

THE HARBOR SHOPS

1800-1940 SE CORDOVA ROAD, FORT LAUDERDALE



PROPERTY DETAILS

- 230,000 SF Shopping Center
- Join Publix, Total Wine, TJ Maxx, Ace Hardware, Five Guys, Orange Theory, Chase Bank
- Store Front Retail, 2nd Gen QSR, Office Suites Available
- Retail Spaces 1,125 to 1,200 SF
- Office Suites 1,347 to 3,500 SF
- High Traffic area with a strong density of residents and tourist activity
- Close proximity to Fort Lauderdale Beach, Cruise Port, incoming Convention Center and high income neighborhoods.

ABOUT PROPERTY



PRICE

\$20.00 - \$37.00 PSF (NNN)



YEAR BUILT

2005



AVAILABLE SF

1,125 - 5,000



PARKING

4.63/1000



LOCATION

SE 17th St, Fort Lauderdale

For more information:

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PROPERTY DESCRIPTION

The Harbor Shops is a 250,000-square foot shopping center located within one of Fort Lauderdale's dominant trade areas, with strong demographics and population density. The center thrives from the health of its major national tenants, including a top-performing Publix Supermarkets and Total Wine, as well as a new TJ Maxx and LA Fitness. Other national brands include Chase, Orange Theory Fitness, Ace Hardware, Massage Envy, among others. Its superior location draws residents, tourists and students.

PROPERTY HIGHLIGHTS

- 230,000 SF Shopping Center
- Join Publix, Total Wine, TJ Maxx, Ace Hardware, Five Guys, Orange Theory, Chase Bank
- Store Front Retail & Office Suites Available
- Retail Spaces 1,125 to 1,200 SF Available
- Office Suites 1,150 to 3,500 SF available
- High Traffic area with a strong density of residents and tourist activity
- Plentiful Parking
- Close proximity to Fort Lauderdale Beach, Downtown and thriving, high income neighborhoods.

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (MG; NNN)
Available SF:	1,125 - 1,200 SF
Building Size:	230,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,792	110,156	464,839
Total Population	7,582	226,920	1,001,215
Average HH Income	\$90,926	\$76,323	\$66,654

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ADDITIONAL PHOTOS



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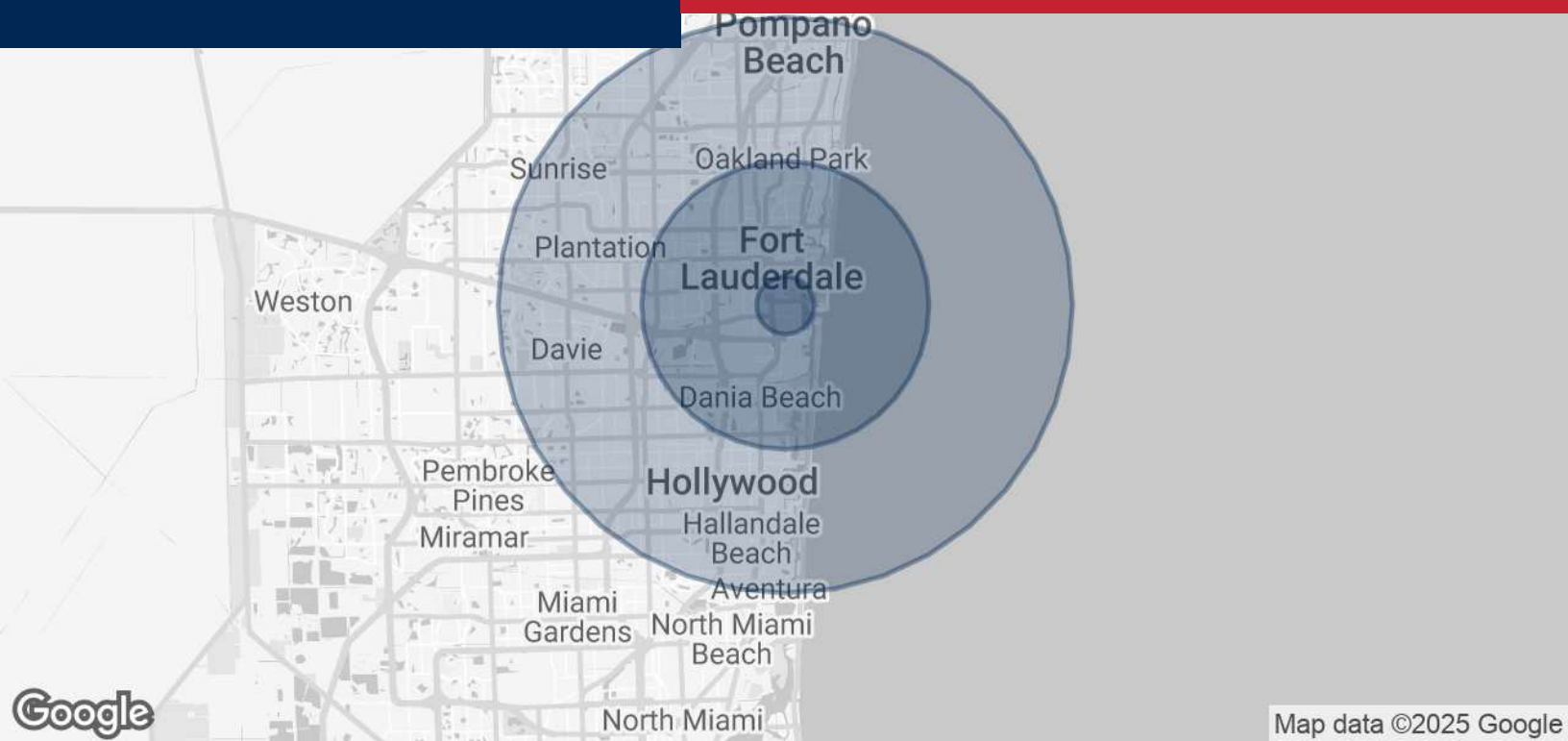
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,582	226,920	1,001,215
Average Age	47.3	40.2	40.6
Average Age (Male)	47.5	40.5	39.6
Average Age (Female)	47.7	39.7	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,792	110,156	464,839
# of Persons per HH	1.6	2.1	2.2
Average HH Income	\$90,926	\$76,323	\$66,654
Average House Value	\$642,820	\$368,615	\$287,115

2020 American Community Survey (ACS)

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