

FOR LEASE

2,480 SF *End - Cap Availability*



1302
E LAS OLAS BOULEVARD

FORT LAUDERDALE, FL 33301



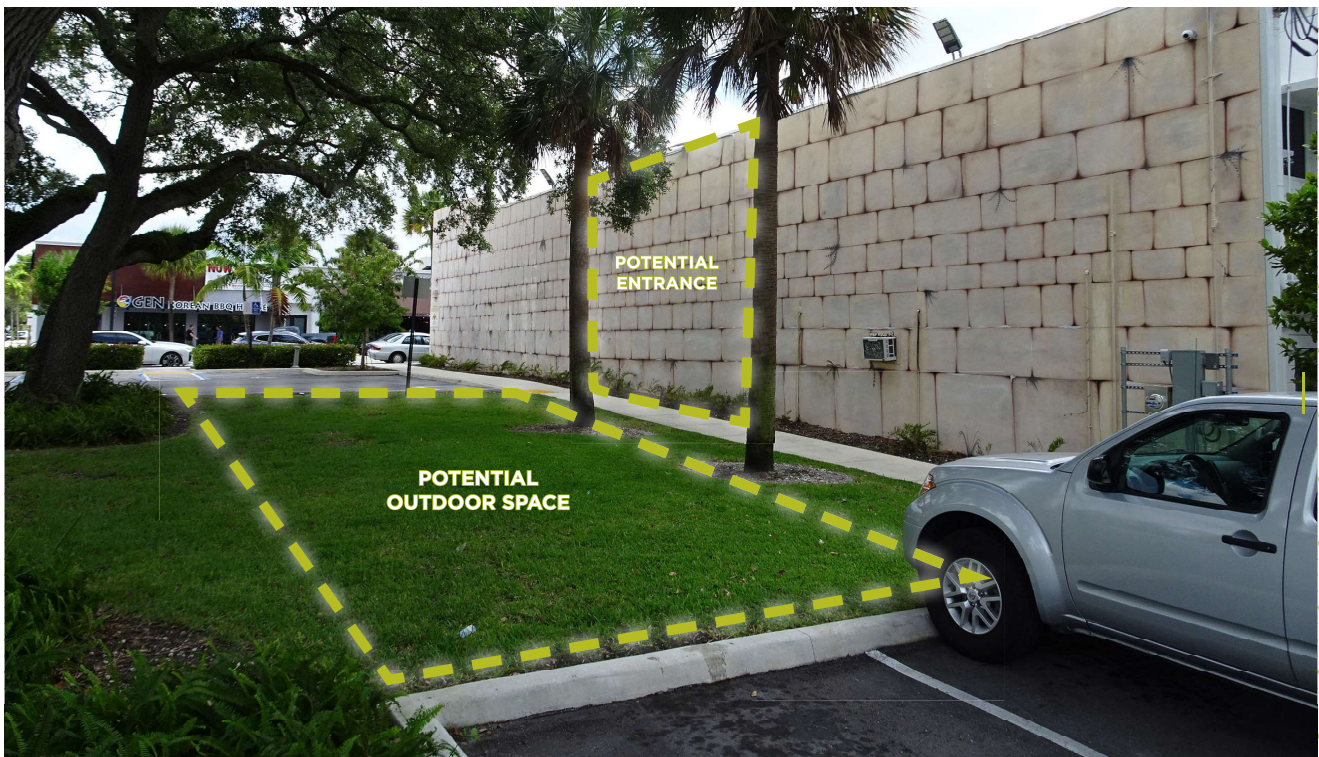
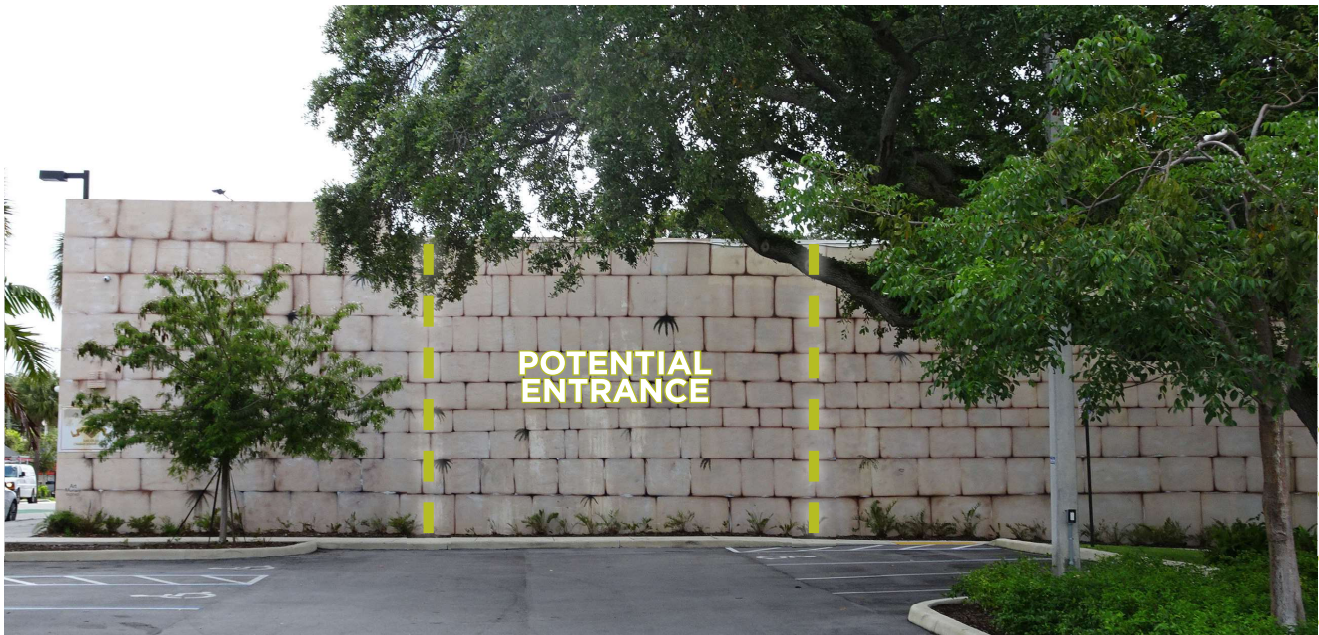
LAS OLAS BLVD HIGHLIGHTS

