



**RETAIL FOR LEASE**

**933 SF to**

**1101-1165 N. FEDERAL HIGHWAY  
FT. LAUDERDALE, FL 33304**

**3,573 SF**

# PMG PLAZA HIGHLIGHTS

**933 SF to 2,100 SF** END-CAP Retail Space Available - Prime Retail Location on US-1

One space left...Join !HOP, Pinch-A-Penny, AT&T, Padrino's Cuban Cuisine in this well located neighborhood shopping center. Take advantage of the increase in near by population from the new apartments (340 units) under construction next door. Strategically located on Federal Highway (US-1) southbound immediately north of Sunrise Boulevard.

- Traffic count: 58,169 ADT
- Tenants on site:
  - AT&T, IHOP, Padrino's, Pinch-A-Penny, Empanadas, Insurance/Tag Agency, Mini Market, Karate, Hair Salon, Cafe Voci, Supercuts, Threading Diva.
- Fast Charging EV Chargers on-site
- Professionally managed
- Base Rent: \$36.00
- CAM: \$12.65
- **Unit 1153 - 2,640 SF**
- **Unit 1155 - 933 SF**

CONTACT US



**Charlie Exelbirt**

954-309-7151

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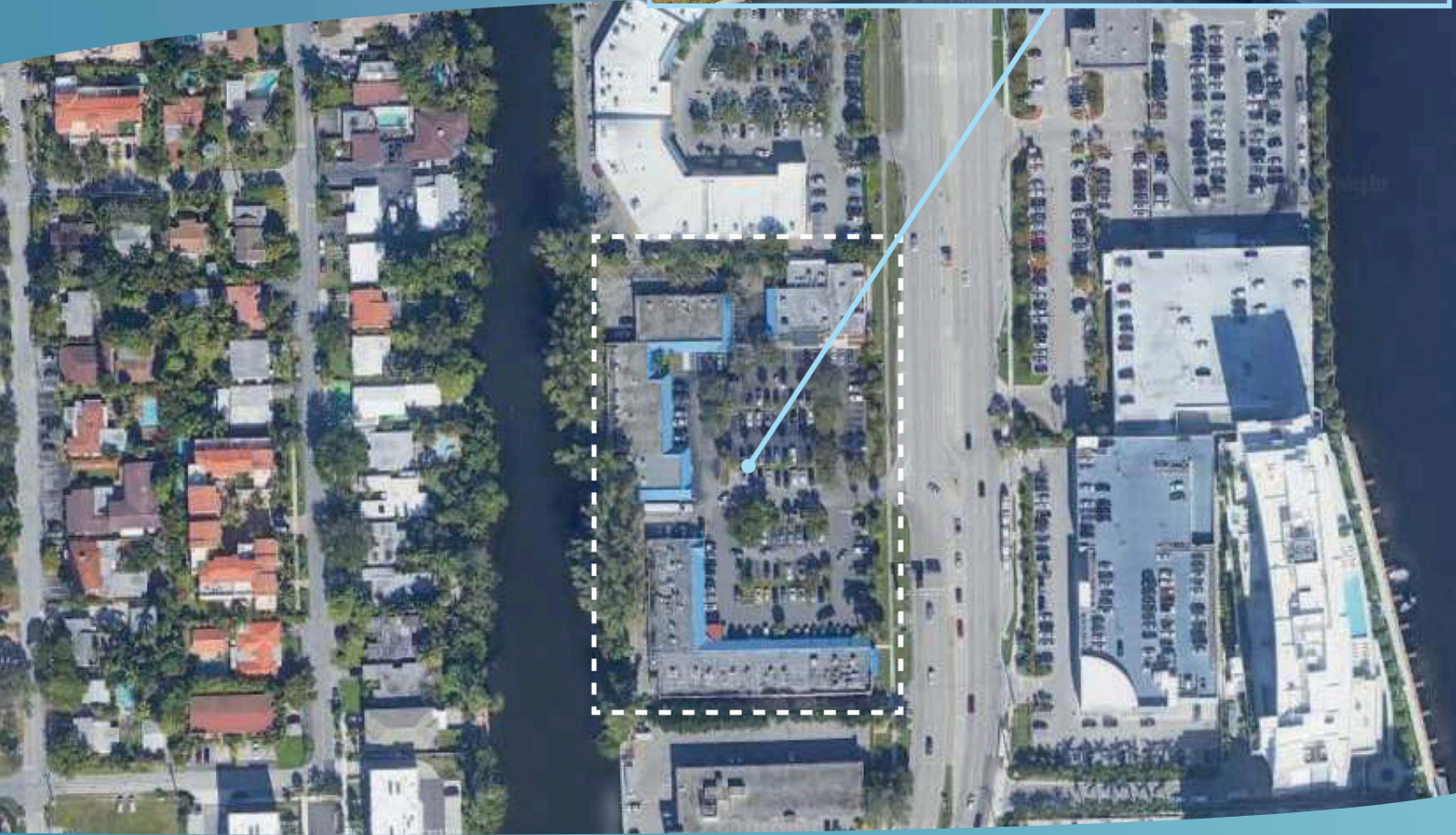


