

# TURN-KEY RESTAURANT OPPORTUNITY

RETAIL FOR LEASE

**1910 E SUNRISE BLVD**

*Fort Lauderdale, FL 33304*

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### PROPERTY DESCRIPTION

This turn-key restaurant opportunity sits at the high-traffic intersection of Federal Highway and Sunrise Boulevard, offering unbeatable visibility with frontage on two major thoroughfares. The location benefits from steady vehicle and pedestrian flow, prominent signage potential, and strong co-tenants like ZenVida Yoga and Heart Rock Sushi. Situated just minutes from major redevelopment projects including Searstown, FAT Village, and Flagler Village, the area is rapidly evolving with new energy and long-term upside.

The space is fully built out and ready for immediate operation with no key money required, a rare opportunity in a high demand market. It features a complete commercial kitchen fully equipped with a grease trap, hood system, walk-in refrigerator, and dry storage. There is potential to expand seating in a private outdoor courtyard, perfect for enhancing the guest experience.

With the infrastructure already built out, this property offers a practical option for restaurant owners looking for a turnkey opportunity to open or expand in a busy, highly evolving area.

### PROPERTY HIGHLIGHTS

- Complete Commercial Kitchen - No Key Money Required
- Private Outdoor Courtyard
- Ample Foot & Vehicle Traffic
- Strong Co-Tenants

### OFFERING SUMMARY

Base Rent:	\$60.00 SF/yr (NNN)
NNN:	Estimated \$13.44/sqft
Available SF:	1,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	65,149	114,955	199,406
Total Population	128,477	252,849	463,968
Average HH Income	\$121,850	\$104,713	\$93,155





































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JAIME STURGIS

NativeRealty.com

954.595.2999

Info@NativeRealty.com

1926 East Sunrise Blvd, Fort Lauderdale, FL 33304