

EXISTING
DRIVE-THRU
BUILDING

FOR SALE
OR LEASE

FORMER BOSTON MARKET

1500 S FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33316



PROPERTY HIGHLIGHTS

- Existing 2,954 SF drive-thru building on .5 acres with existing drive-thru lane
- 32 parking spots
- Located on US-1 and 15th street
- Hard corner position provides great Ingress/ Egress
- Surrounding market includes high income homes of Rio Vista
- Site provides direct access to Port Everglades and Fort Lauderdale Beach

DEMOGRAPHICS

| 2024 | 1 Mile | 3 Mile | 5 Mile |
|-------------------|-----------|-----------|-----------|
| Est. Population | 13,299 | 93,108 | 242,200 |
| Average HH Income | \$143,340 | \$125,040 | \$110,130 |
| Labor Force | 7,634 | 50,096 | 122,798 |

*Source: PlacerAi, 2024

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STILES
RETAIL GROUP
Invest·Build·Manage

LOCATION
AERIAL

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RETAIL AERIAL

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NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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