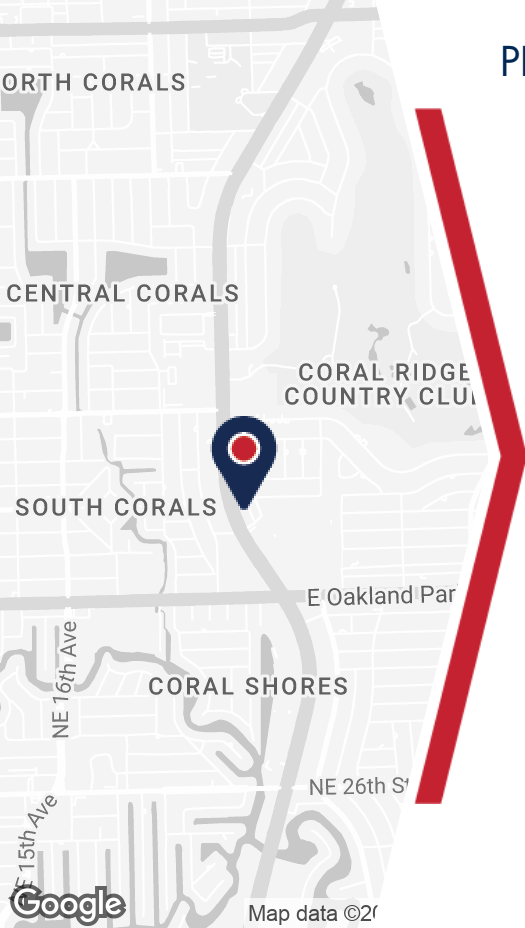


3520 NORTH FEDERAL HIGHWAY

3520 NORTH FEDERAL HIGHWAY



PROPERTY DETAILS

- 3600 SF of versatile retail/showroom space
- Prime visibility and exposure on Federal Highway
- Open floorplan with dedicated office and restroom in rear
- High-end finishes and modern design throughout
- Ample natural light to showcase merchandise
- Convenient customer and employee parking available
- Professional and well-maintained building environment
- Ideal location for retail businesses seeking high traffic exposure

ABOUT PROPERTY



PRICE

\$45.00 SF/yr (NNN)



YEAR BUILT

1985



AVAILABLE SF

3,600 SF



PARKING

Ample



LOCATION

Fort Lauderdale, FL

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



LOCATION DESCRIPTION

Discover the vibrant surroundings of the Fort Lauderdale/Coral Ridge corridor, offering a blend of work and play. Located nearby are popular dining destinations like Kaluz Restaurant and The Capital Grille, perfect for business meetings or team lunches. The Galleria at Fort Lauderdale provides convenient shopping options, while Hugh Taylor Birch State Park offers a tranquil escape for nature enthusiasts. For after-work entertainment, the Las Olas Boulevard district is home to a lively mix of restaurants, art galleries, and nightlife venues. Your new space at this location offers the ideal balance of professional and leisure amenities, creating an appealing environment for your team and clients alike.

OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (NNN)
Opex:	\$12 PSF
Available SF:	3,600 SF
Building Size:	7,975 SF

