

# AVAILABLE FOR LEASE

## 6200 - 6294 NORTH FEDERAL HIGHWAY

### FT. LAUDERDALE, FLORIDA 33308

AVAILABLE FOR LEASE



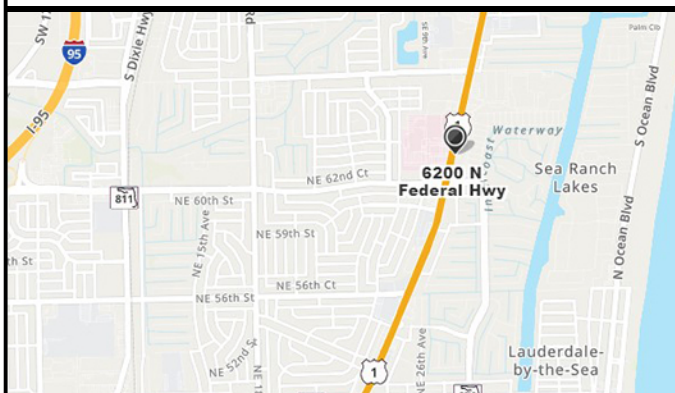
Welcome to 6200-6294 North Federal Highway in Fort Lauderdale, also known as Promenade! Centered within the eastern Intercoastal communities and downtown Fort Lauderdale, Promenade offers the perfect location to shop, dine and work. Recently under new ownership! Promenade's GLA is 59,174 square feet and is located on Federal Highway, just minutes from I-95 via the Cypress Creek Road Exit. This plaza features great national brands like Black Rock Bar and Grill, Einstein Bros. Bagels, T-Mobile and The UPS store, to name a few. Ample street level parking available, as well as building and pylon signage! Call now to speak with ownership!

#### FEATURES

- 59,174 GLA
- Amazing daytime and nighttime traffic.
- Easily accessible to I-95 and beaches.
- National co-tenents include Black Rock, Einstein Bros Bagels, Bonefish Grill , T-mobile and more.
- Located in one of South Florida's most desirable destinations for shopping, dining, and entertainment.
- Pylon and building signage available.

#### AVAILABILITY

6210	RETAIL	1,200 SF
6294	RETAIL	1,688 SF



#### KEY AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Population	60,928	243,181	328,890
2020 Average Household Income	\$94,190	\$84,328	\$76,874
2020 Median Age	50.3	46.6	41.9