

PRIME RETAIL PROPERTY ON FEDERAL HIGHWAY

1901 S FEDERAL HWY FORT LAUDERDALE



PROPERTY DETAILS

- 7,915 SF Retail /Showroom building on combined 3/4 acre
- 109 feet of street frontage on busy South Federal Highway
- Below market rents with short term tenants- can also be delivered vacant for owner user
- Projected NOI of \$300,000/6.9% cap rate between commercial and residential tenants
- Future redevelopment opportunity in strong corridor
- Minutes from FLL International Airport, Port Everglades and Downtown Fort Lauderdale

ABOUT PROPERTY



PRICE

\$4,350,000



ZONING

B-1, X-P



AVAILABLE SF

7,915 SF Commercial Building on 3/4 acres



59,000 CARS PER DAY TRAFFIC COUNT



LOCATION

SE Fort Lauderdale

For more information:

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CYRAC
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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PROPERTY DESCRIPTION

7,915 SF retail showroom building located on a rare 3/4 acre combined site on busy South Federal Highway, one of SE Fort Lauderdale's primary north-south arteries. The property has 109 feet of US-1 frontage with 59,000 cars per day traffic count. Projected NOI is approximately \$300,000 yielding a 6.9% cap rate. The property sits in an SE Fort Lauderdale submarket undergoing active reinvestment, surrounded by new hospitality, dining, and retail uses, and minutes from FLL Airport, Port Everglades, Downtown, and the Broward County Convention Center.

PROPERTY HIGHLIGHTS

- Three-parcel assemblage totaling 32,577 SF (approximately 3/4 acre) with 109 ft frontage on US-1. Commercial 7,915 SF building is up front and residential is located behind (a single family house and a triplex)
- Short-term lease structure provides rate flexibility and operational control.
- Close proximity to FLL Airport, Port Everglades, Downtown Fort Lauderdale and the new Broward County Convention Center
- Zoned B-1 (front) and X-P (rear)
- Projected NOI is \$300,000
- FLDOT Shows 59,000 cars per day traffic count on US-1.
- Long term future redevelopment opportunity along busy corridor

OFFERING SUMMARY

Sale Price:	\$4,350,000
Lot Size:	32,577 SF
Commercial Building Size	7,915 SF
Projected NOI:	\$300,000
Zoning	B-1 / X-P
NOI:	\$300,000.00
Cap Rate:	6.9%

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EXTERIOR



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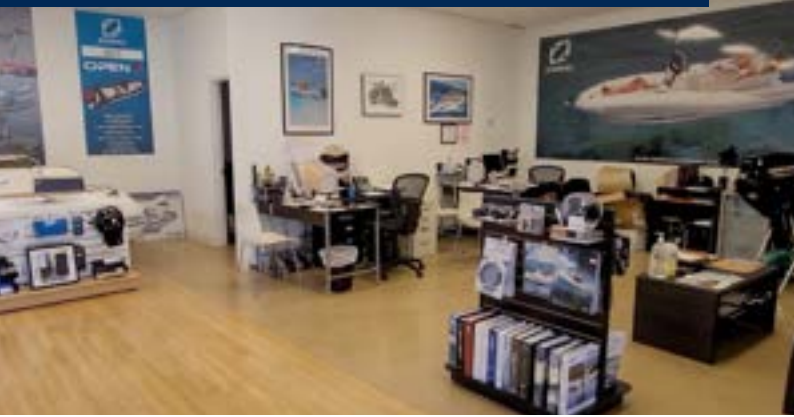
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ADDITIONAL PHOTOS



