

ONE FINANCIAL PLAZA

100 SE 3rd Ave, Fort Lauderdale, FL



RETAIL / RESTAURANT SPACE (S) FOR LEASE

DOWNTOWN FORT LAUDERDALE



PROPERTY HIGHLIGHTS

- GROUND FLOOR RETAIL AVAILABLE IN THE HEART OF DOWNTOWN FORT LAUDERDALE
- LOCATED AT THE BASE OF ONE FINANCIAL PLAZA, A 28-STORY, 285,000 SF CLASS A OFFICE TOWER
- MULTIPLE SUITE SIZES AVAILABLE
 - 1,087 RSF – 17,582 RSF
 - CREATIVE DIVISION SCENARIOS CONSIDERED
- FULL ON-SITE PARKING GARAGE + GROUND FLOOR PARKING FIELD
- SURROUNDED BY CLASS A OFFICE, RESIDENTIAL, AND LAS OLAS RETAIL + RESTAURANTS
- WALKING DISTANCE TO CREMA GOURMET, SOLIDCORE, IDEAL NUTRITION, YOLO, COYO TACO, RICE, TIMPANO, FLEMINGS, DEL FRISCO'S, AND MORE

3 Mile Demographics

149,491

Population

43

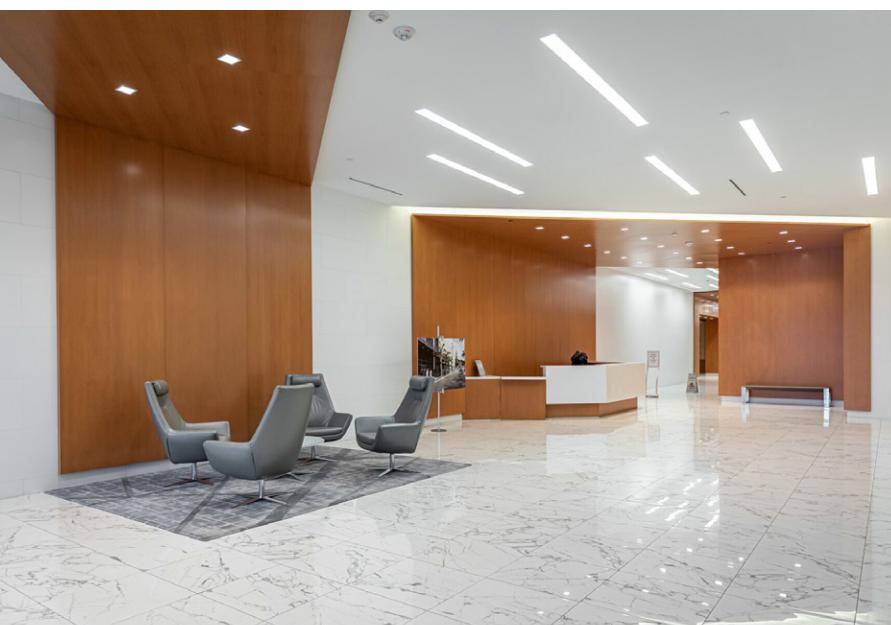
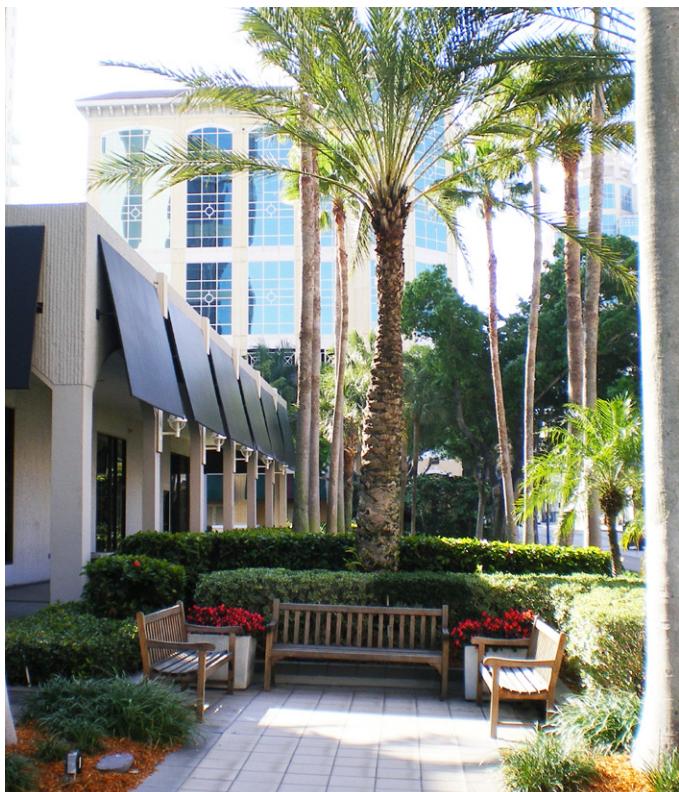
Median Age

