



PROPERTY DETAILS

- Prime Development Opportunity – Ideal for retail, restaurant or senior housing
- Lot Size – 57,244 SF (1.31 acres)
- Zoned B-3 – Flexible zoning allows for a range of business and commercial developments
- Existing Restaurant – Currently operating as an Outback Steakhouse (Lease expires May 31, 2026), with the option to keep it as-is or redevelop.
- Prime Location & Accessibility – located in close proximity to the new Broward County Convention Center , the FLL Airport, Port Everglades and in heart of the 17th Street "Yachting Capital of the World" corridor
- Downtown Fort Lauderdale-10 minutes
- Fort Lauderdale Beach-10 minutes

ABOUT PROPERTY



PRICE
\$6,500,000



POTENTIAL DEVELOPMENTS
Mixed-Use Projects, Senior Housing



AVAILABLE SF
1.31 Acres



17TH ST. TRAFFIC COUNT
AADT: 44,000



LOCATION
Southeast Fort Lauderdale

For more information:

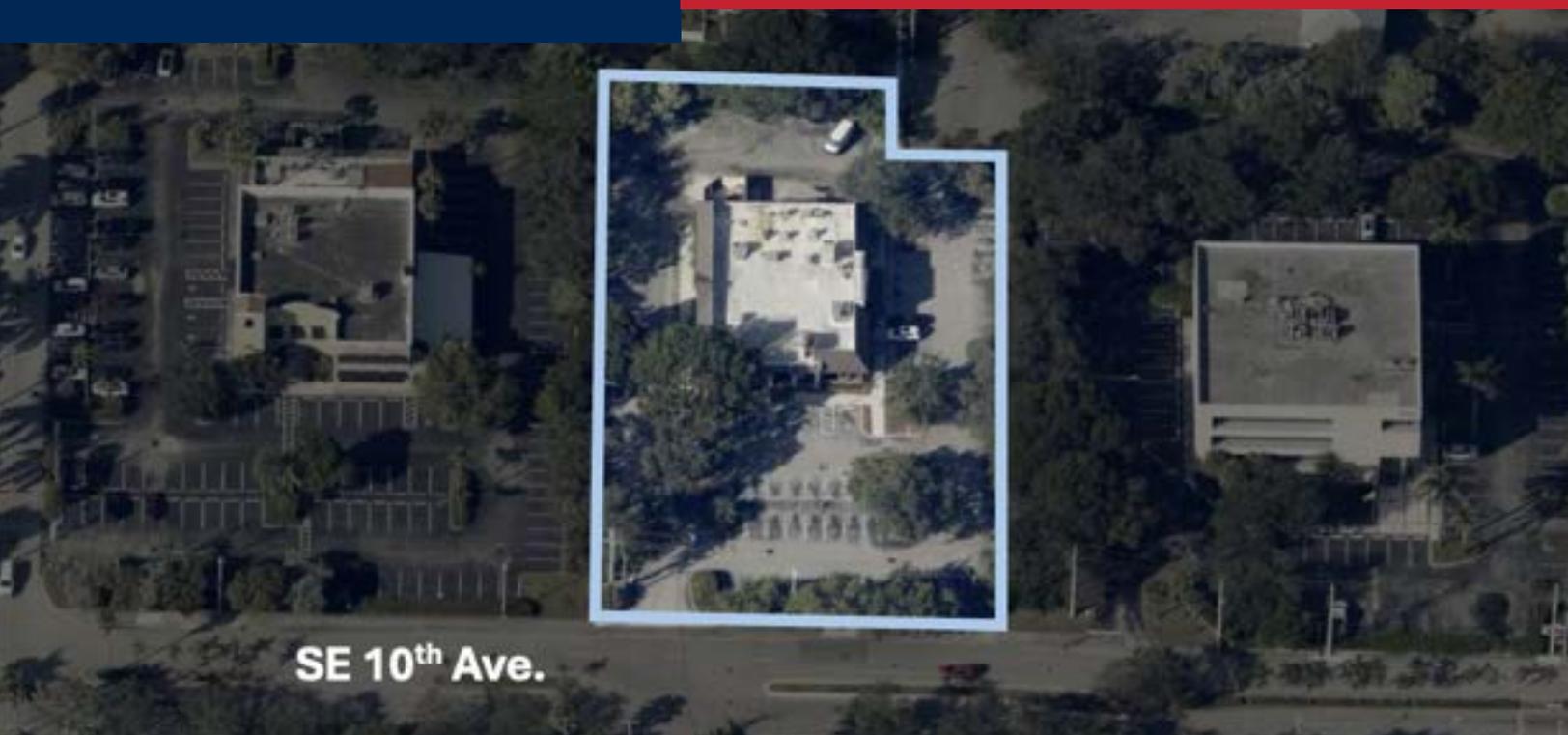
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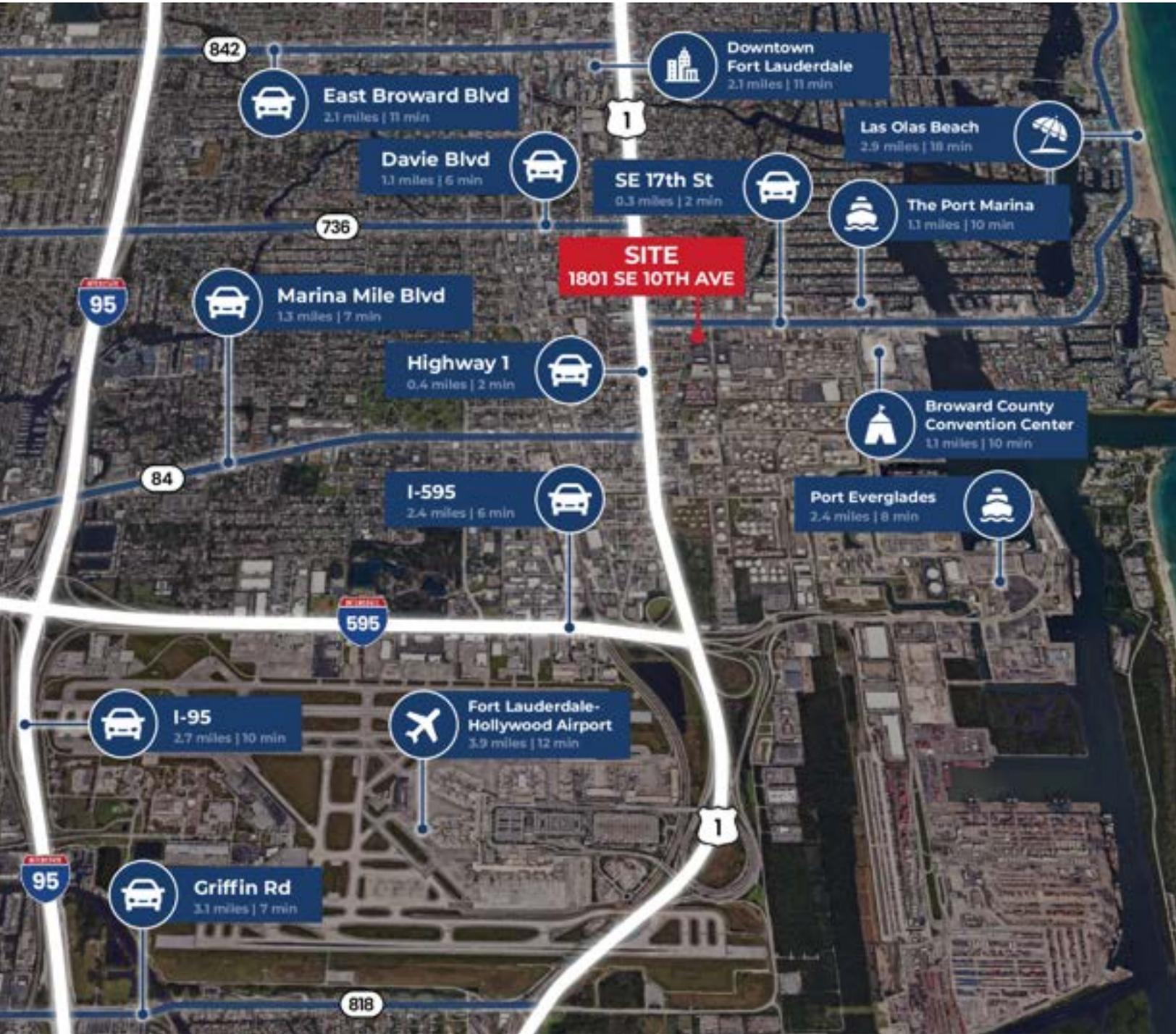
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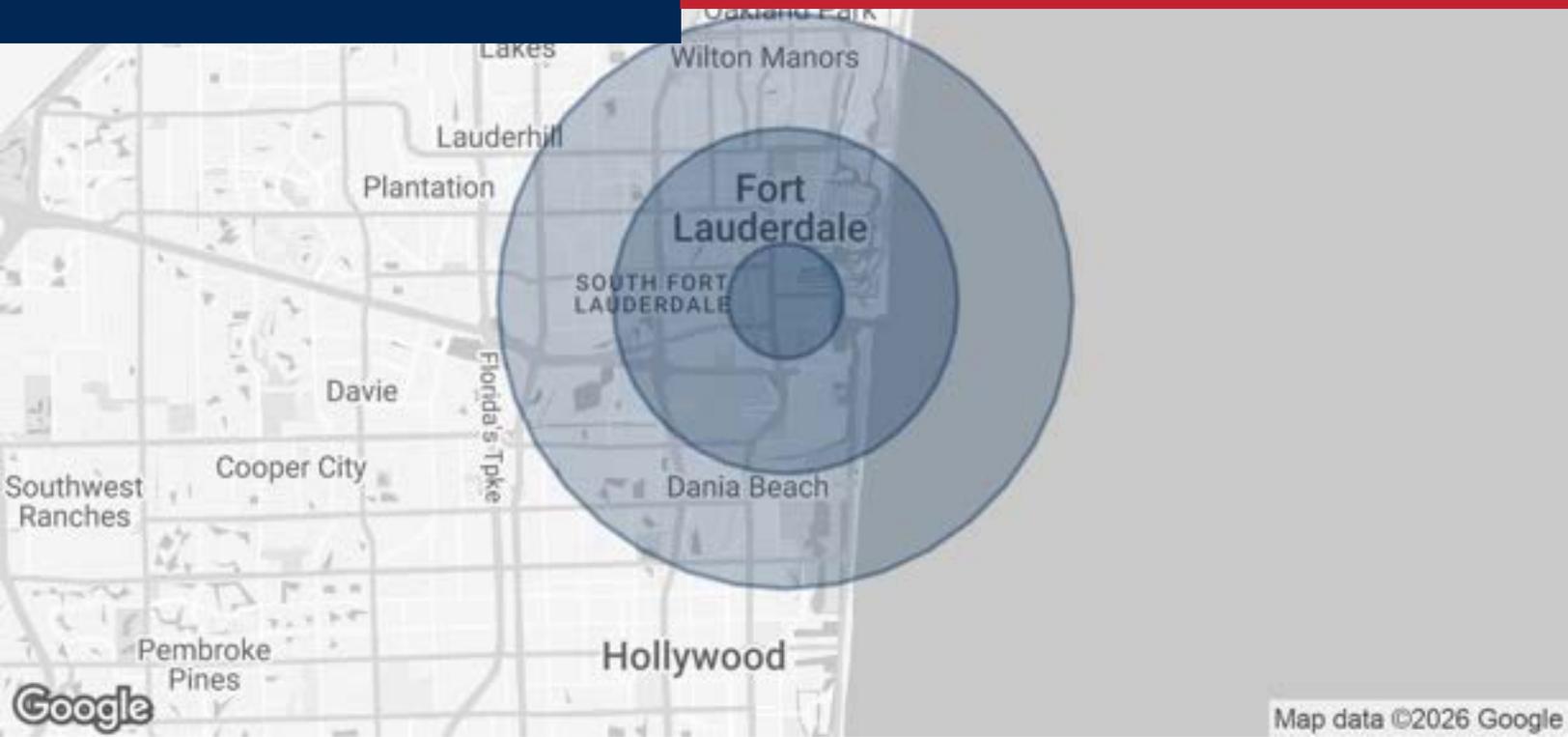
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



Map data ©2026 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,221	93,502	232,172
Average Age	44	44	43
Average Age (Male)	44	44	43
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,217	46,721	102,271
# of Persons per HH	2	2	2.3
Average HH Income	\$120,152	\$120,334	\$102,712
Average House Value	\$825,852	\$679,822	\$541,171

Demographics data derived from AlphaMap

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