

# Retail for Lease







11 N Andrews Ave Fort Lauderdale, FL 33301





11 N Andrews Ave Fort Lauderdale

# Property Highlights

-  **+/- 9,100 SF free-standing building** for lease on the corner of Broward Blvd & Andrews Avenue
  - +/- 2,500 SF** of showroom space
  - +/- 6,500 SF** of flex space
-  **16' ceilings throughout**
-  **Dedicated private** parking lot in front and rear (gated)
-  **Located at the busiest** intersection of Downtown Fort Lauderdale
-  **Pylon signage opportunity** on Broward Blvd
-  **Landlord open** to all uses and short term deals



## 3 Miles Demographics



**154,091**  
Population



**92**  
Walk Score



**\$124,127**  
Average Household Income



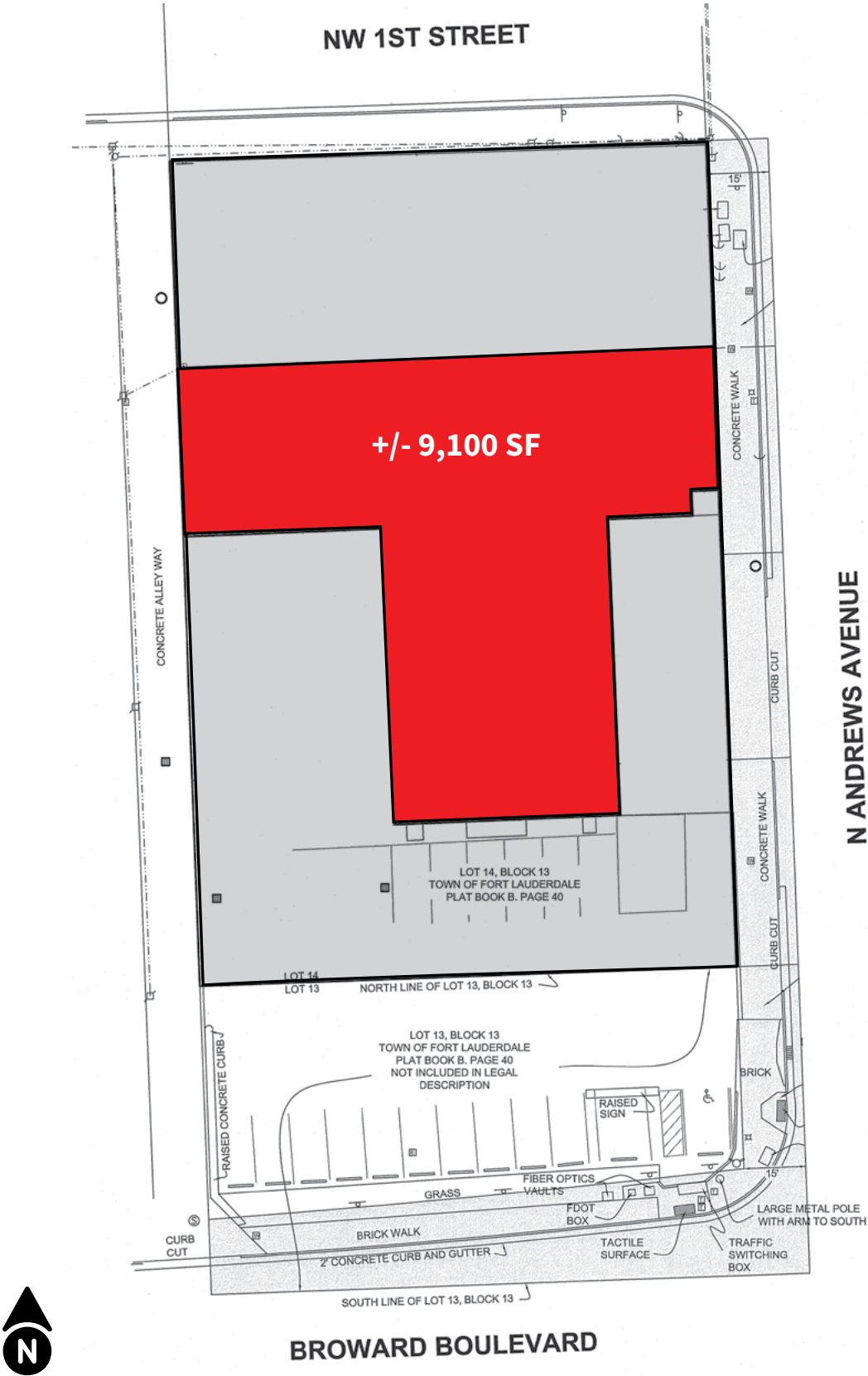
**72,229**  
Estimated Households



