RETAIL SPACE FOR LEASE



1620 N FEDERAL HWY, FORT LAUDERDALE, FL



 $\textbf{Kimberly Barbar} \mid \texttt{Kimberly.Barbar@Stiles.com}$





PROPERTY HIGHLIGHTS



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- New construction
- 52,000 daily traffic counts
- · Located on a hard corner with a dedicated turn in
- Neighbors include Trader Joe's, Ulta and Nordstrom Rack
- · Great visibility
- Incredible top of the building signage & monument signage
- Located in Ft. Lauderdale's Premier Retail Corridor

DEMOGRAPHICS

2024.5 Mile1 Mile3 MilesEst. Population2,63215,977130,569Average HH Income\$135,843\$112,527\$101,014

*Source: SitesUSA, 2024





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RENDERING



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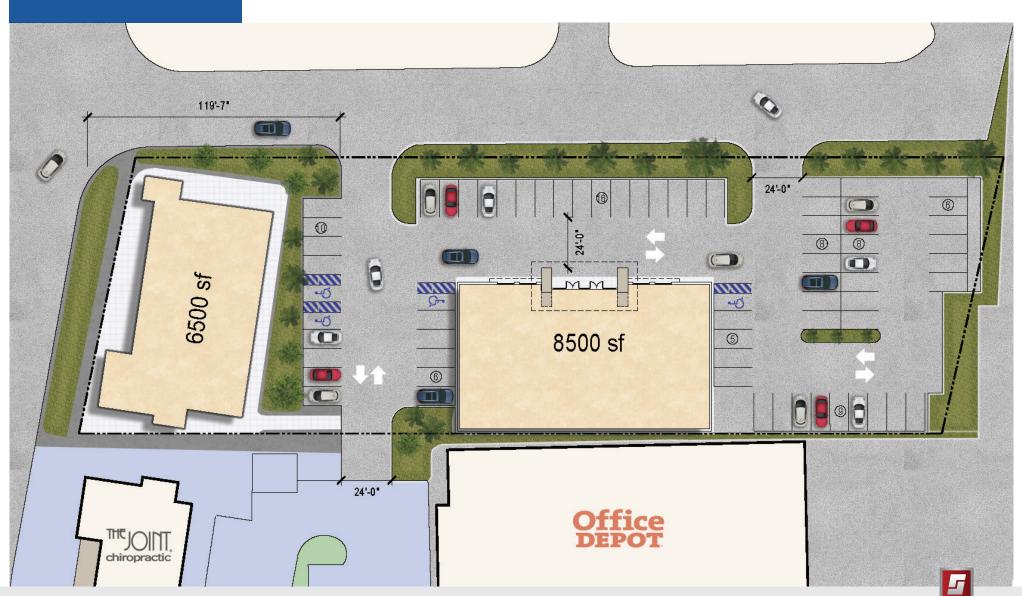
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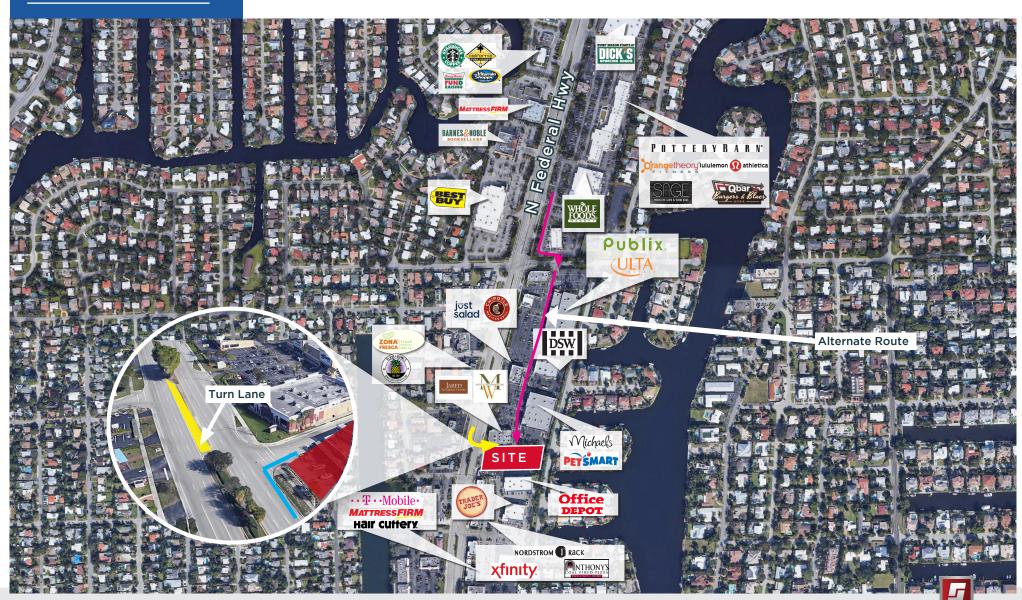




RETAIL MAP



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