



EXECUTIVE SUMMARY

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

FEDERAL HWY 2ND GEN RESTAURANT

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

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.





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.



3101 N Federal Hwy, Ste 502
Fort Lauderdale, FL 33306
P: 954.372.7280
info@LEVELrealty.com

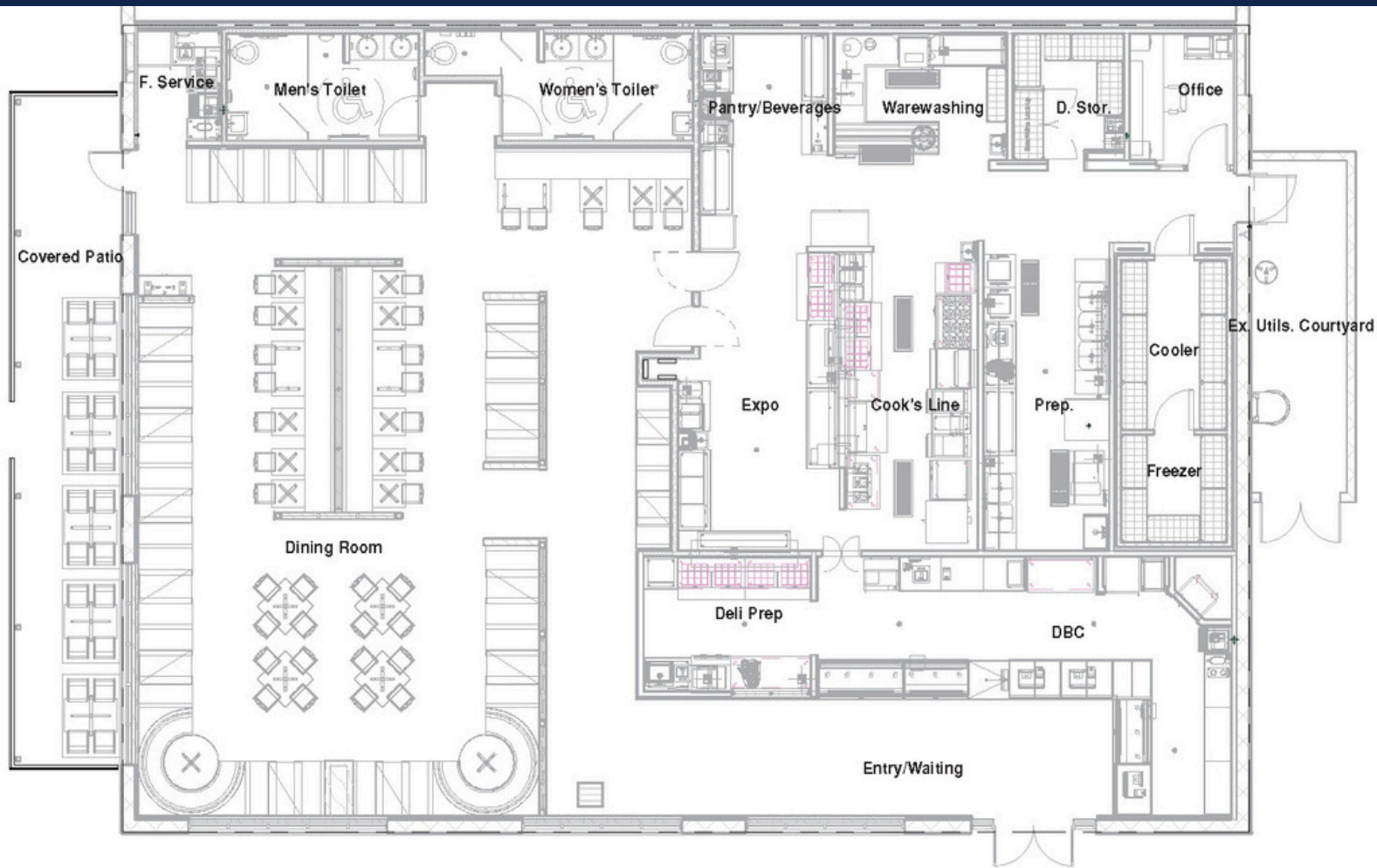
**All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

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

FOR SALE - OWNER/USER RETAIL



2980 N Federal Highway
Ft. Lauderdale, FL 33306



3101 N Federal Hwy, Ste 502
Fort Lauderdale, FL 33306
P: 954.372.7280
info@LEVELrealty.com

**All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

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