**MATTIS ADVISORS, INC.**

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N. FEDERAL HWY.  
FT. LAUDERDALE, FL



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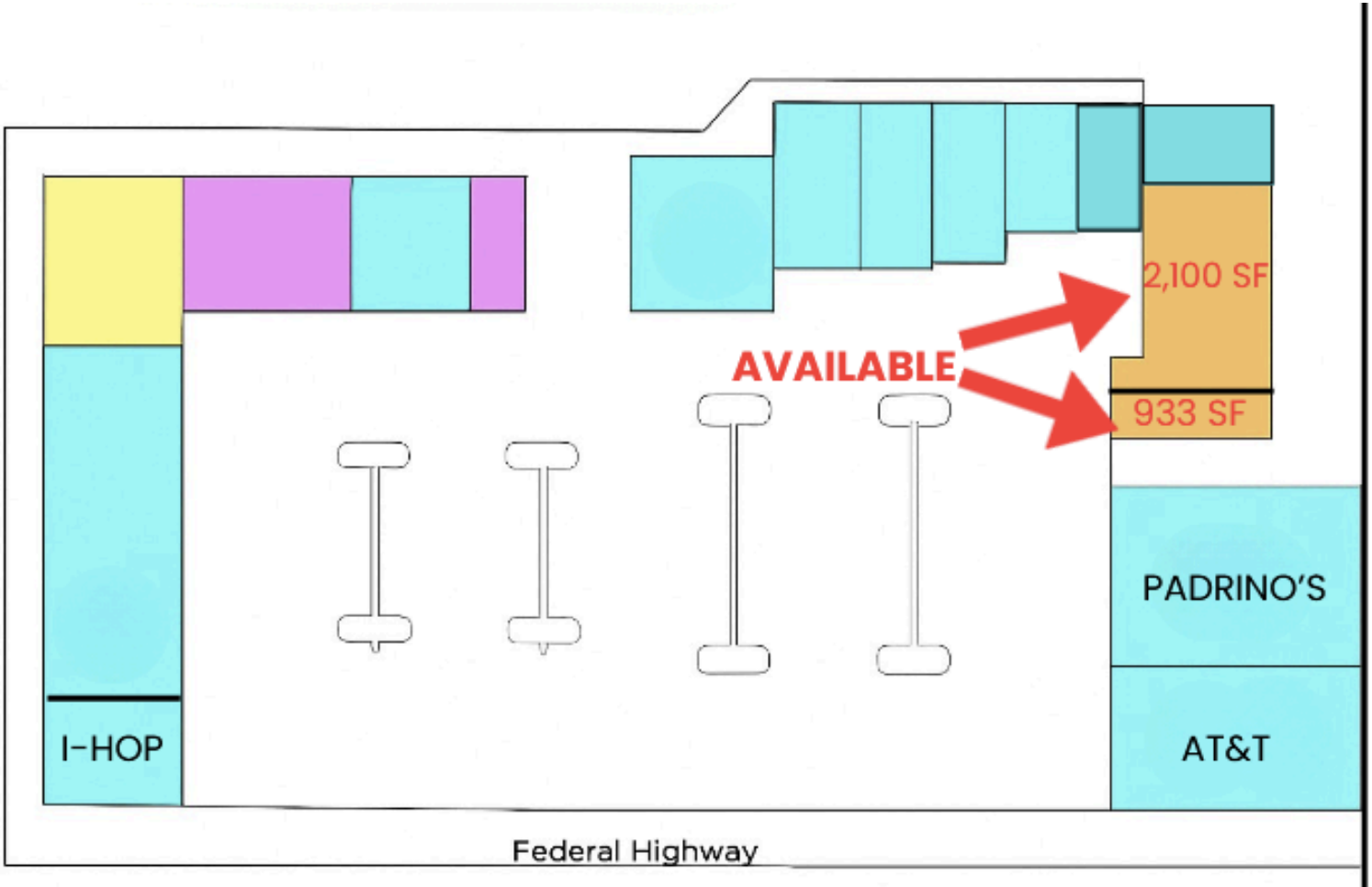
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## CONCEPTUAL SITE PLAN



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