

FOR LEASE OR SALE

±8,609 SF FREESTANDING BUILDING ON ±0.42 ACRES

200 NE 3RD AVENUE, FORT LAUDERDALE, FL 33301

ENTIRE BUILDING FOR LEASE IN  
DOWNTOWN FORT LAUDERDALE!



PRIVATE PARKING LOT WITH 19 SPACES AND MULTIPLE COVERED DRIVE-THRU

**MATT PRESS**  
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# PROPERTY OVERVIEW

## HIGHLIGHTS

- Rare opportunity to lease entire freestanding building in Downtown Fort Lauderdale
- ±8,609 SF two story office building on ±0.42 acres
- Private parking lot with 19 spaces
- Multiple covered drive thrus
- Building equipped with vault
- Located at signalized intersection
- In the heart of booming Downtown Fort Lauderdale/Flagler Village

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	34,970	159,786	323,147
HOUSEHOLDS	18,123	73,303	138,321
DAYTIME EMPLOYEES	29,979	135,543	270,289
AVERAGE HH INCOME	\$131,541	\$124,357	\$110,085
	5 Minutes	10 Minutes	15 Minutes
POPULATION	78,082	193,406	392,126
HOUSEHOLDS	38,243	86,040	166,268
DAYTIME EMPLOYEES	66,168	163,316	326,846
AVERAGE HH INCOME	\$122,200	\$120,701	\$106,317

