

**AVAILABLE  
FOR SALE**



**S Federal Highway**

**52,500 AADT**

**1300 S FEDERAL HIGHWAY  
FORT LAUDERDALE, FL 33316**

**CBRE**

**FORMER 7,895-SF CAR  
DEALERSHIP ON 1.63 AC**



## THE OFFERING

CBRE is pleased to present 1300 S Federal Highway near downtown Fort Lauderdale, FL, which is a unique opportunity to purchase a former dealership with 1.63 acres and 285' of frontage along Fort Lauderdale's main North/South thoroughfare with an average daily traffic count of 52,500 cars.

The site is just minutes from world-renowned Las Olas Boulevard, some of Florida's most beautiful beaches, Fort Lauderdale-Hollywood International Airport (FLL), Port Everglades, and the core of the city's residential communities.

[B-1 ZONING LINK](#)

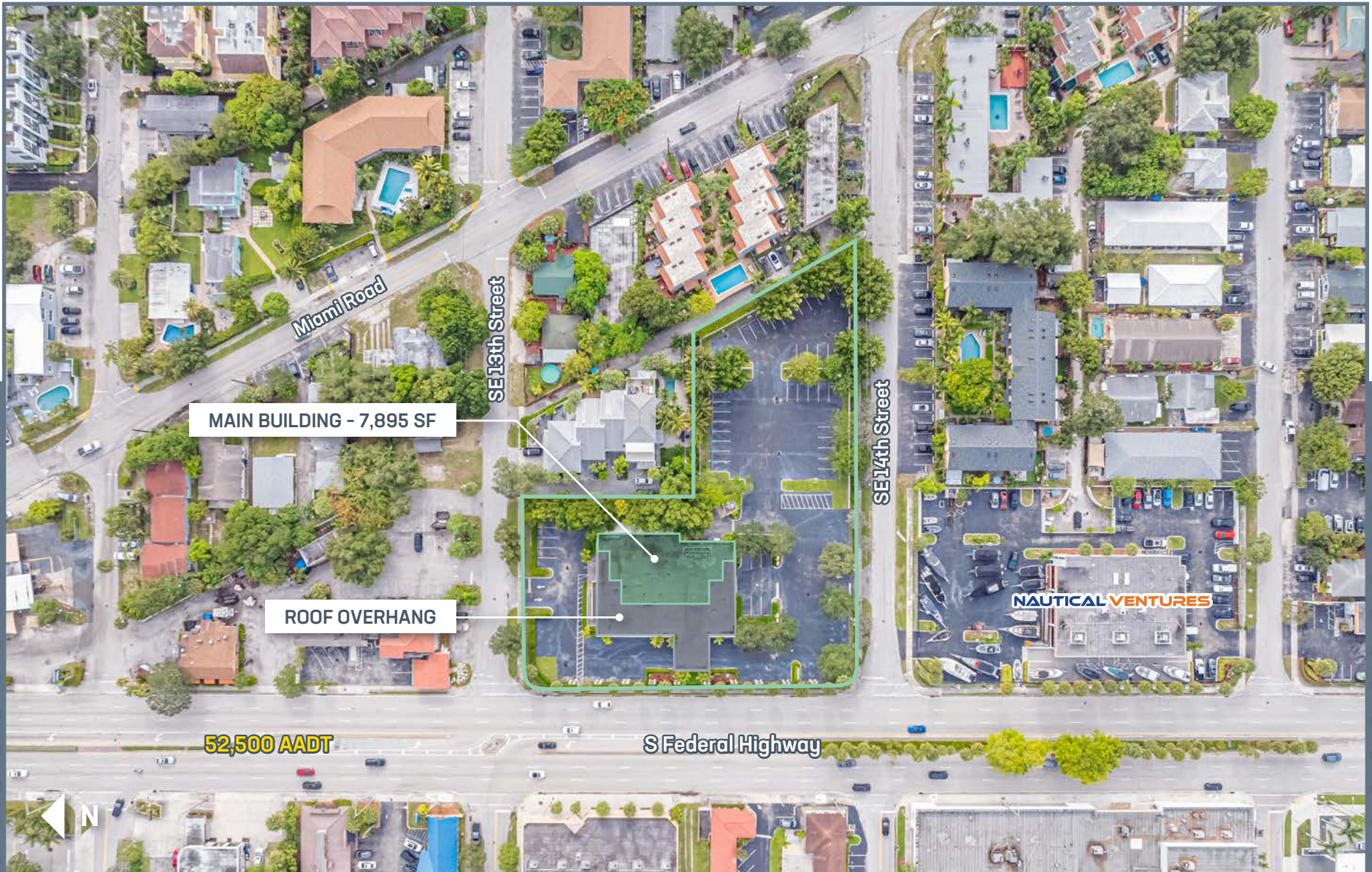
**LIBERAL B-1 ZONING PERMITS A REDEVELOPMENT TO ACCOMMODATE AN ARRAY OF USES. THIS SITE IS IDEAL TO BUILD AN OFFICE HEADQUARTERS, A SHOWROOM, OR VARIOUS RETAIL USES.**