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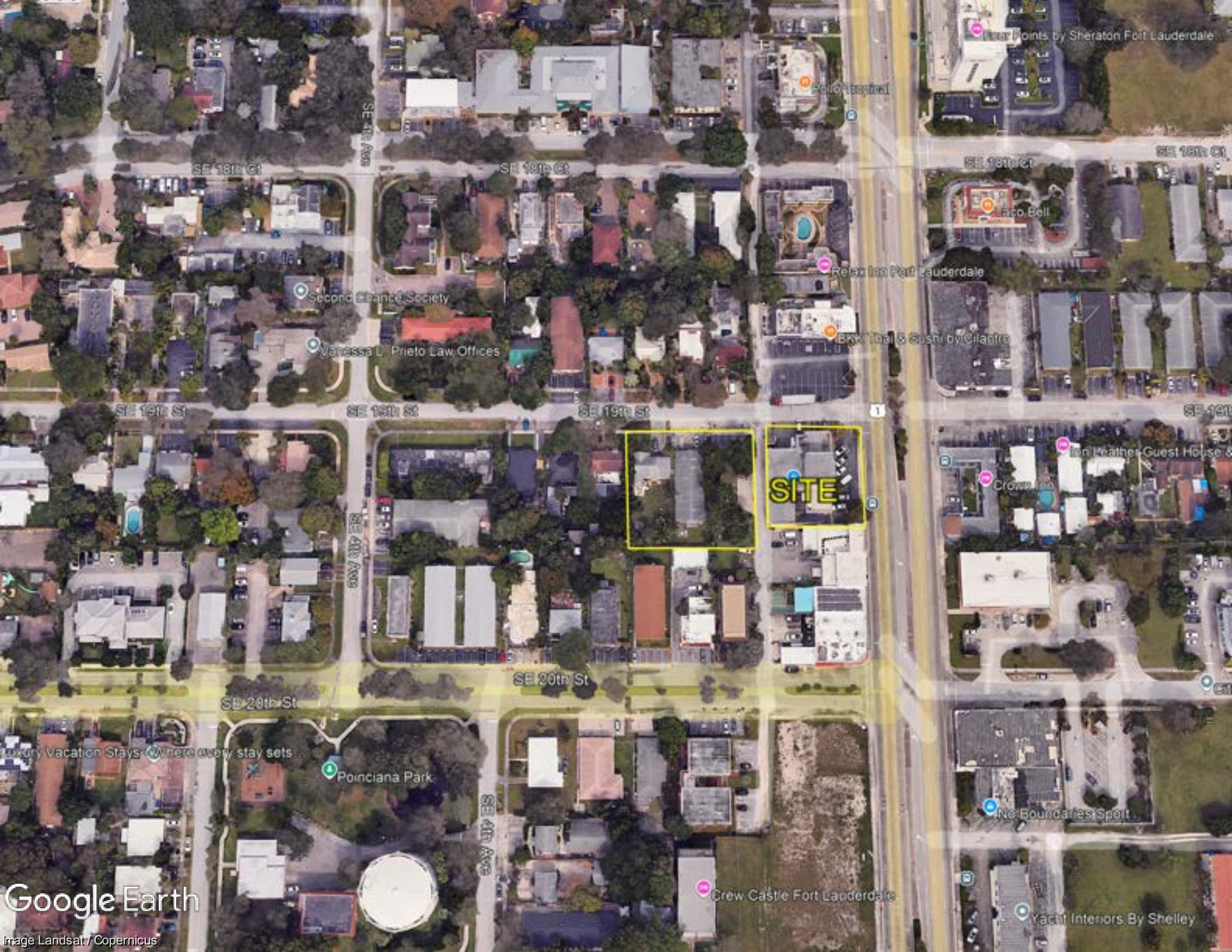
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