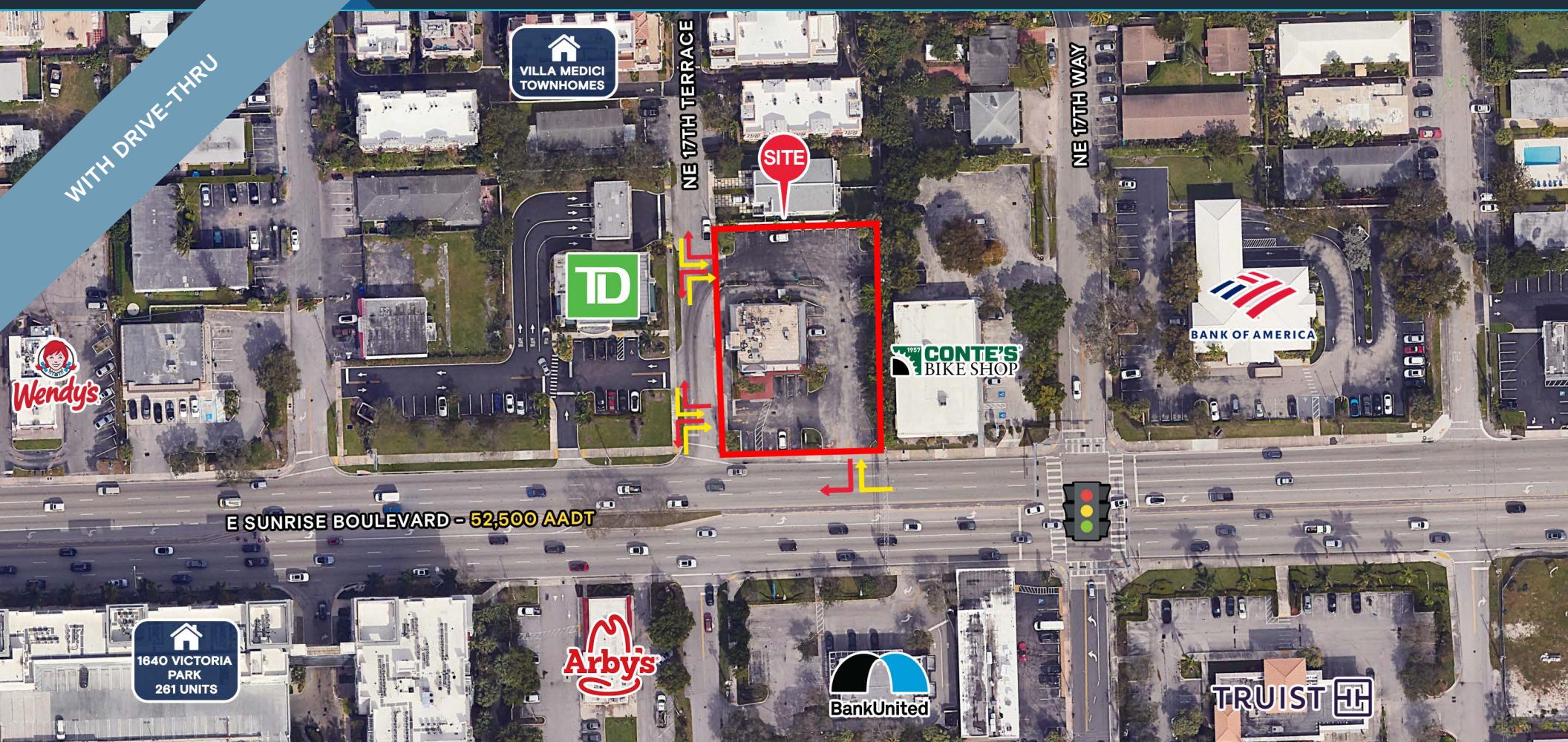


FOR LEASE | GROUND LEASE

FORMER BURGER KING QSR (\pm 2,610 SF ON \pm 0.57 ACRES)