# PROPERTY HIGHLIGHTS

Address:	1300 South Federal Highway Fort Lauderdale, Florida 33316
Folios:	50-42-14-25-0010, 50-42-14-03-1050 50-42-14-03-1060, 50-42-14-03-1070 50-42-14-03-1080
Zoning:	B-1 and RM-25
Land (Acres):	1.63 AC
No. of Buildings:	One
No. of Floors:	One
Year Built:	1984
Building Area (SF):	7,895 SF
Framing:	Concrete (Cast in place), Steel (Open web joist)
Roof Finish:	Built-up membrane
Exterior Wall Type:	Concrete (Tilt-up), Stucco
HVAC:	Individual units
Elevators:	ADA lift
Parking Spaces:	54
Real Estate Taxes (2024):	\$88,653.56



# PROPERTY AERIAL



# PROPERTY AERIAL



# PROPERTY AERIAL



# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# AERIAL PHOTOS

LOOKING NORTH



LOOKING WEST



LOOKING SOUTH

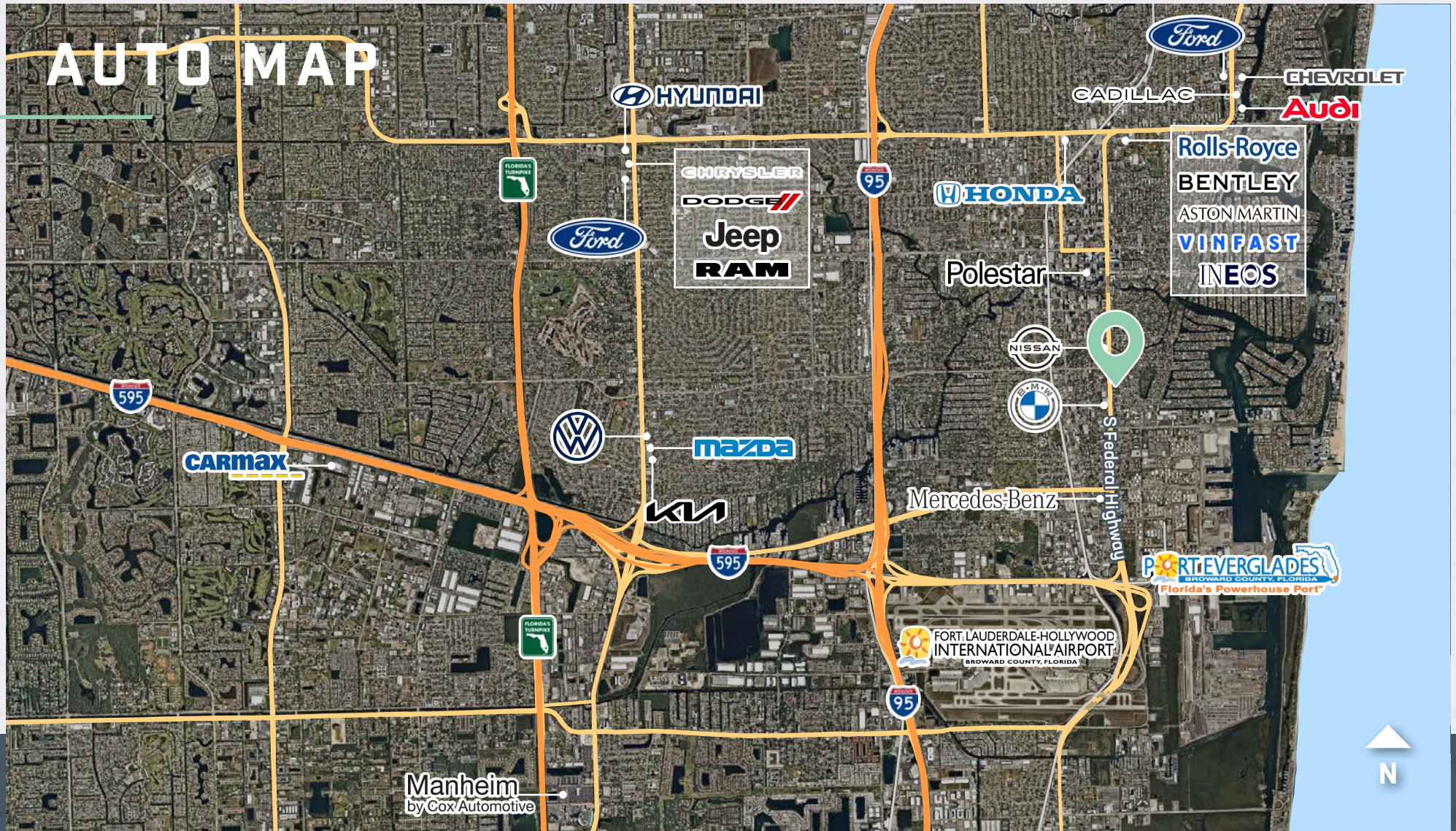


LOOKING EAST





# AUTO MAP



HIGHLIGHTS

## Federal Highway (US Route 1)

308' of Frontage

## Interstate 95

2.1 miles  
4-6 mins

## Interstate 595

1.7 miles  
3-7 mins

## Florida's Turnpike

6.1 miles  
9-14 mins

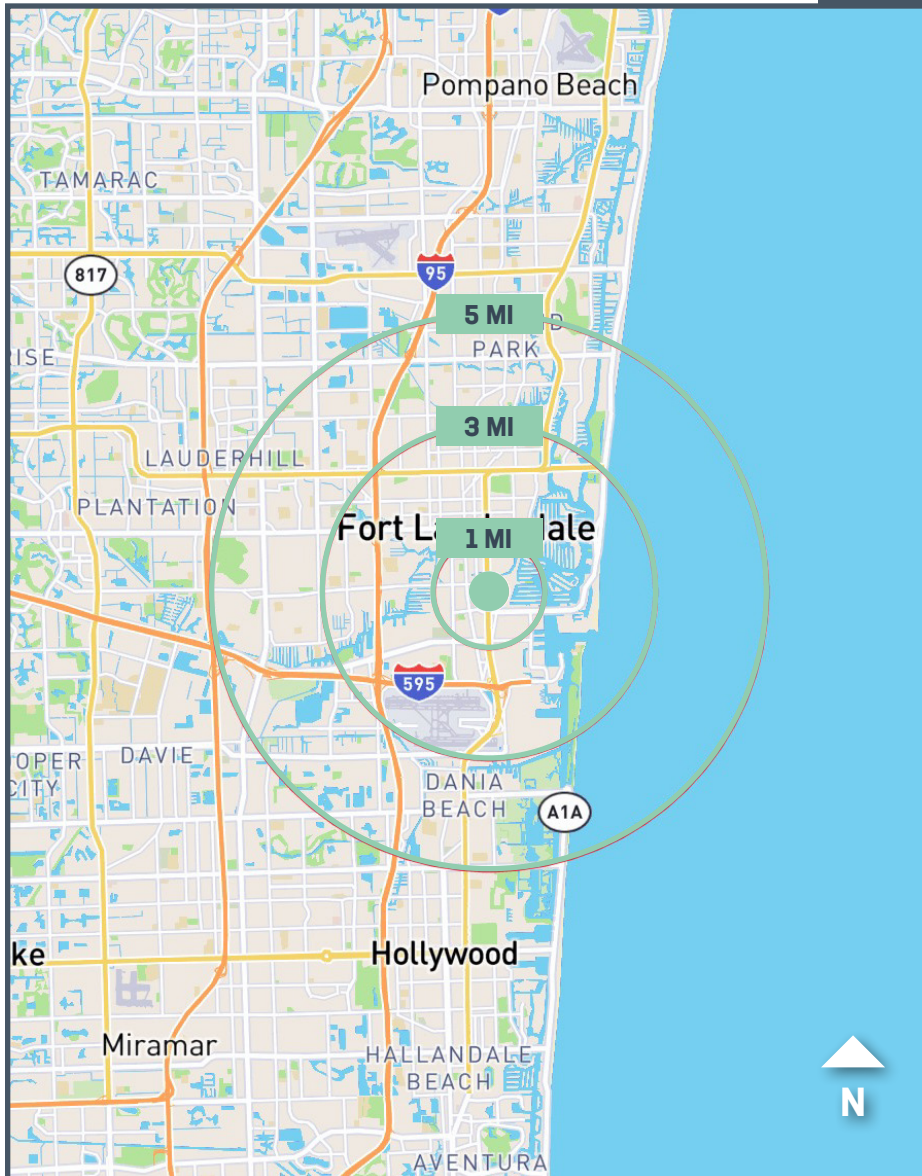
## Port Everglades

2.9 miles  
9-12 mins