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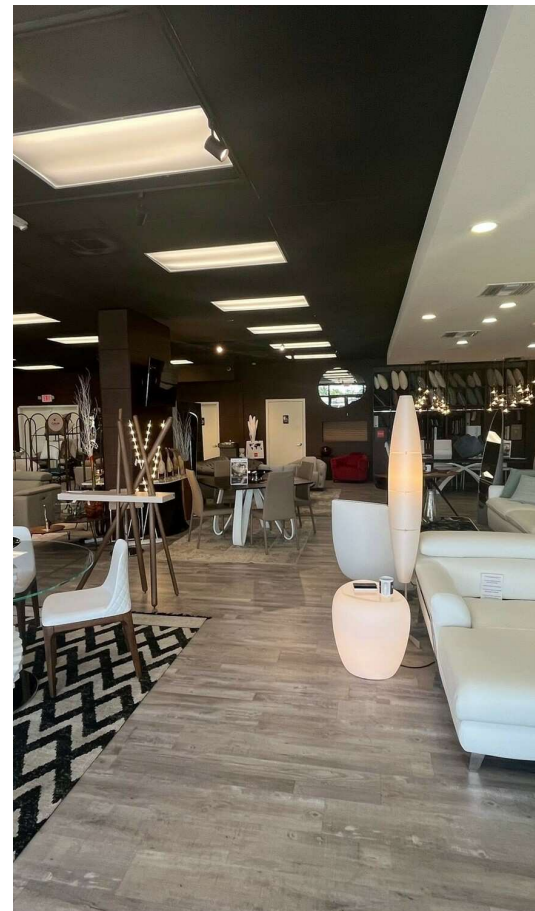
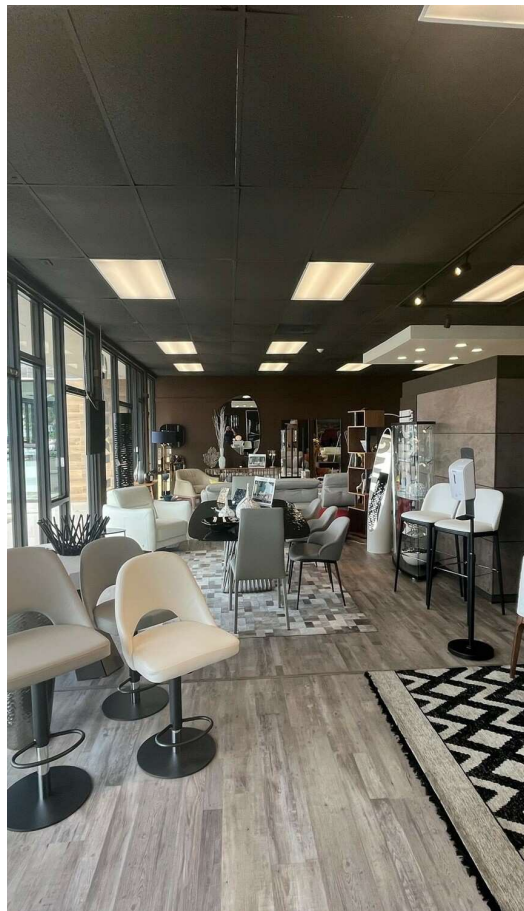
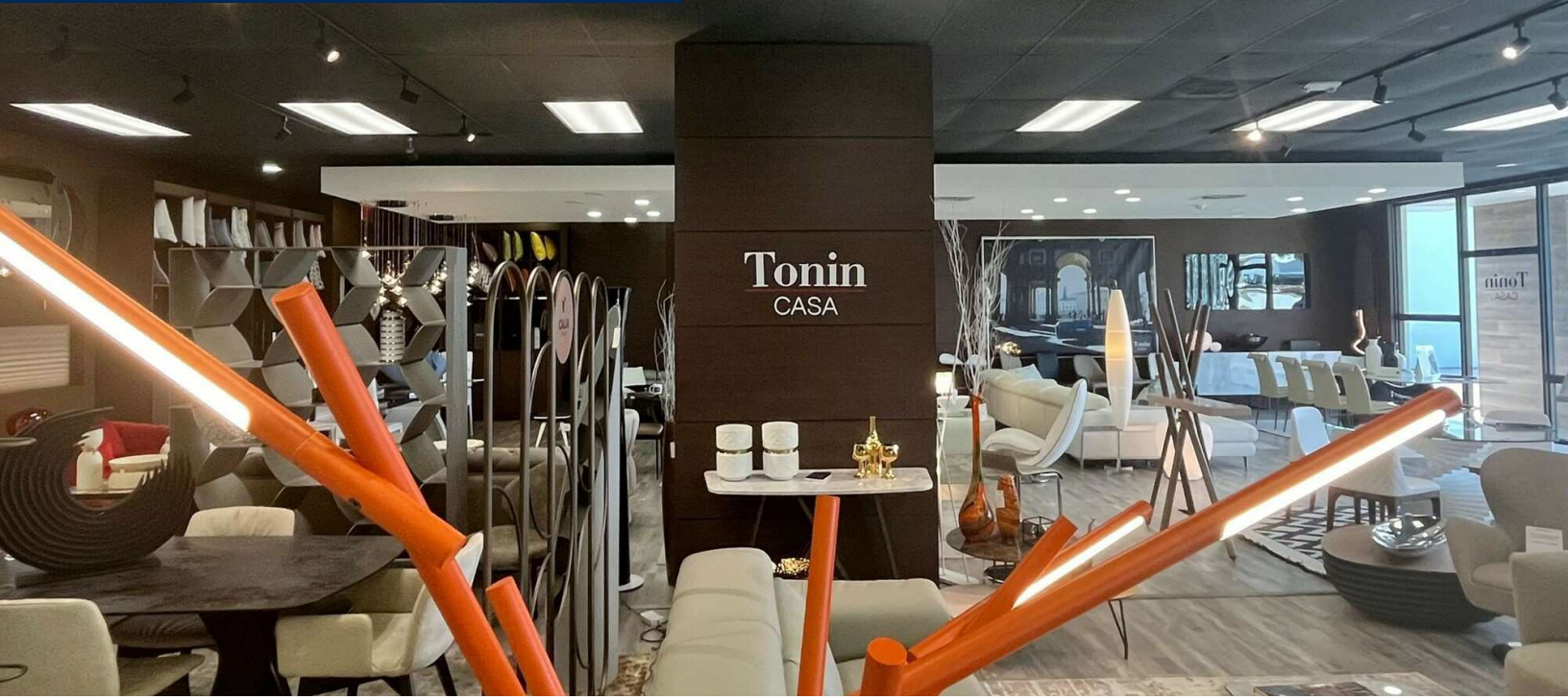
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3520 NORTH FEDERAL HIGHWAY

