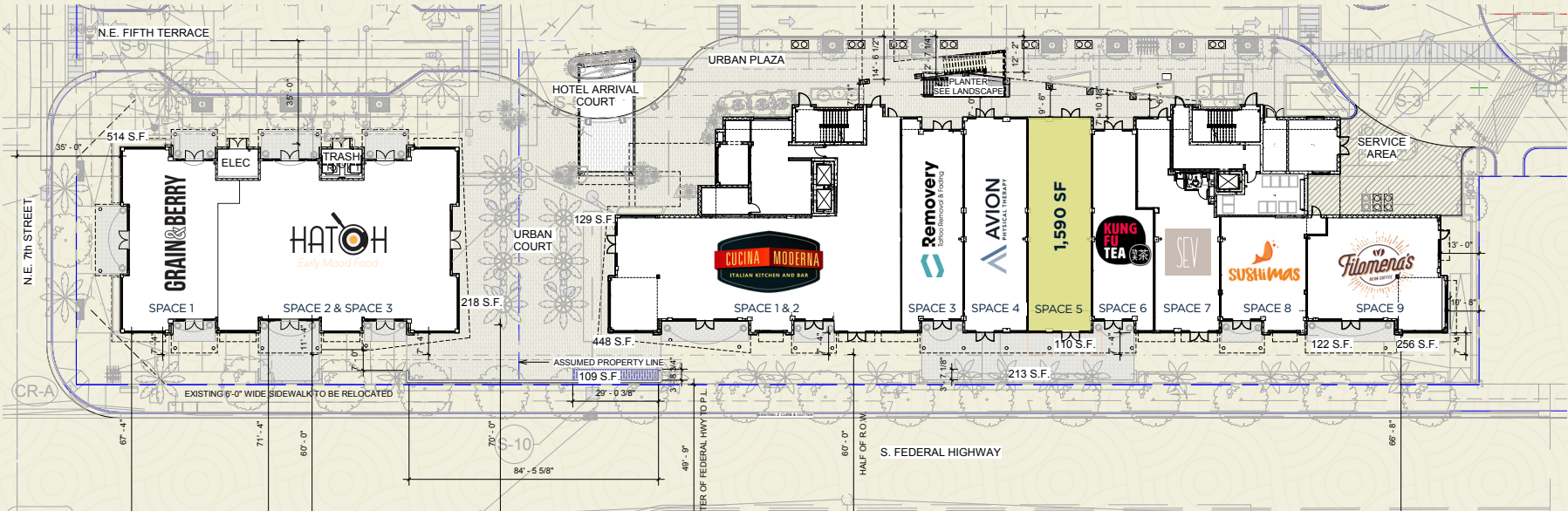
Wed Nov 28 2018

Imagery © 2019 Nearmap, HERE

100 ft

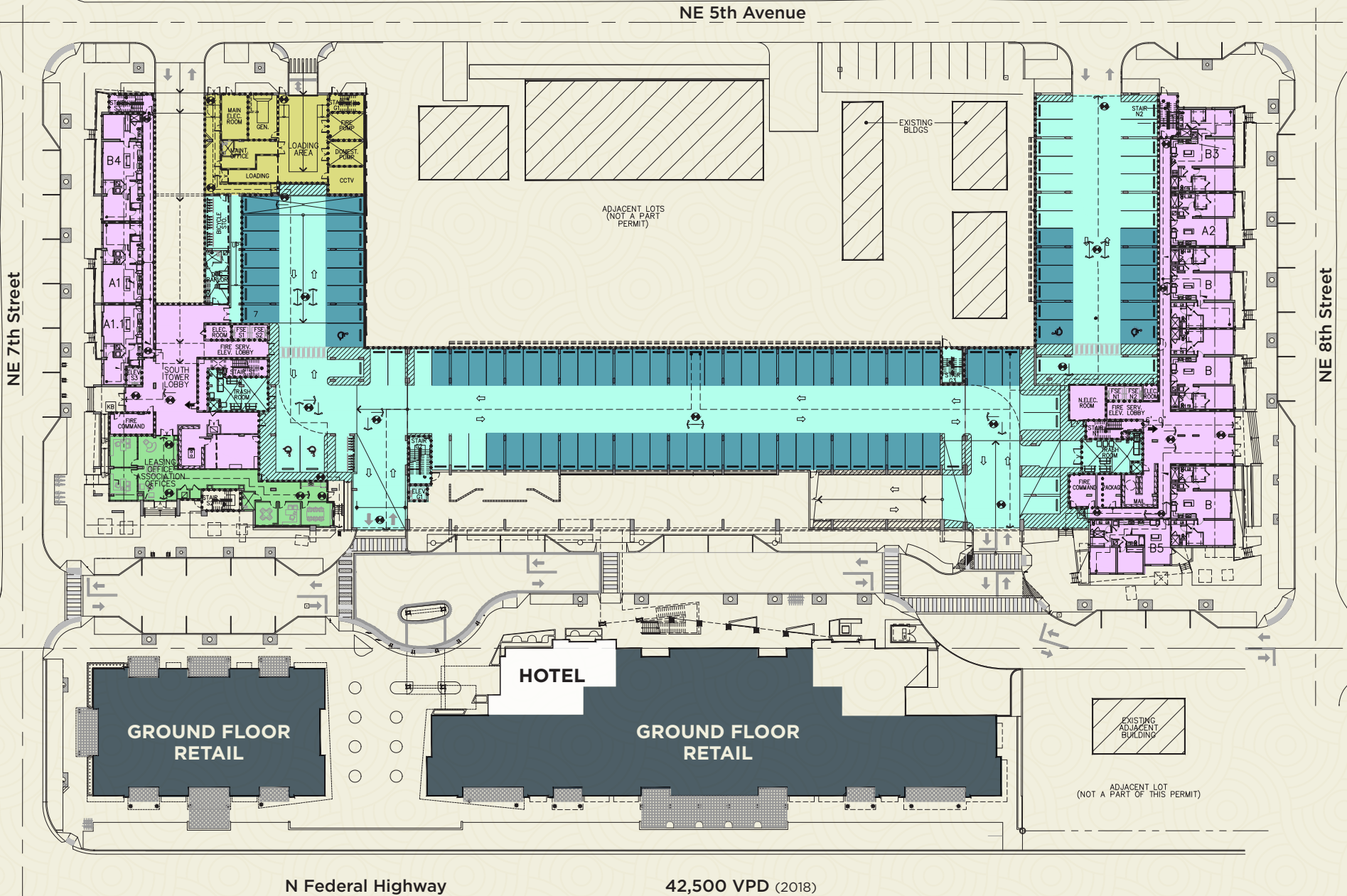
# Site Plan

AVAILABLE



# Parking

- PARKING GARAGE - GROUND LEVEL
- DEDICATED RETAIL PARKING  
84 SPACES
- GROUND FLOOR RETAIL
- NORTH & SOUTH TOWER
- OFFICES
- BACK OF HOUSE



# QUANTUM

FORT LAUDERDALE





A digital rendering of a modern multi-story residential and commercial building. The ground floor features large glass windows and storefronts, with one labeled 'RESTAURANT'. The upper floors have balconies with glass railings. Palm trees and landscaping are visible in the foreground and background. The overall scene is set during the day with soft lighting.

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**CONTACT US FOR MORE INFORMATION**

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