## Fort Lauderdale-Hollywood Int'l Airport

4.0 miles  
10-18 mins

# DEMOGRAPHICS



	1 MILE	5 MILES	5 MILES
Businesses	3,944	14,439	26,975
Employees	34,727	139,936	232,346
Population	19,270	114,098	260,214
Population (2028)	24,048	128,953	282,116
Annual Growth (2023-2028)	4.53%	2.48%	1.63%
Median Age	41.1	41.5	42.2
Households	9,886	55,806	114,636
Households (2028)	12,832	64,666	127,211
Annual Growth (2023-2028)	5.35%	2.99%	2.10%
Avg. Household Size	1.80	2.01	2.24
Avg. Household Income	\$144,767	\$129,942	\$114,734
Avg. Household Income (2028)	\$161,582	\$149,987	\$134,984
Housing Units	11,762	66,367	133,930
Vacant Housing Units	1,876	10,561	19,294
Occupied Housing Units	9,886	55,806	114,636
Owner Occupied Housing Units	3,719	22,486	54,951
Renter Occupied Housing Units	6,167	33,320	59,685
Population 25 and Over	15,742	89,058	196,516
HS Diploma, GED, Associate's	35.6%	45.0%	50.9%
Bachelor's Degree	36.9%	29.0%	24.5%



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DEALERSHIP  
ON 1.63 ACRES**

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**CHASE DEUSCHLE**

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