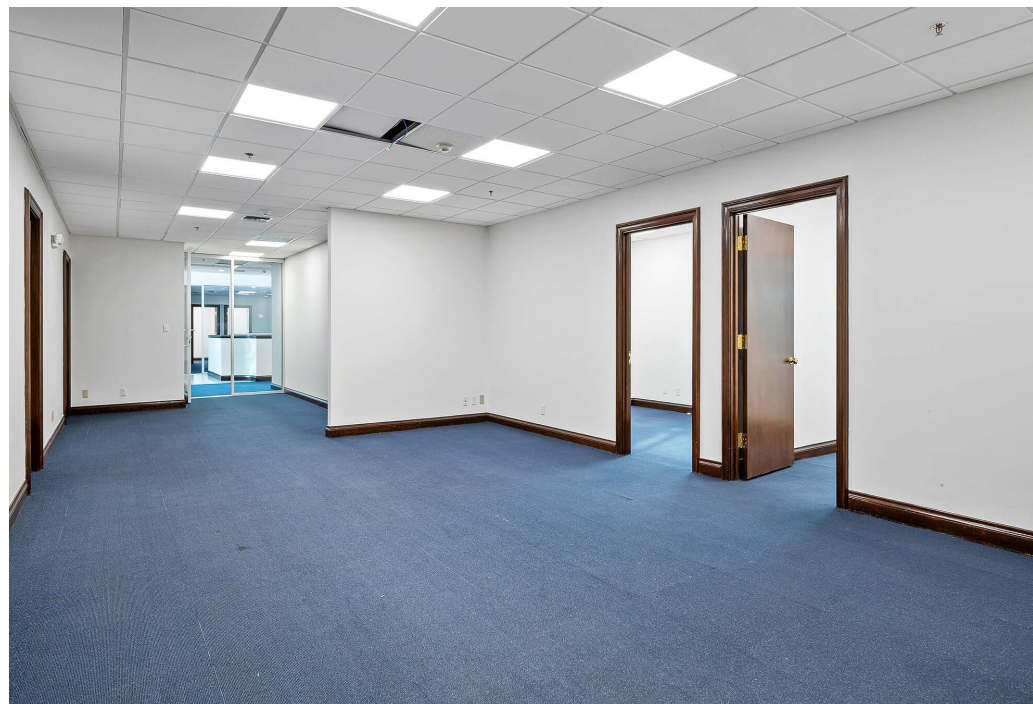






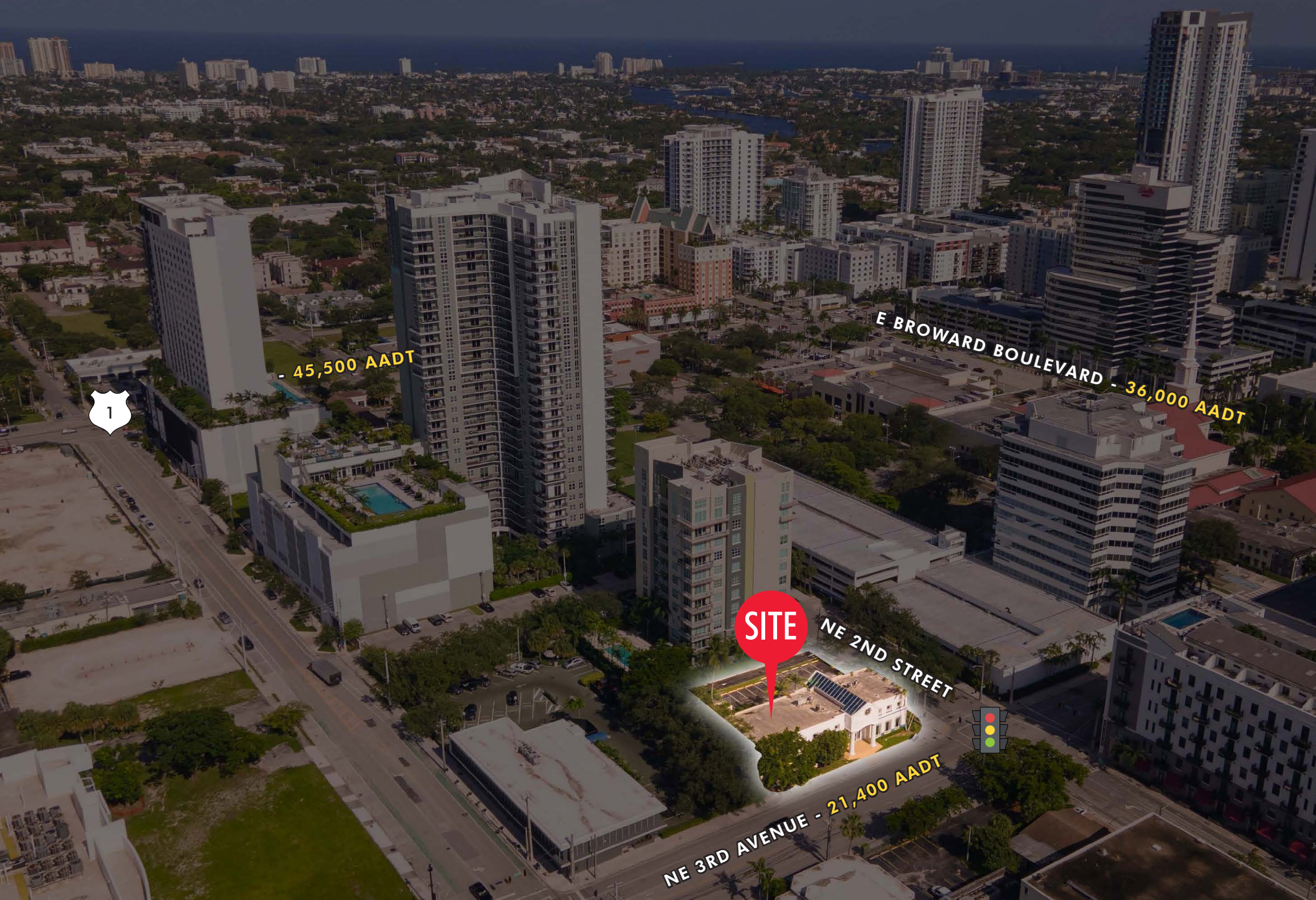
200 NE 3RD AVENUE | EXTERIOR PHOTO





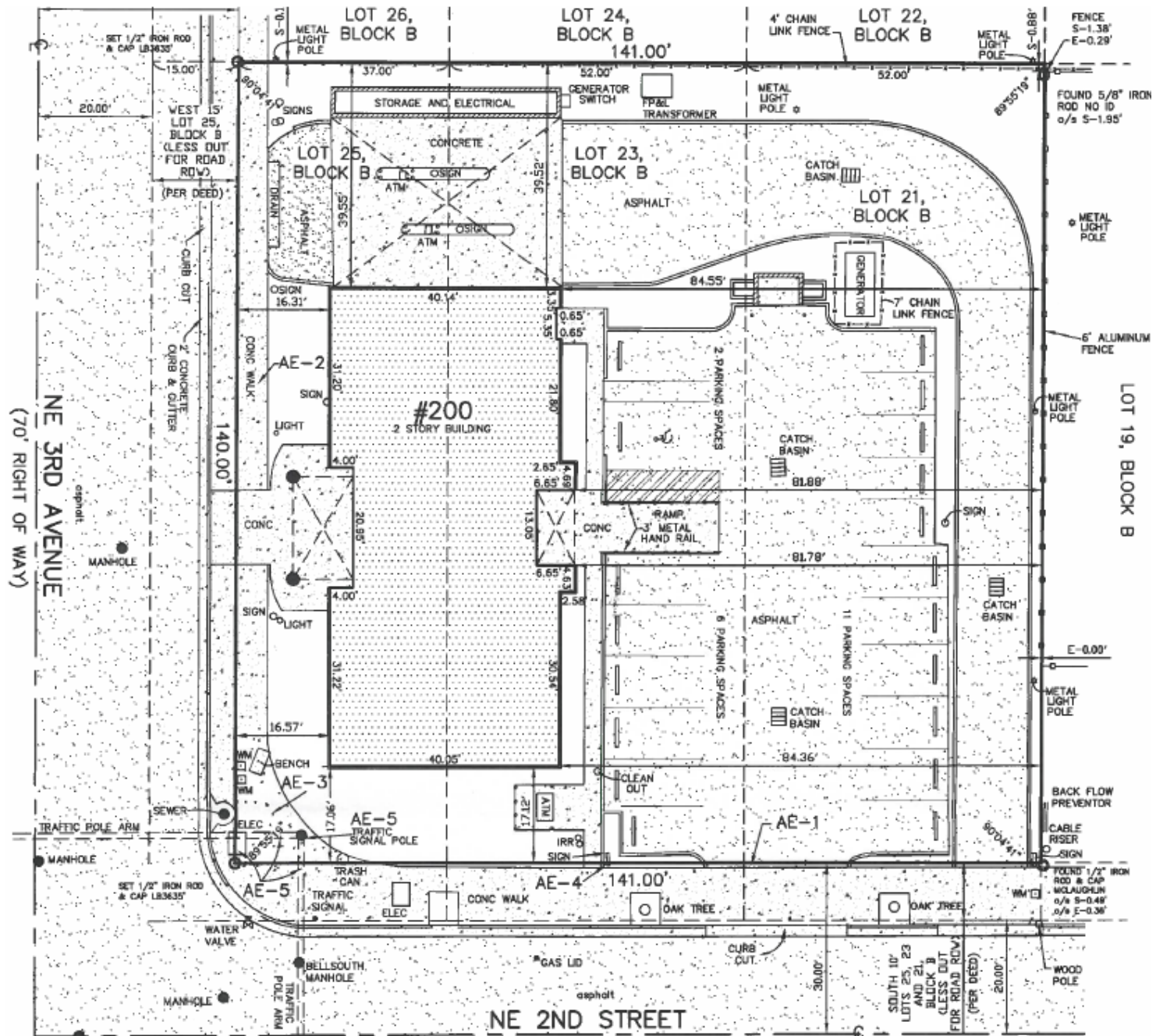
200 NE 3RD AVENUE | INTERIOR PHOTOS





