

**RETAIL  
SPACE  
FOR LEASE**

**NEW MIXED USE  
DEVELOPMENT**

# RIVERBEND RETAIL

2401 W BROWARD BOULEVARD, FORT LAUDERDALE, FL



Brad Dinneen | [Brad.Dinneen@Stiles.com](mailto:Brad.Dinneen@Stiles.com)  
**954.627.9017**

Building Better Retail Experiences



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## PROPERTY HIGHLIGHTS

# RIVERBEND RETAIL

2401 W BROWARD BOULEVARD, FORT LAUDERDALE, FL



- A newly developed 4-story, 110,698 SF mixed use self-storage facility with ground floor retail
- Located just west of I-95 on Broward Blvd. with 41,000 cars per day
- Direct frontage to Broward Blvd traffic provides maximum storefront exposure and unobstructed building signage
- Up to 2,786 SF available (divisible to 1,541 SF and 1,245 SF)
- Great accessibility and easy access from lighted intersection
- Prominent monument signage available directly on Broward Blvd.
- Located directly across from Super Walmart, Planet Fitness and Marshalls
- Flexible lease terms and delivery conditions

### DEMOGRAPHICS

2022	1 Mile	3 Mile	5 Mile
Est. Population	22,334	176,895	391,707
Average HH Income	\$51,430	\$75,220	\$77,089
Labor Force	17,489	143,477	319,742

*\*Source: SitesUSA, 2022*

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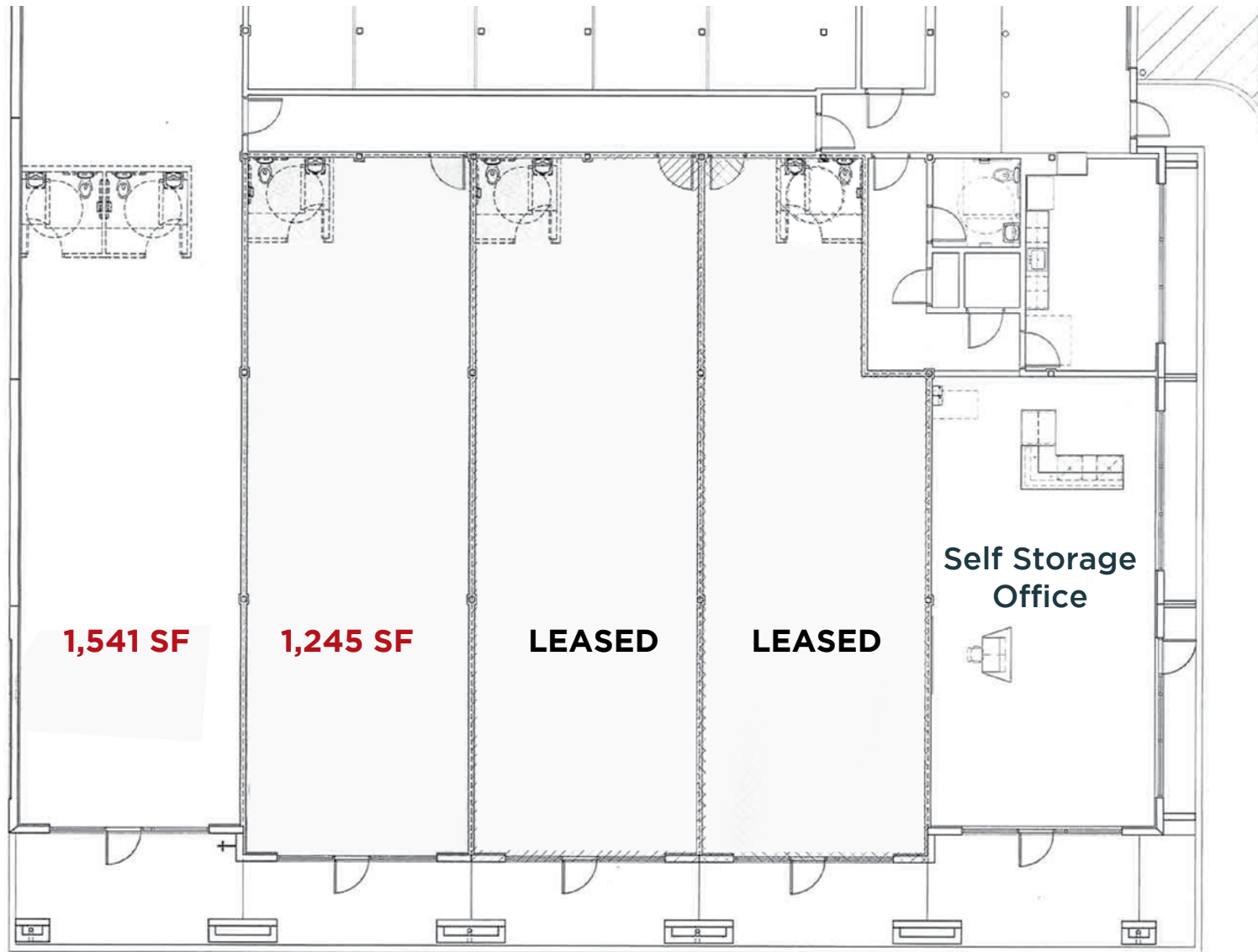
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## FLOOR PLAN

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## RETAIL AERIAL

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