

THE WAVERLY AT LAS OLAS

100-110 N Federal Highway, Fort Lauderdale, Florida

N NEAL
LEASE · MANAGE · SELL

**Ground Floor Retail on
Broward Boulevard & North Federal Highway
2,025 – 3,337 sqft. Available**



For Information Contact: Timothy Neal // Neal Realty & Investments // (954) 568-0530 // Tim@NealRealty.net

Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.

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Property Highlights

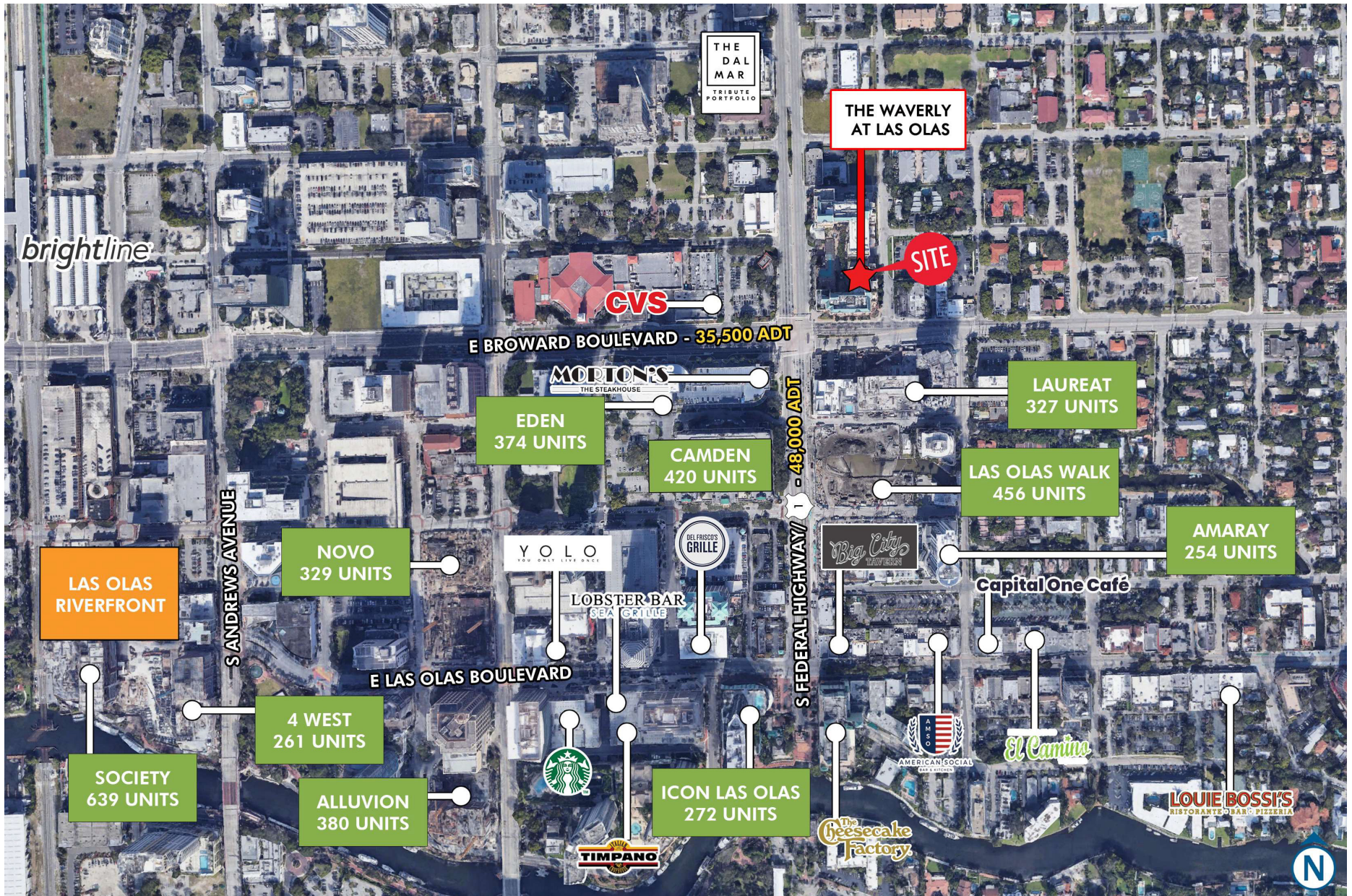
- Ground floor retail available located on the corner of N Federal Highway and Broward Blvd. An Intersection with an AADT of 84,000.
- 95 free and covered garage parking spaces dedicated to the retail tenants.
- A 300-unit condominium above the retail shops.
- Great signage opportunity at a heavily trafficked intersection.
- Offers access to an incredible customer base, in a walkable neighborhood and ever-growing Downtown Fort Lauderdale market.
- Connectivity to all of the downtown residential and office towers.