71,798

Estimated Households

\$137,324

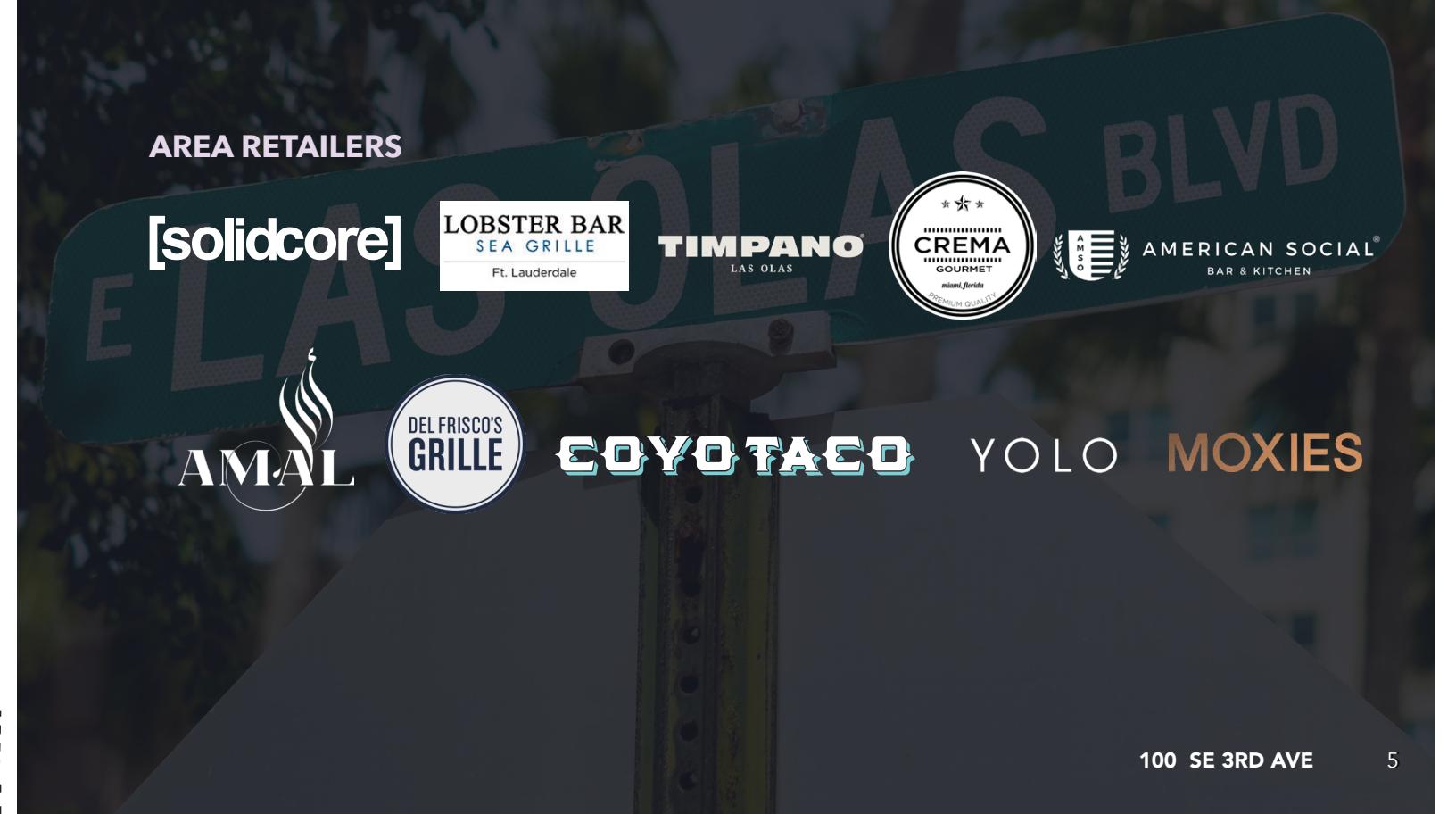
Average Household Income





ABOUT DOWNTOWN FORT LAUDERALE

Downtown Fort Lauderdale is a premier destination and economic powerhouse, boasting a **96% population boom** since 2010 and a \$43 billion annual economic impact. Its heart, Las Olas Boulevard, is a world-class shopping and dining hub drawing **5 million annual visitors** with retail vacancy at a **10-year low of 3.1%**. Connecting downtown to the beach, this "must-visit" location has seen a **162% surge in out-of-town trips** since 2018.