Las Olas Boulevard is a destination for visitors from all over the world who enjoy the finer things of life! It's pedestrian friendly and stretches from the downtown business district directly to the Intracoastal waterway and Fort Lauderdale Beach. The Boulevard is comprised of an endless assortment of restaurants, art galleries, fashion boutiques, cafes, bars, hair salons and more. Night or day, Las Olas is the place to be!



BUILDING HIGHLIGHTS

- 2,480 SF end-cap opportunity on Las Olas Boulevard
- 80+ Surface Parking spaces directly adjacent to subject building, under same ownership
- 4 dedicated parking spaces with lease of subject space
- Ability to create secondary entrances with outdoor space (see below)
- Asking rate of \$70.00/PSF NNN
- Estimated operating expenses of \$15.00/PSF



DEMOGRAPHICS



5.3%
**PROJECTED POPULATION
GROWTH 2023-2028**



OVER \$75,000
**AVERAGE HOUSEHOLD
INCOMES OF 52%**



132,304
**JOBS WITHIN
3 MILES**



\$554,428
**AVERAGE
HOME VALUE**



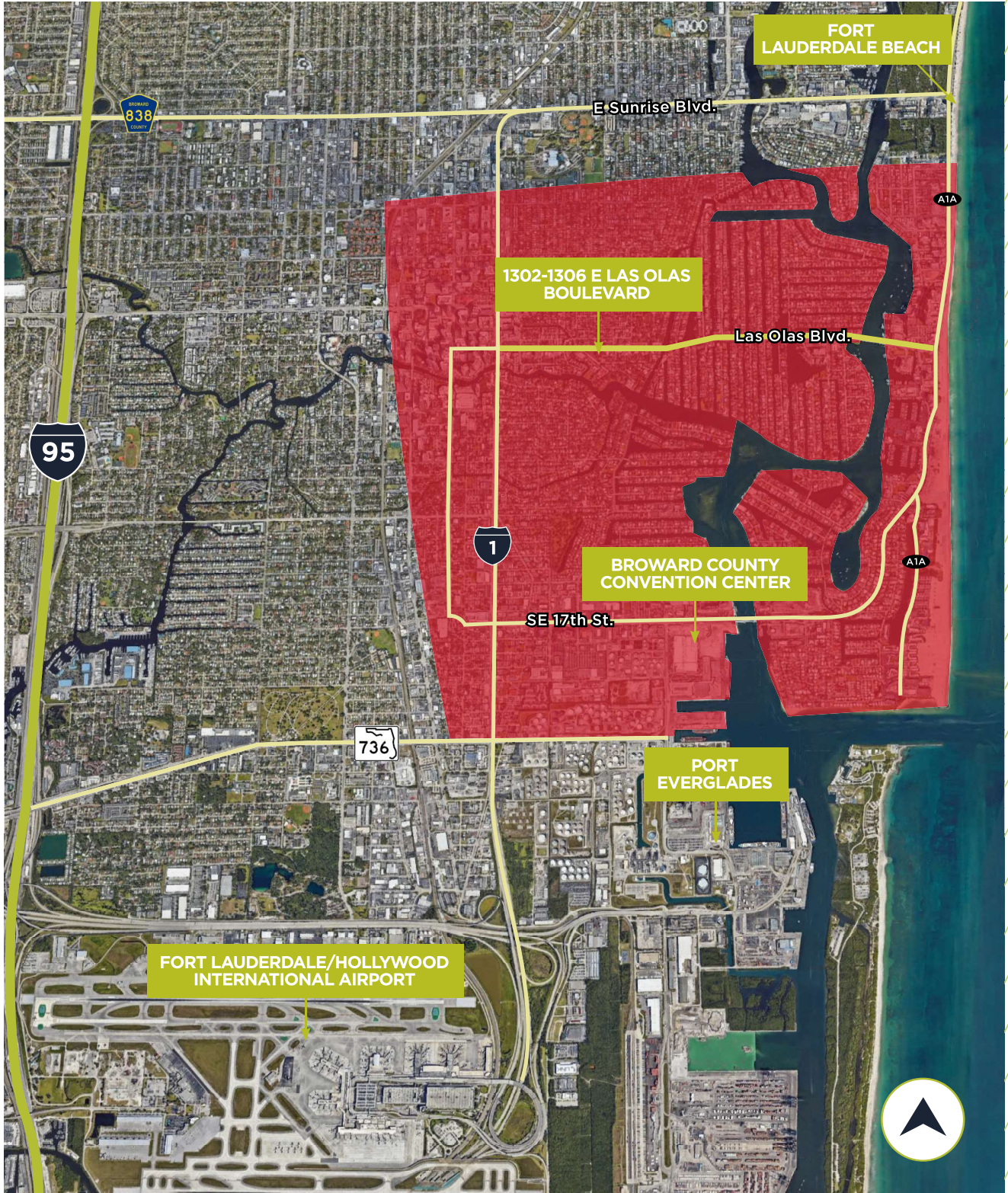
179,772
**DAYTIME
POPULATION**



OVER 52%
**HOUSING WITHIN 1-MILE IS
RENTER-OCCUPIED**



MAP AMENITIES



CONTACT INFORMATION

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