

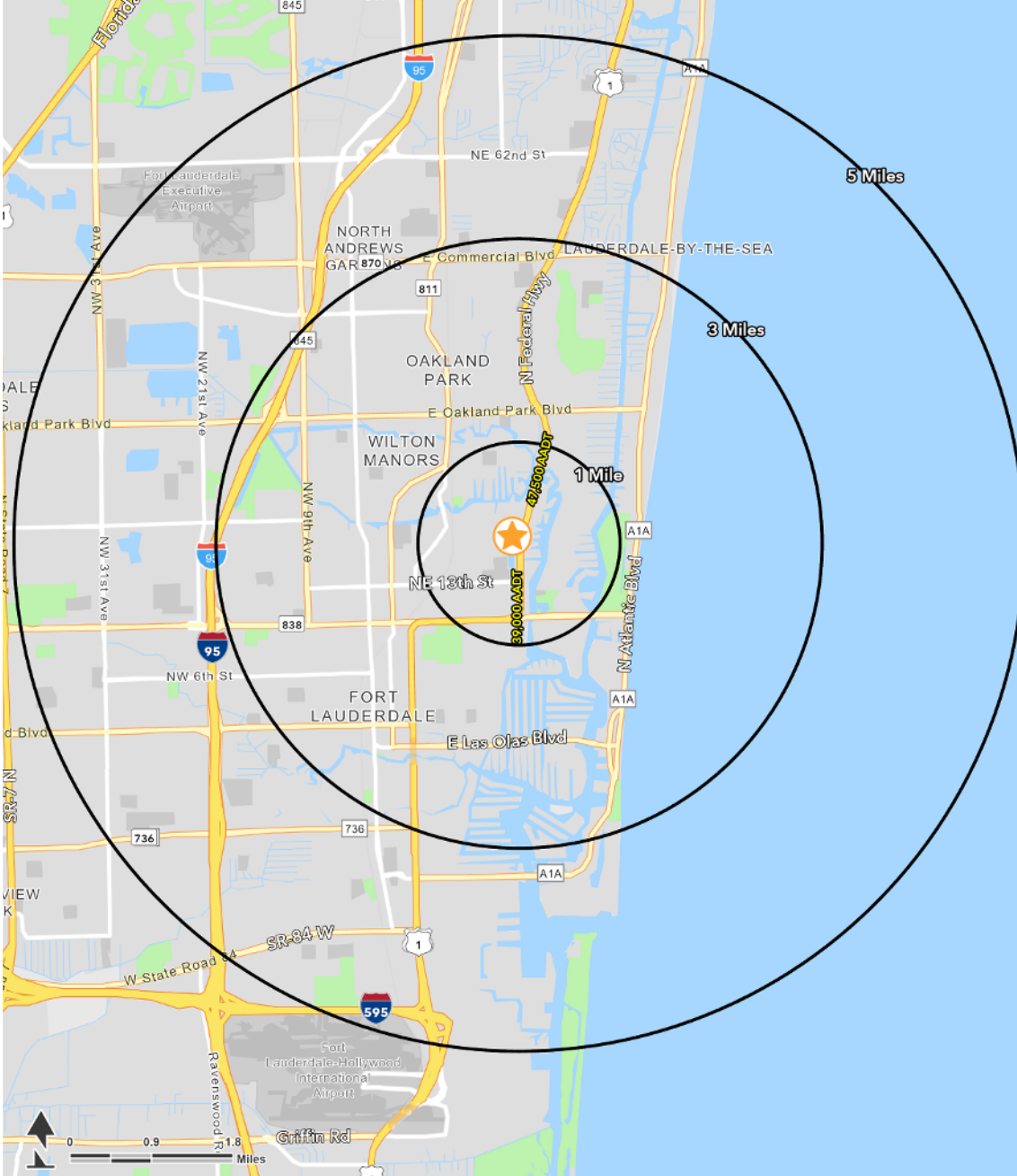
FEDERAL SHOPPES

1579 N FEDERAL HWY, FORT LAUDERDALE, FL 33305

FOR LEASE



TSCG™



PROPERTY HIGHLIGHTS

- Located along a strong retail corridor in Fort Lauderdale on the SWC of US 1 (N Federal Hwy) and NE 16th Street
- Excellent visibility, access and parking at a signalized corner
- Strong retailers in the area include Trader Joe's, Nordstrom Rack, Whole Foods Market, Ulta, lululemon and many more
- Traffic counts of 39,000 AADT on N Federal Hwy south of site and 47,500 AADT on N Federal Hwy north of site
- GLA: 8,478 SF