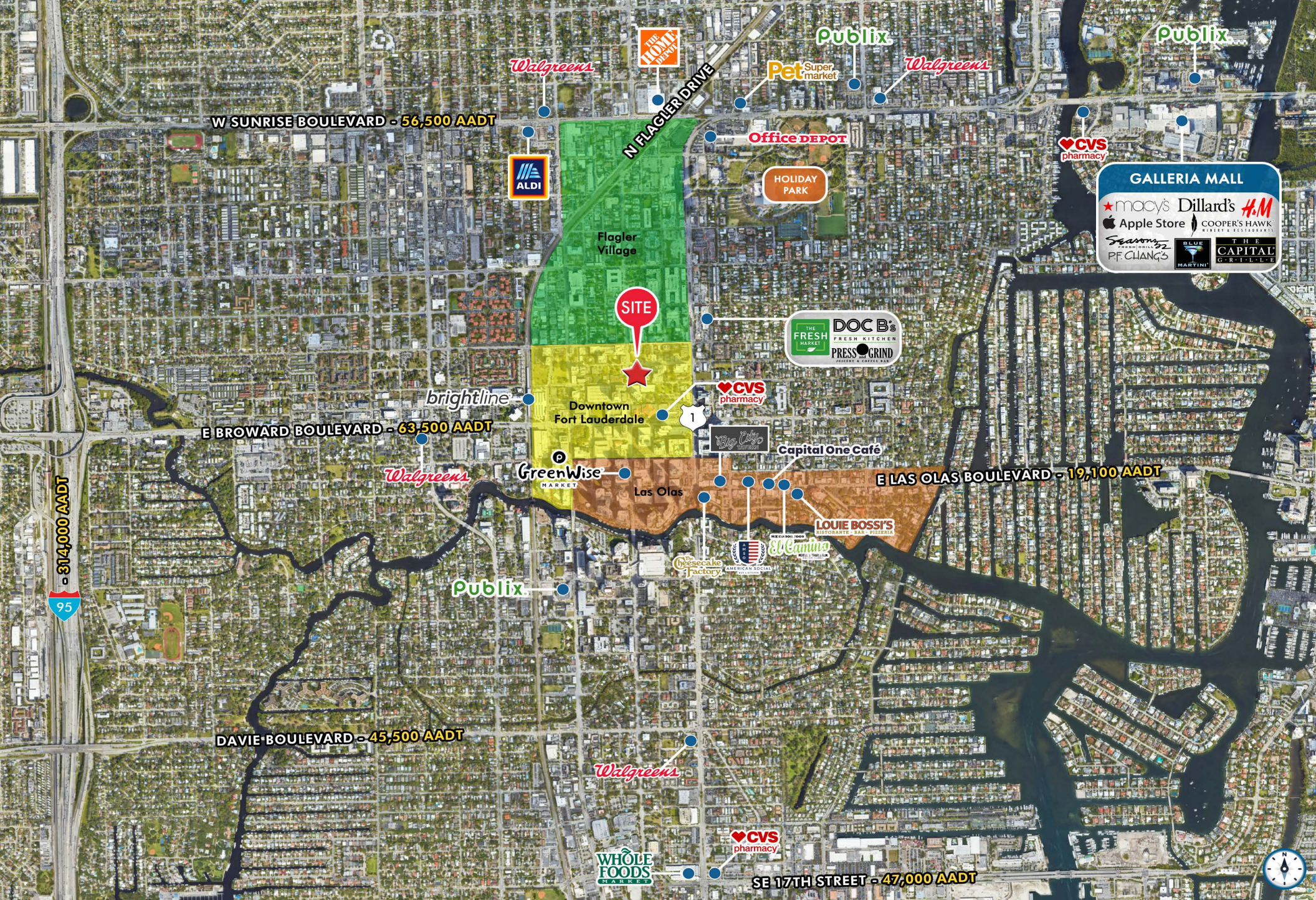
200 NE 3RD AVENUE | DRONE PHOTO





# 200 NE 3RD AVENUE | SURVEY





W SUNRISE BOULEVARD - 56,500 AADT



Flagler Village



Downtown Fort Lauderdale

E BROWARD BOULEVARD - 63,500 AADT