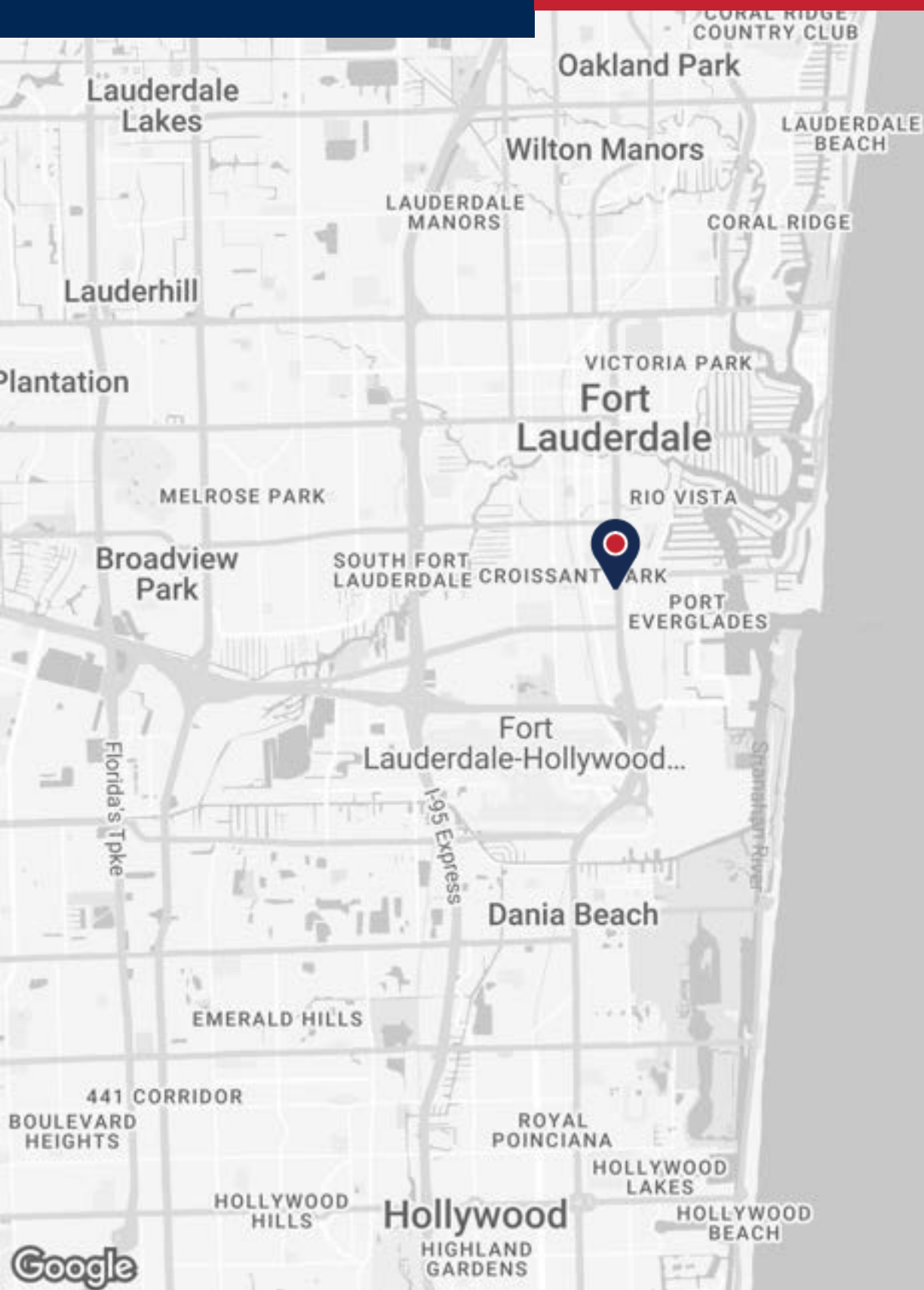
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LOCATION MAP