AVAILABLE SPACES

- Suite D: 1,124 SF

DEMOGRAPHICS

Latitude: 26.14824 Longitude: -80.12043

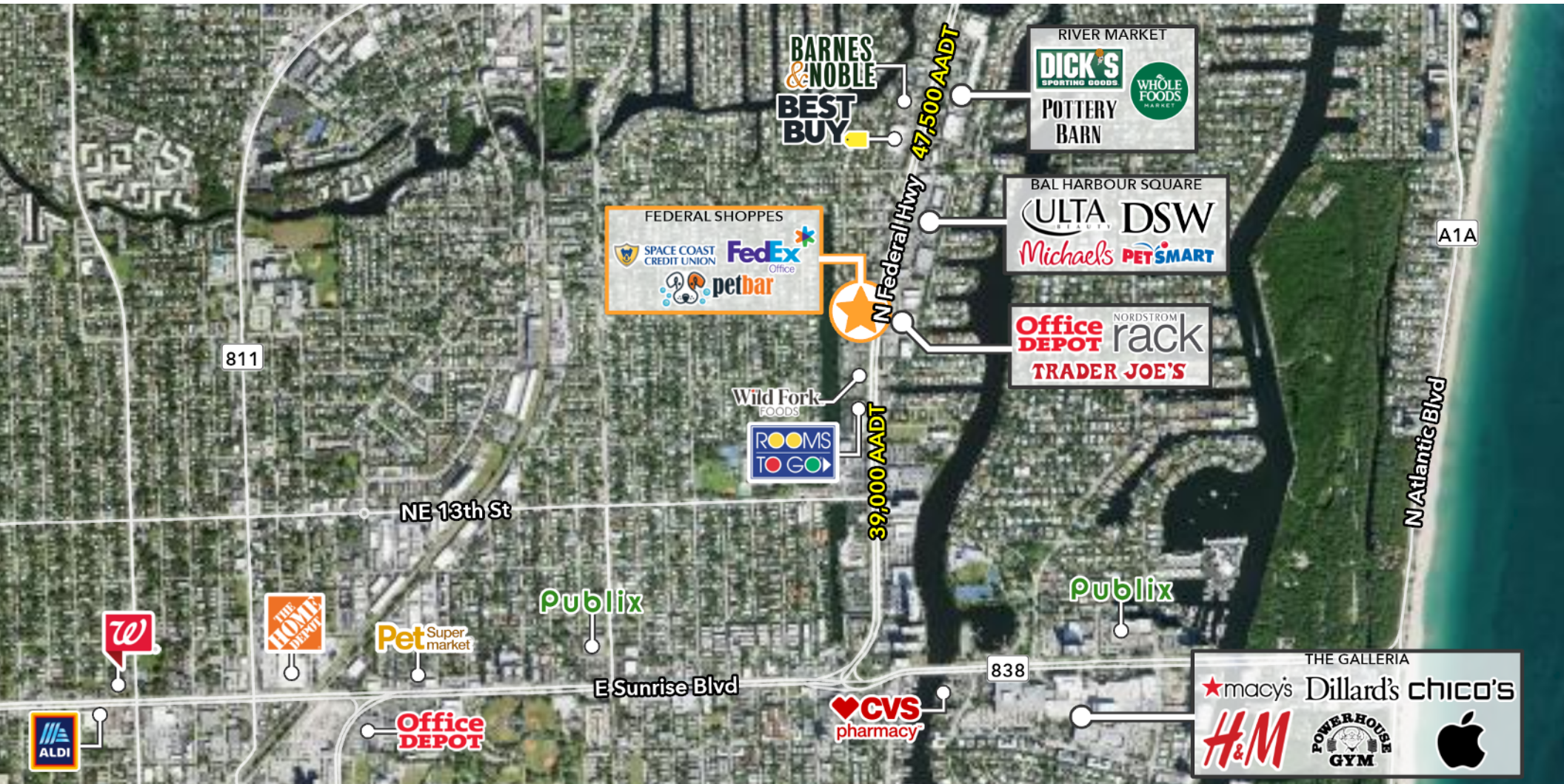
	1 MILE	3 MILES	5 MILES
2025 Total Population	16,511	135,592	283,324
2025 Total Households	8,847	69,208	131,579
2025 Average HH Income	\$166,266	\$147,599	\$129,176
2025 Daytime Population	19,519	192,057	371,788

PROPERTY OVERVIEW

SITE PLAN



AREA OVERVIEW



EXCLUSIVE AGENT(S):

TSCG[®]

5201 BLUE LAGOON DRIVE
SUITE 550
MIAMI, FL 33126
TSCG.COM



AMY BERRIOS
amy.berrios@tscg.com
305.262.8877



MAGGIE REYES
maggie.reyes@tscg.com
305.262.8877