**203,448**  
Daytime Population

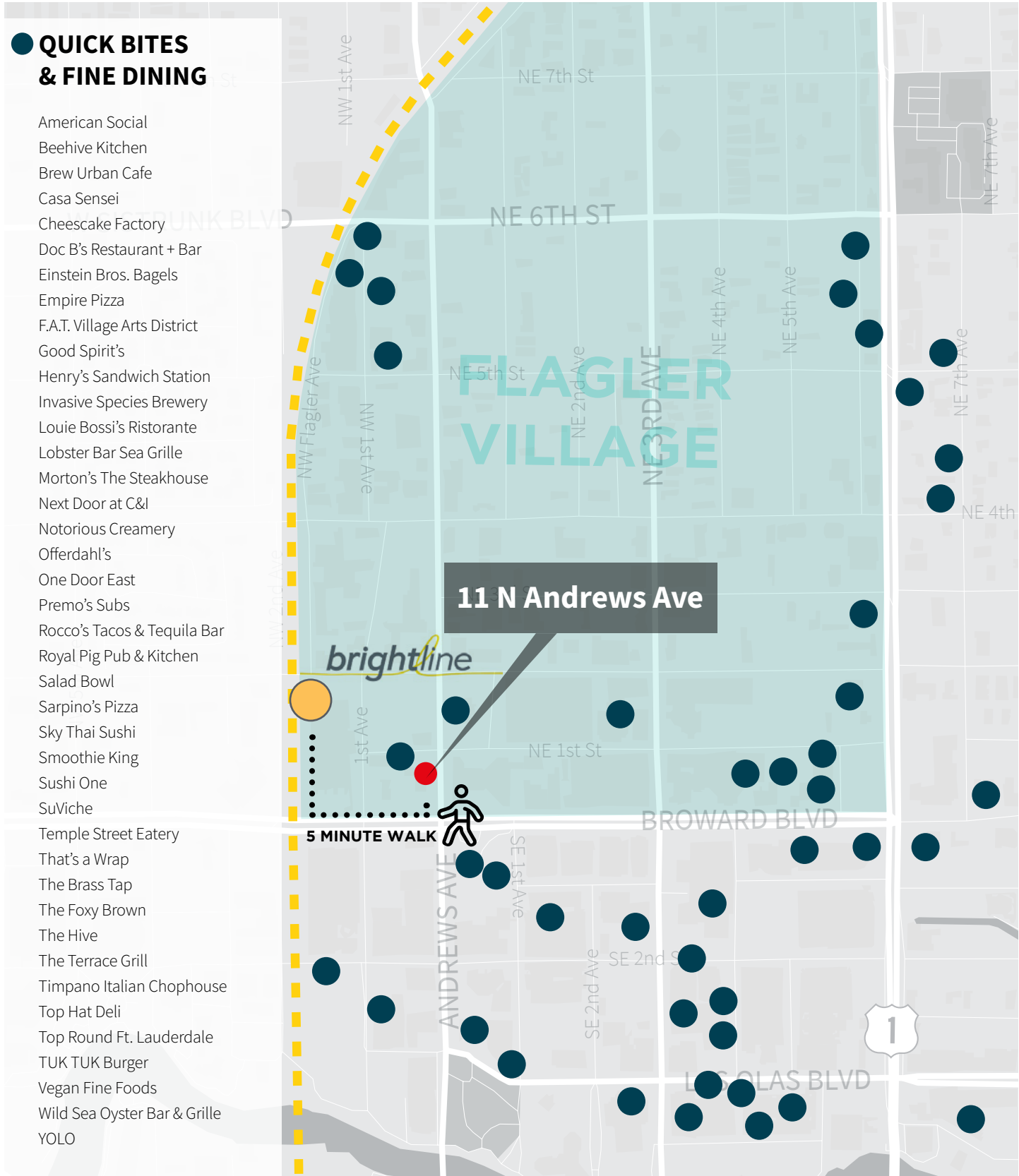


Site Plan

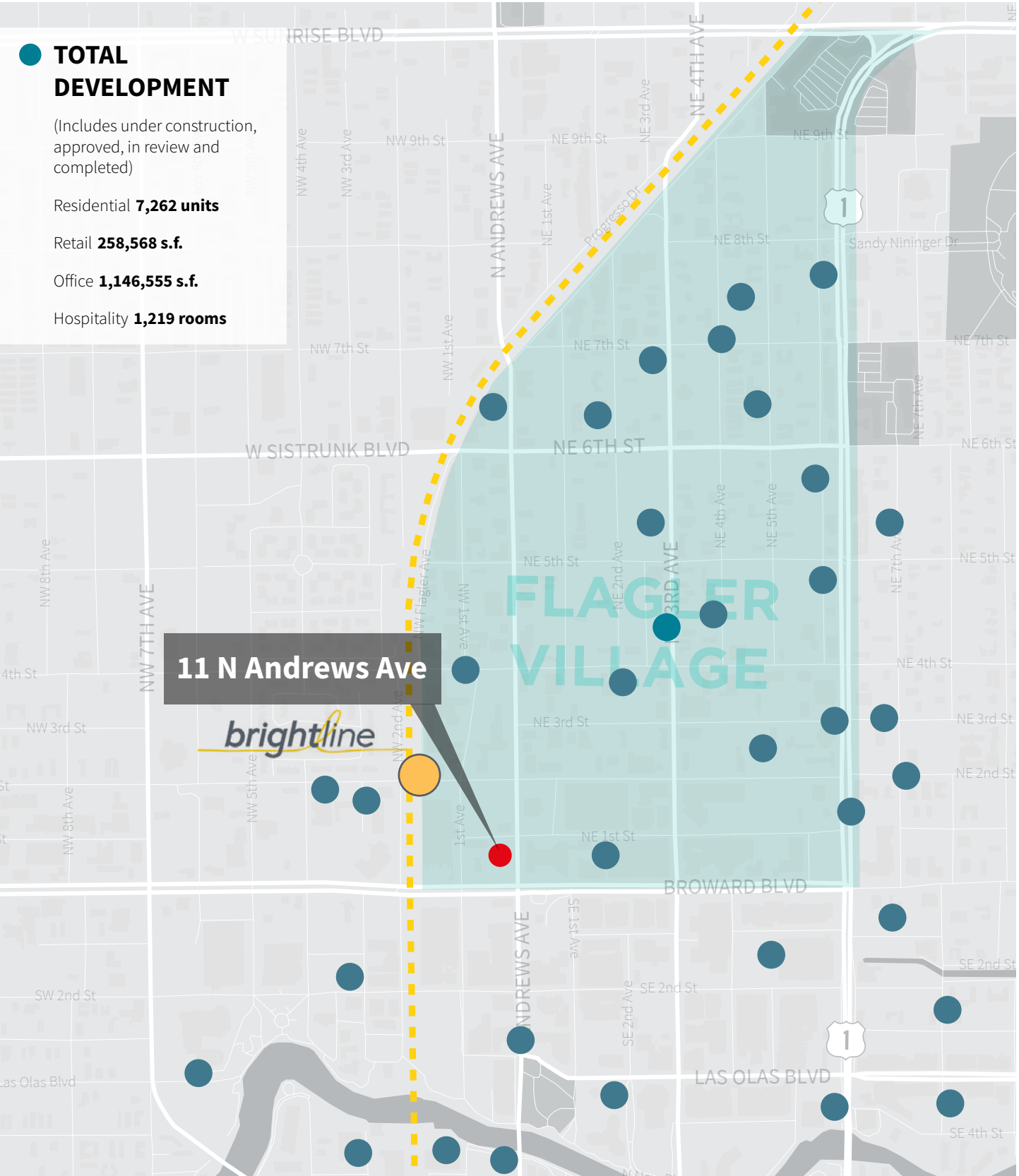




Area Retail



Development Map





**For more information, please contact:**

**Jonathan Rosen**

954-729-1074

[jonathan.rosen@jll.com](mailto:jonathan.rosen@jll.com)

**Brad Dinneen**

954-233-3430

[brad.dinneen@jll.com](mailto:brad.dinneen@jll.com)