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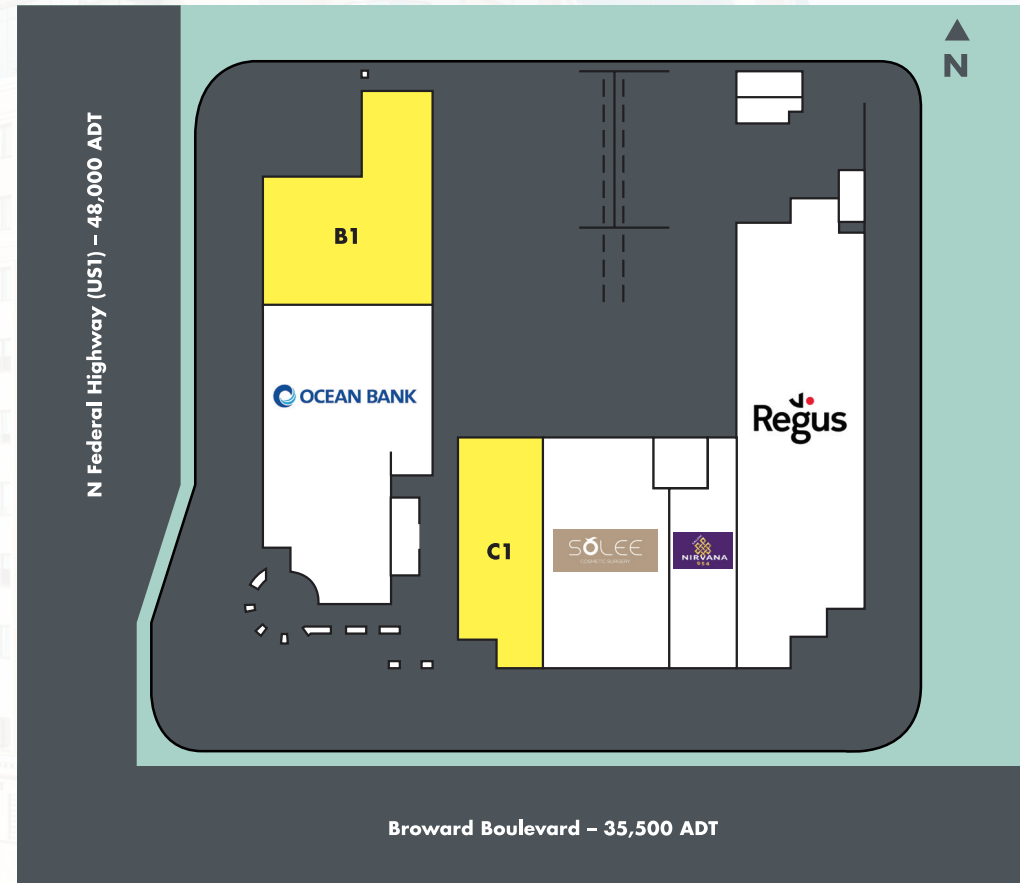
Available Units

Unit B1

Fully built out 3,337 SF retail/office space available

Unit C1

Fully built out 2,025 SF office/retail available



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Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	26,392	135,839	287,174
HOUSEHOLDS	13,491	60,805	119,306
DAYTIME EMPLOYEES	42,500	122,735	220,527
AVERAGE HH INCOME	\$150,000	\$125,000	\$96,000

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