Map data ©2026 Google

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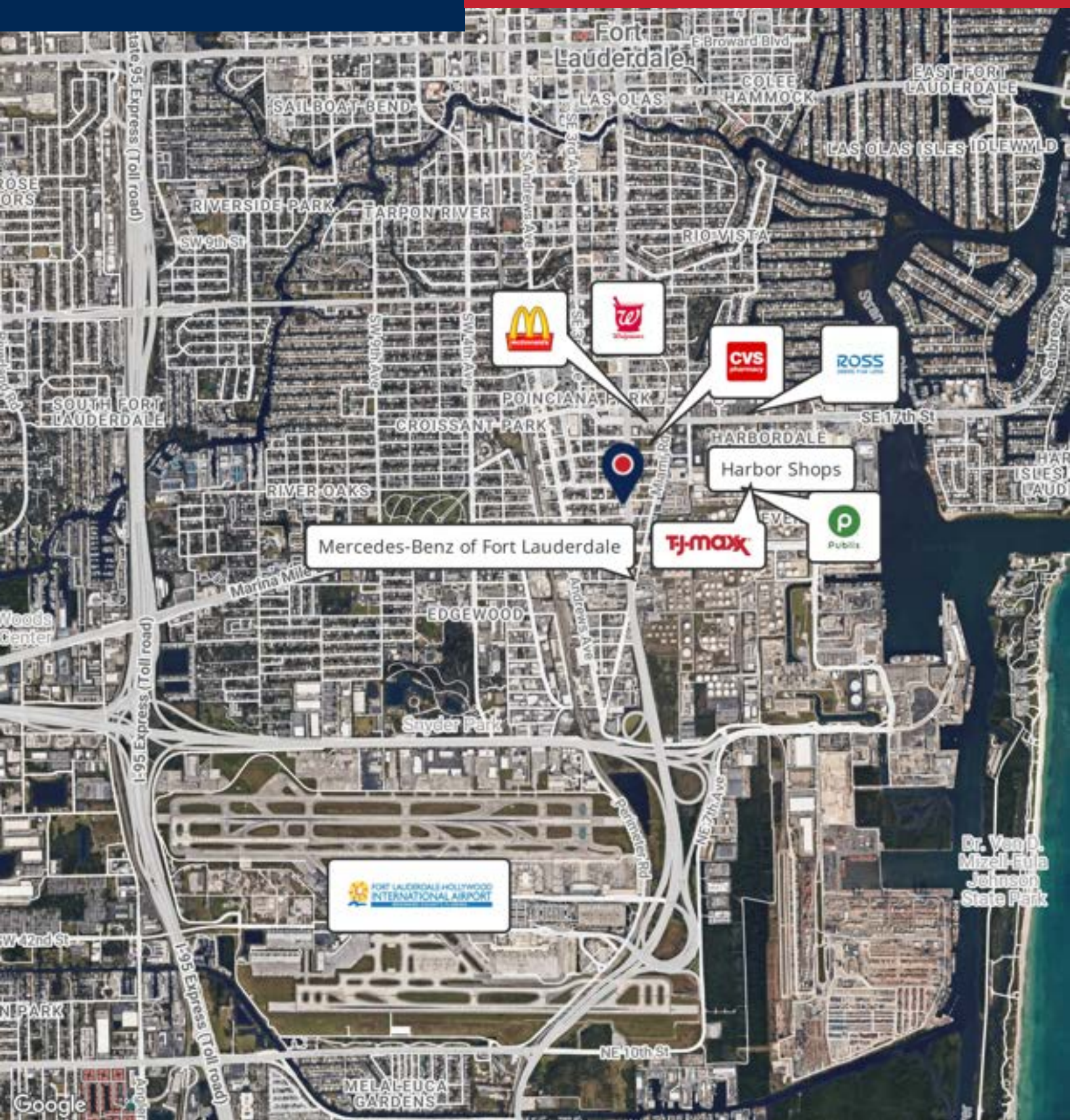
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NEARBY RETAILERS



For more information:

