

Prime Federal Highway Retail Site

1901 S Federal Hwy, Fort Lauderdale, FL 33316

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OFFERING MEMORANDUM



Key Highlights

- Retail, showroom, warehouse, and flex functionality.
- Rented house and triplex add additional income
- Prominent South Federal Highway frontage
- The assembled site with redevelopment opportunity.
- Immediately available

PROPERTY HIGHLIGHTS

109 Ft

Frontage

\$4.35M

Price

7,915 SF

Building size

PROPERTY

Executive Summary

Price	\$4,350,000
Price / SF	\$549.59
Building size	7,915 SF
Assemblage size	32,577 SF
Zoning code	B-1, X-P
Frontage	109 Feet
Traffic Count	59,000 per day

Property Overview

Prime Federal Highway Retail Site is a three-parcel assemblage positioned along South Federal Highway in southeast Fort Lauderdale. The offering includes a 7,915 SF commercial building suited for retail, showroom, warehouse, and flex use, together with a rented house and triplex located behind the commercial frontage.

With approximately 109 feet of exposure on US-1 and reported traffic of 59,000 vehicles per day, the property offers a visible operating location within a major regional corridor.

The site is offered as-is for an investor, owner-user, or retail operator seeking immediate functionality with future optionality. One commercial suite remains occupied through year-end, while the broader property presents flexibility for a buyer to retain, reposition, or occupy space over time. The approximately 0.75-acre assemblage is zoned B-1 at the front and X-P at the rear.

- Approximately 0.75-acre three-parcel assemblage with 109 feet of US-1 frontage.
- 7,915 SF retail, showroom, warehouse, and flex space on South Federal Highway.
- One commercial suite is occupied through year-end, with near-term space flexibility.
- Rented house and triplex provide additional residential income components.
- Immediate retail-use opportunity with longer-term redevelopment potential

PROPERTY

Exterior



PROPERTY

Suite 1



PROPERTY

Suite 2



Development Renderings



Places of Interest

Las Olas

Downtown Fort Lauderdale



Omni Hotel and Convention Center

WHOLE FOODS MARKET

EMBASSY SUITES by Hilton

HARBOR SHOPS FORT LAUDERDALE



Port Everglades

1901 S Federal Hwy, Fort Lauderdale



Mercedes-Benz

BERGER COMMERCIAL REALTY

Google Maps



1901 S Federal Hwy

Location Overview

Neighborhood

The property sits in southeast Fort Lauderdale along South Federal Highway, a principal north-south corridor serving Harbordale, Rio Vista, Croissant Park, downtown, Port Everglades, and the airport area. The immediate trade area combines established residential neighborhoods with retail, hospitality, automotive, dining, and service-commercial uses. Nearby retail and daily-needs anchors support corridor activity, while the site's US-1 visibility positions it for a range of commercial users. Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale-Hollywood International Airport are all nearby; travel times are approximate and vary by traffic.

Fort Lauderdale / Broward County

Fort Lauderdale is Broward County's core urban and business center, supported by tourism, marine activity, professional services, port operations, airport access, and a large year-round residential base. The city's central location connects users to downtown Fort Lauderdale, coastal neighborhoods, I-95, Fort Lauderdale-Hollywood International Airport, and Port Everglades. South Federal Highway remains an established commercial corridor linking these demand drivers. For investors and users, the property offers access to a broad Broward County customer base while retaining proximity to major regional employment, travel, and logistics nodes.

South Florida

South Florida's dense population, international connectivity, tourism economy, and continued infill activity support demand for well-located commercial real estate. Fort Lauderdale provides a central Broward County position between Miami-Dade and Palm Beach counties, with access to major highways, airport service, port facilities, and coastal employment centers. The site offers a practical operating location within this broader regional market.

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