



FEDERAL HWY 2ND GEN RESTAURANT

📍 2980 N Federal Highway, Ft. Lauderdale, FL 33306

EXECUTIVE SUMMARY

Property Type	Restaurant
Sale Price	\$5,500,000
SF Available	5,100 SF
Total Leasable	7,650 SF
Zoning	B-1

OFFERING DESCRIPTION

This 7,650 SF building has two tenants occupying 2,550 SF and is producing almost \$170k/year of gross income from those two tenants. This will help the next owner defray the carry-cost of the property while operating out of the 5,100 SF portion coming available this summer. The two parcels total 46,104 SF of land along US-1.



FOR SALE - OWNER/USER RETAIL



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HIGHLIGHTS

- 2019 Construction
- Turn-Key 2nd Generation Restaurant
- 150+ Seats
- 400sf Outdoor Covered Patio
- 8+/1,000 Parking Ratio
- Daytime Co-Tenants

DEMOGRAPHICS

Within 5 mi Radius

	\$88,548	Avg. Household Income
	\$1.09 T	Consumer Spending
	266,397	Daytime Population
	54,500	Along US1 only at this location
	Ample surface parking	



LOCATION DESCRIPTION

Located on the east side of Federal Highway just south of Oakland Park Blvd, this property sits along the 2nd busiest intersection in Broward. 1.5 miles to the beach and 2.5 miles to I-95, the site offers easy access to all of South FL and great visibility.



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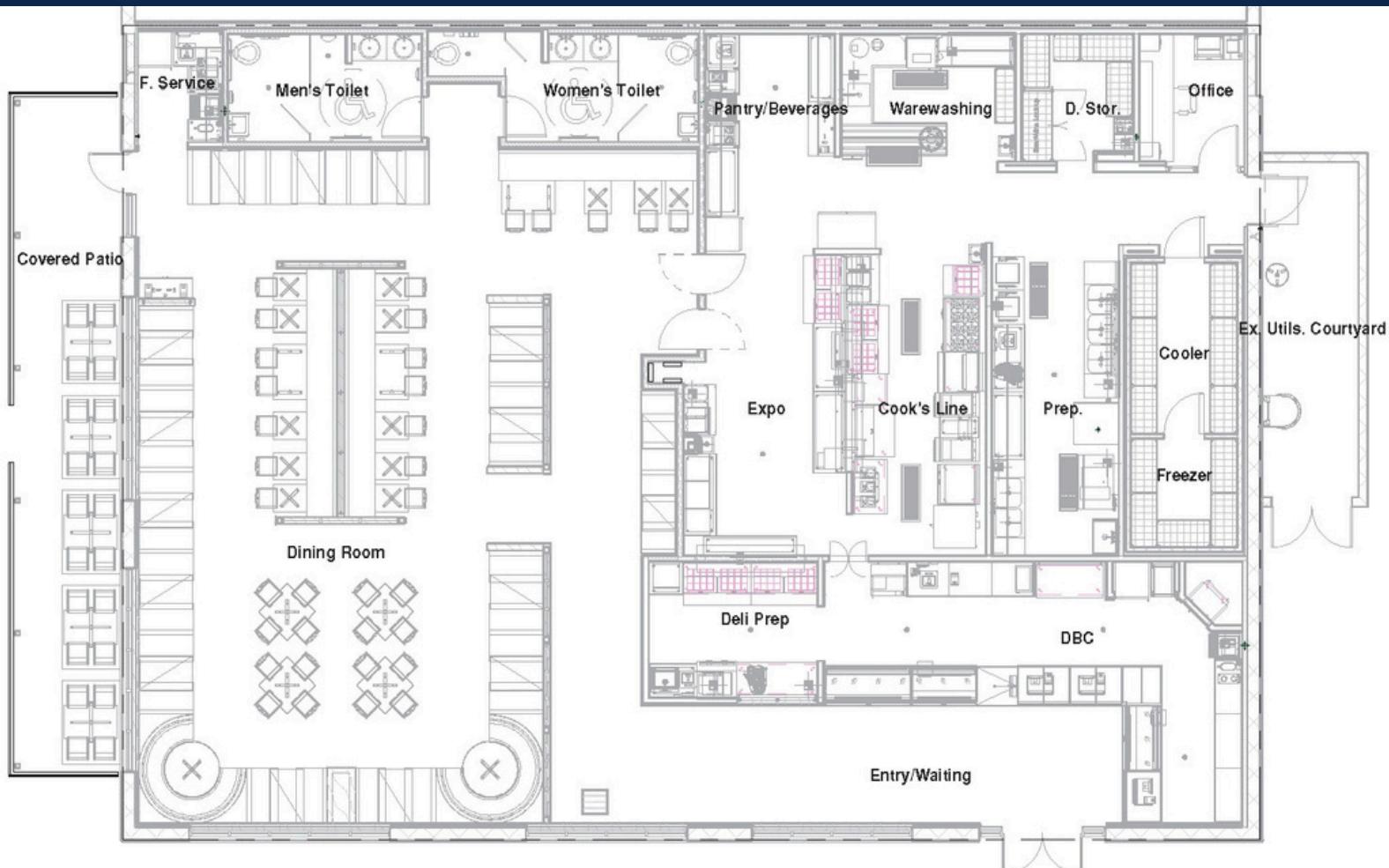
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***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*

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