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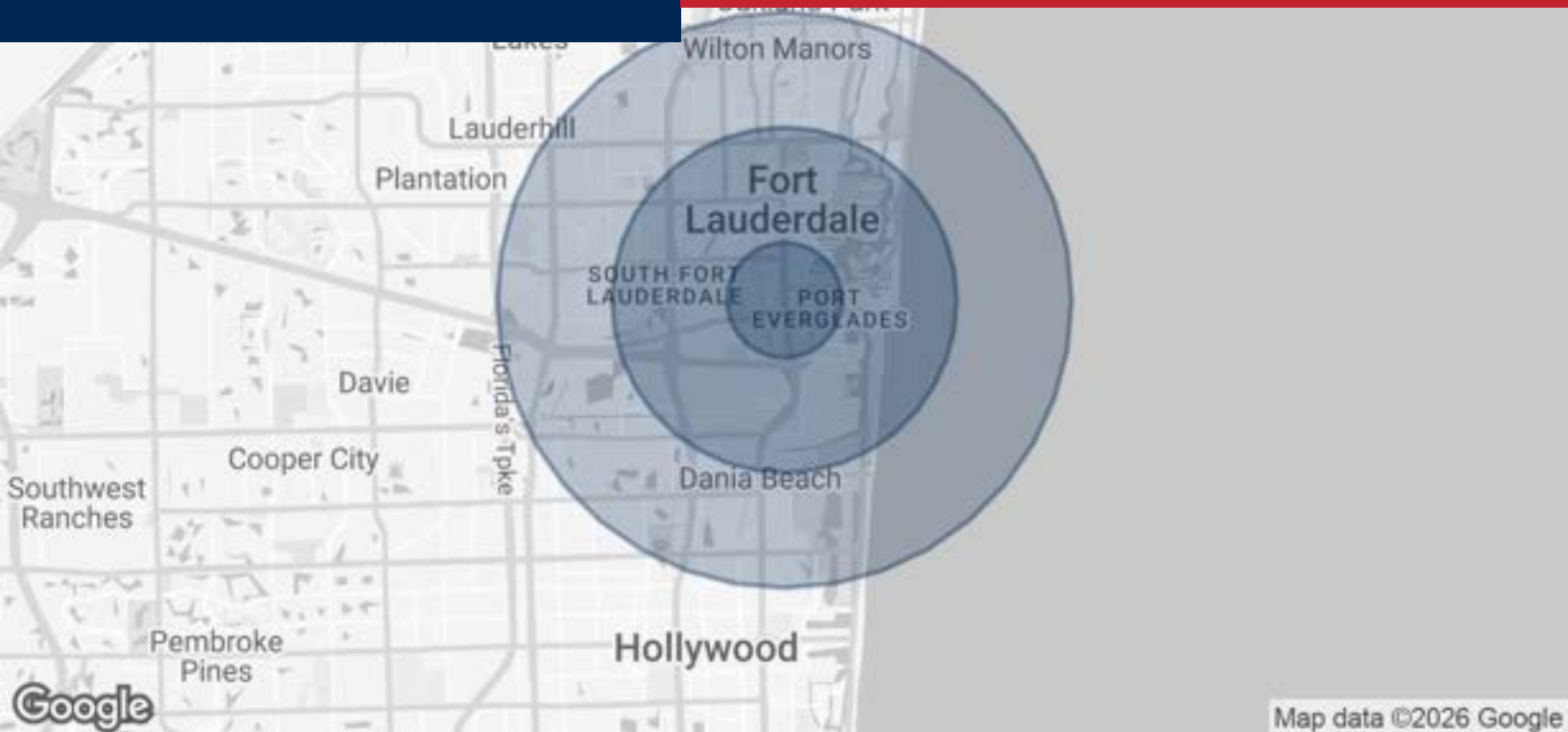
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,580	93,609	268,349
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,846	45,959	116,954
# of Persons per HH	2	2	2.3
Average HH Income	\$113,633	\$117,144	\$102,461
Average House Value	\$725,176	\$657,813	\$531,927

2020 American Community Survey (ACS)

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**STEVE HYATT**

Senior Vice President

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PROFESSIONAL BACKGROUND

Steve Hyatt joined Berger Commercial Realty Corp. in 2009 as Senior Vice President. He is primarily responsible for investment sales, land brokerage, and acquisition/disposition services for both corporate clients and private investors. Steve has extensive transaction experience in landlord and tenant representation, as well as build-to-suit and speculative project development. These combined skills allow him to play a key role in the successful valuation, positioning and marketing of multiple assets on behalf of national and local clients.

A native of South Florida, Steve has strong market knowledge and executive level contacts in the real estate, banking and automotive industries. Prior to joining Berger Commercial Realty, he was Vice President of Corporate Development at AutoNation, Inc., a Fortune 500 automotive retailer based in Fort Lauderdale. At AutoNation, Steve was responsible for the acquisition and disposition of more than 175 automobile dealerships in 17 states with an aggregate purchase price in excess of \$3 billion. Steve has held senior executive positions in brokerage, development and asset management for well-known commercial real estate companies such as Stiles Corporation and The Galbreath Company (now Jones Lang LaSalle). He began his career with Coldwell Banker Commercial Group (now CBRE) in 1985.

EDUCATION

Mr. Hyatt earned his Bachelor's degree from Wake Forest University in Winston-Salem, North Carolina. He has completed additional coursework in real estate appraisal through the Appraisal Institute and is currently a Certified Commercial Investment Member (CCIM) candidate, having completed the financial, market and decision analysis portions of the designation.

MEMBERSHIPS

- State of Florida - Licensed Real Estate Broker since 1985
- NAIOP- Member and Past Board Director, South Florida Chapter
- CoStar Power Broker Multi-Year Winner
- Certified Commercial Investment Member (CCIM)- Candidate
- Leadership Broward Class XIII
- Jack and Jill Children's Center- Executive Board Member
- Community Foundation of Broward- past Board Member and Treasurer
- Wake Forest Club of South Florida- Past President
- Wake Forest Alumni Council

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