ADDITIONAL PHOTOS



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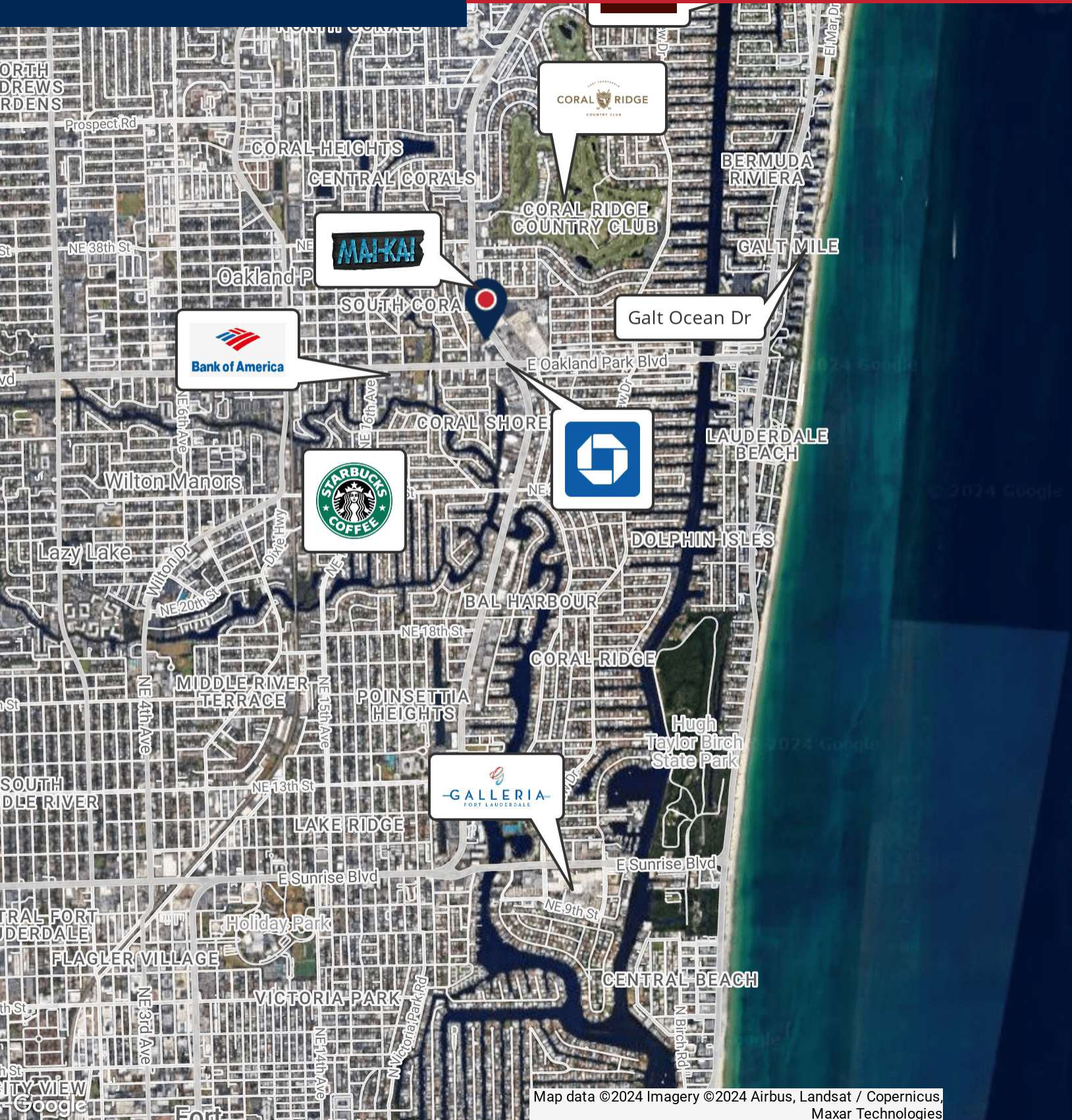
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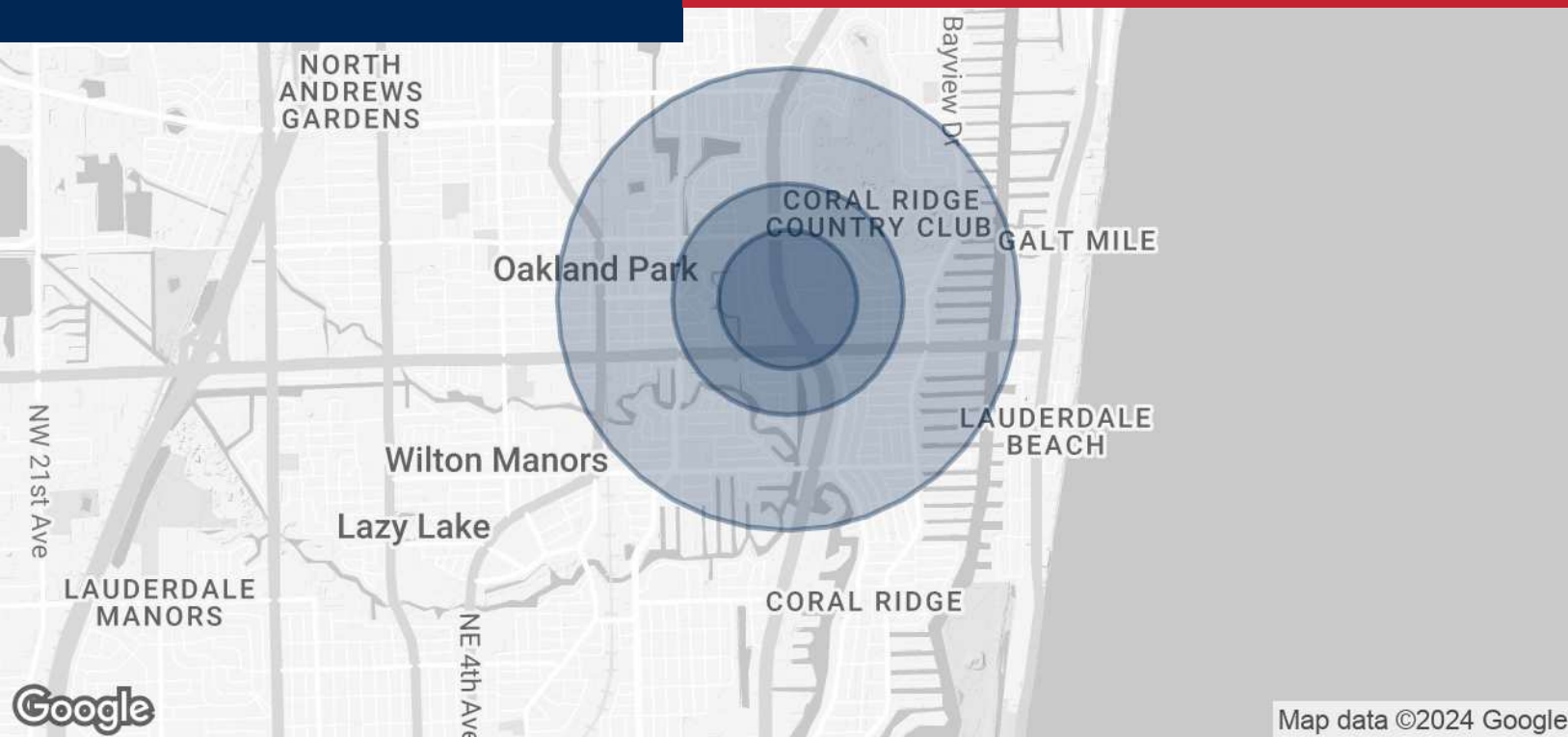
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	460	3,068	13,341
Average Age	49	50	51
Average Age (Male)	50	51	51
Average Age (Female)	48	50	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	226	1,639	6,928
# of Persons per HH	2	1.9	1.9
Average HH Income	\$142,778	\$135,989	\$135,549
Average House Value	\$740,450	\$723,691	\$772,510

Demographics data derived from AlphaMap

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