

GROUND FLOOR RETAIL FOR LEASE

THE MAIN LAS OLAS

201 E LAS OLAS BLVD, FORT LAUDERDALE, FL

IDEAL FOR:

- Café
- Fitness Studio
- Ice Cream Parlor
- Office Services
- Health and Beauty
- Boutique

360K+ SF
OFFICE TOWER

341 RESIDENTIAL
UNITS

MOXIE'S
GRILL & BAR

Publix

AVAILABLE

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

LAS OLAS BLVD

SE 3RD AVE

Dan Coyle | Dan.Coyle@Stiles.com

954.627.9272

Building Better Retail Experiences

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

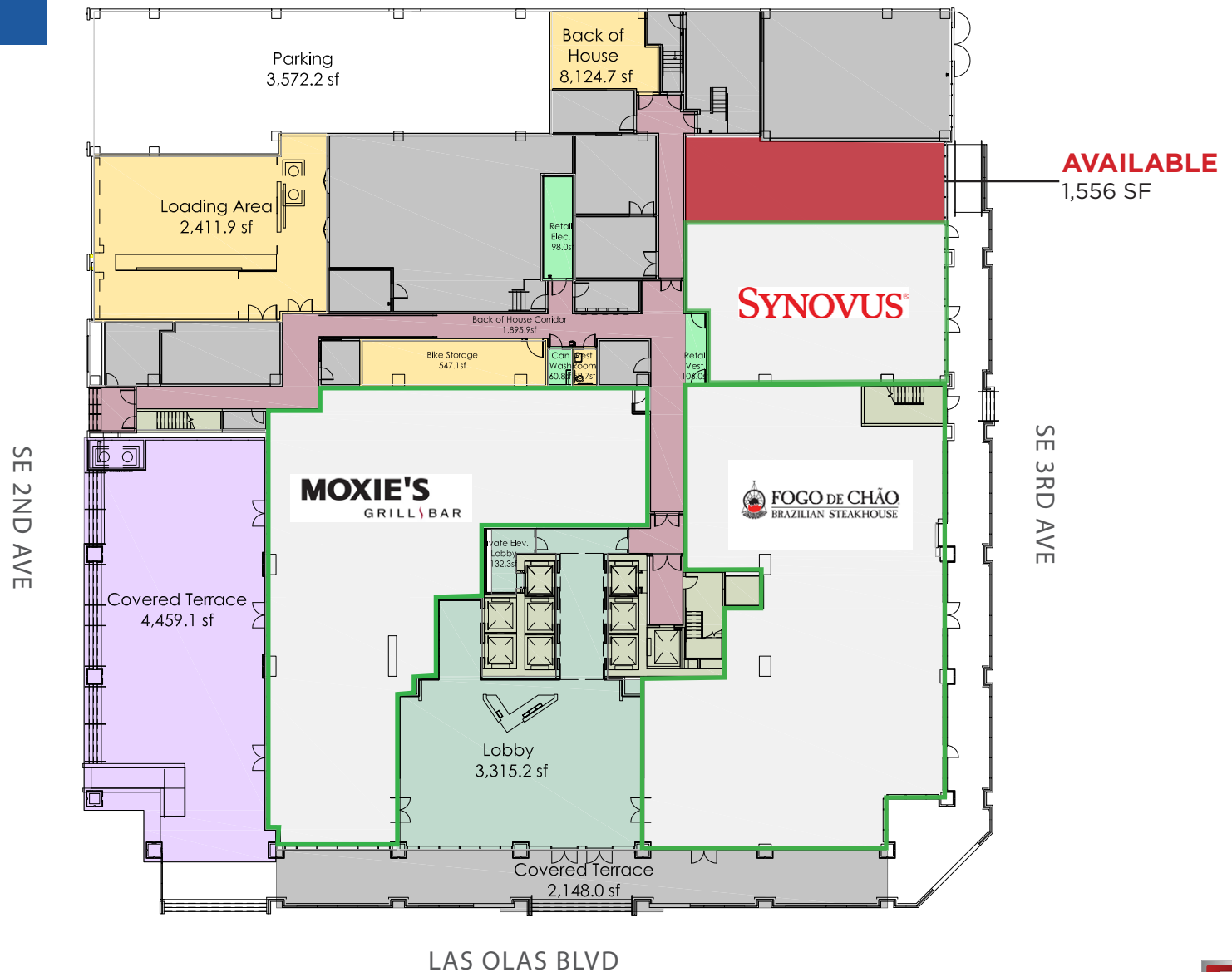
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SITE PLAN

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EXTERIOR

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PROPERTY HIGHLIGHTS

THE MAIN LAS OLAS

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- ±17,000 total retail SF
- 7,000-10,700 SF premier restaurant space
- 4,319 SF covered plaza with outdoor seating immediately adjacent to restaurant
- 28' high floor to ceiling window frontage
- Delivery November 2020
- Storefront signage with exposure to 40,000 cars at Las Olas Blvd and 3rd Avenue
- Publix market on ground floor of adjacent residential tower
- Thriving restaurant corridor with 60+ restaurants along Las Olas Blvd
- Hurricane resistant glass providing the highest standard of protection
- Live-work-play location below 369,809 SF office and adjacent to 341 residential units
- "Main and Main" address at signalized intersection providing maximum exposure
- 4 blocks from Brightline station with direct service to downtown Miami and West Palm Beach
- 45-Story Hyatt Centric Hotel located directly across the street

DEMOGRAPHICS

2023	0.5 Mile	1 Mile	2 Mile
Est. Population	10,388	28,560	78,846
Average HH Income	\$114,386	\$101,152	\$95,486
Labor Force	9,513	25,124	66,793

*Source: SitesUSA, 2023

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