brightline

GreenWise MARKET

Las Olas

E LAS OLAS BOULEVARD - 19,100 AADT

314,000 AADT  
95

DAVIE BOULEVARD - 45,500 AADT

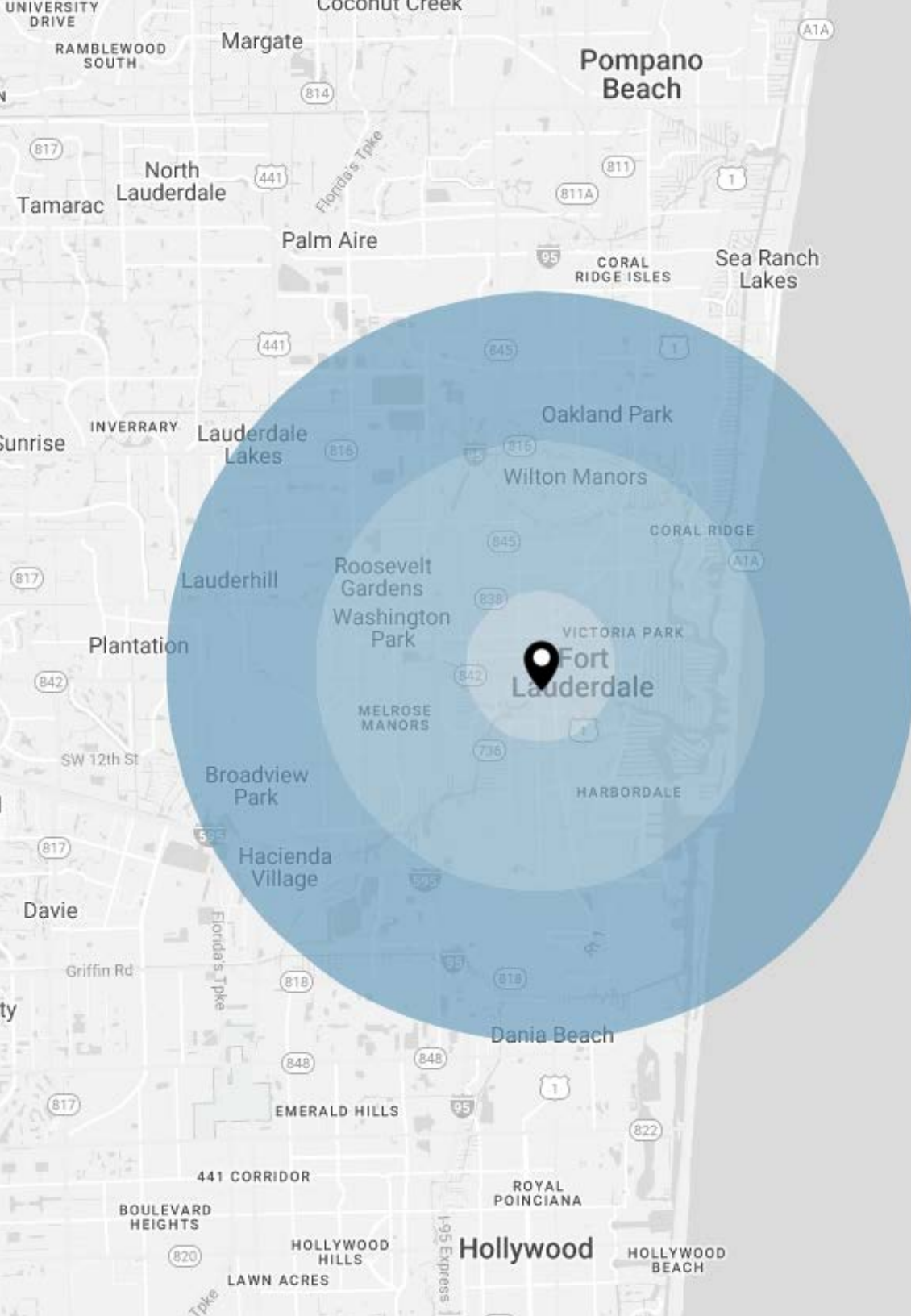
SE 17TH STREET - 47,000 AADT

**GALLERIA MALL**

- macy's
- Dillard's
- H.M.
- Apple Store
- COOPER'S HAWK
- SEASON'S 52
- PF CHANG'S
- BLUE MARTINI
- THE CAPITAL GRILLE

# 200 NE 3RD AVENUE | MARKET AERIAL





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