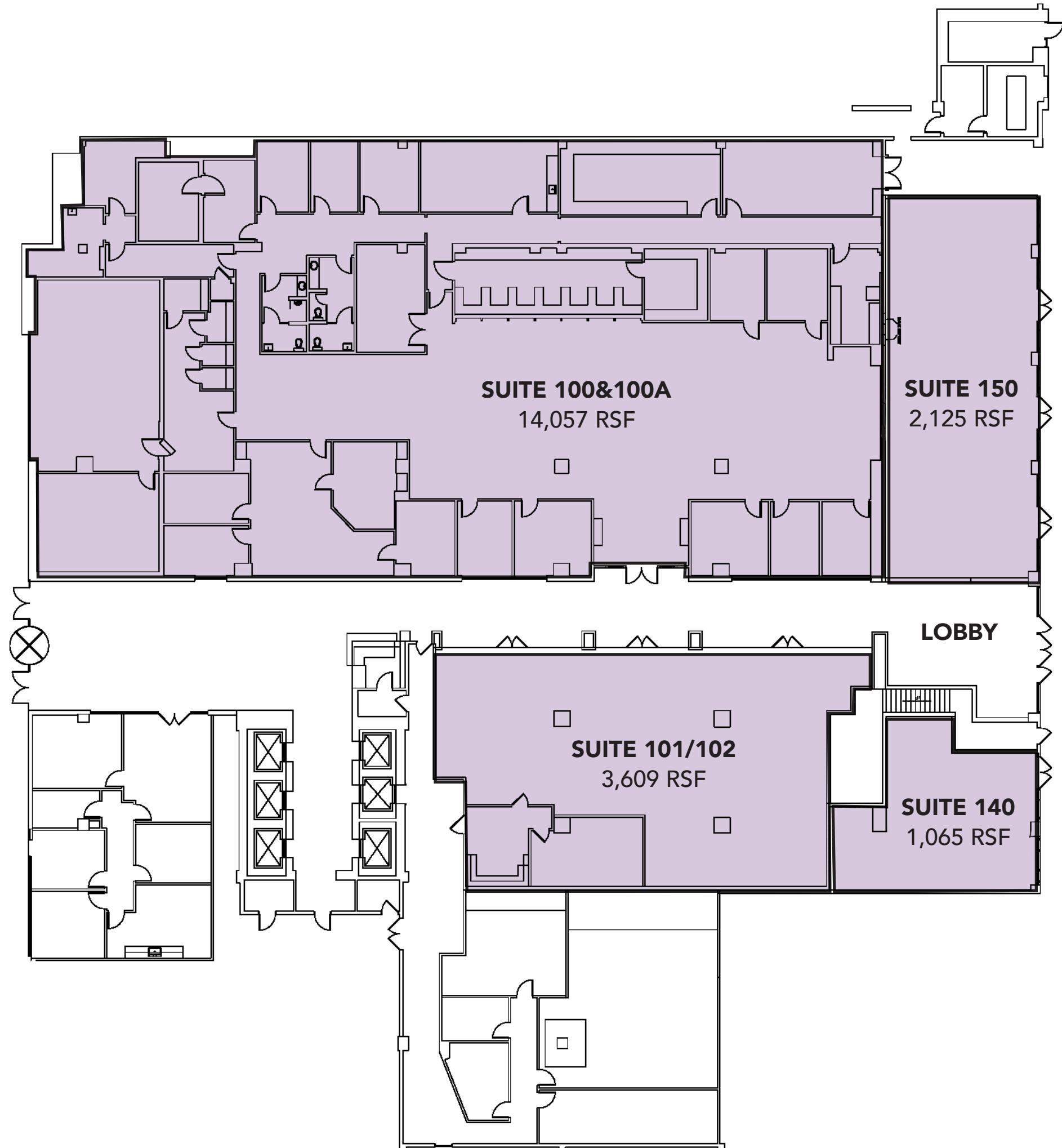


SITE PLAN

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AVAILABLE SPACE(S)

- SUITE 100&100A: ±14,057 RSF
- SUITE 101/102: ±3,609 RSF
- SUITE 140: ±1,065 RSF
- SUITE 150: ±2,125 RSF



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