1725 E Sunrise Boulevard, Fort Lauderdale, FL 33304



PRIME LOCATION BY THE GALLERIA MALL

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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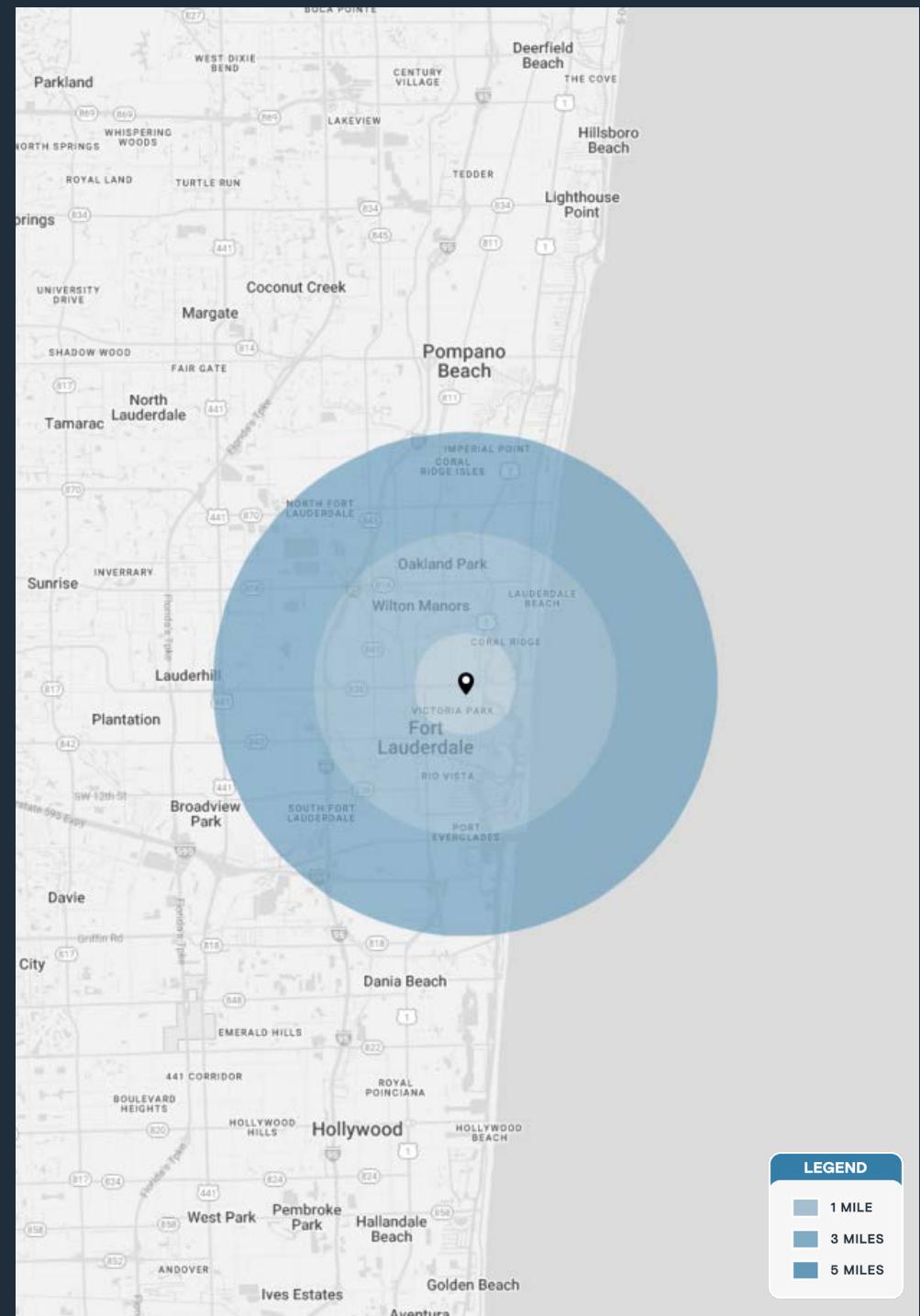
Property Overview

HIGHLIGHTS

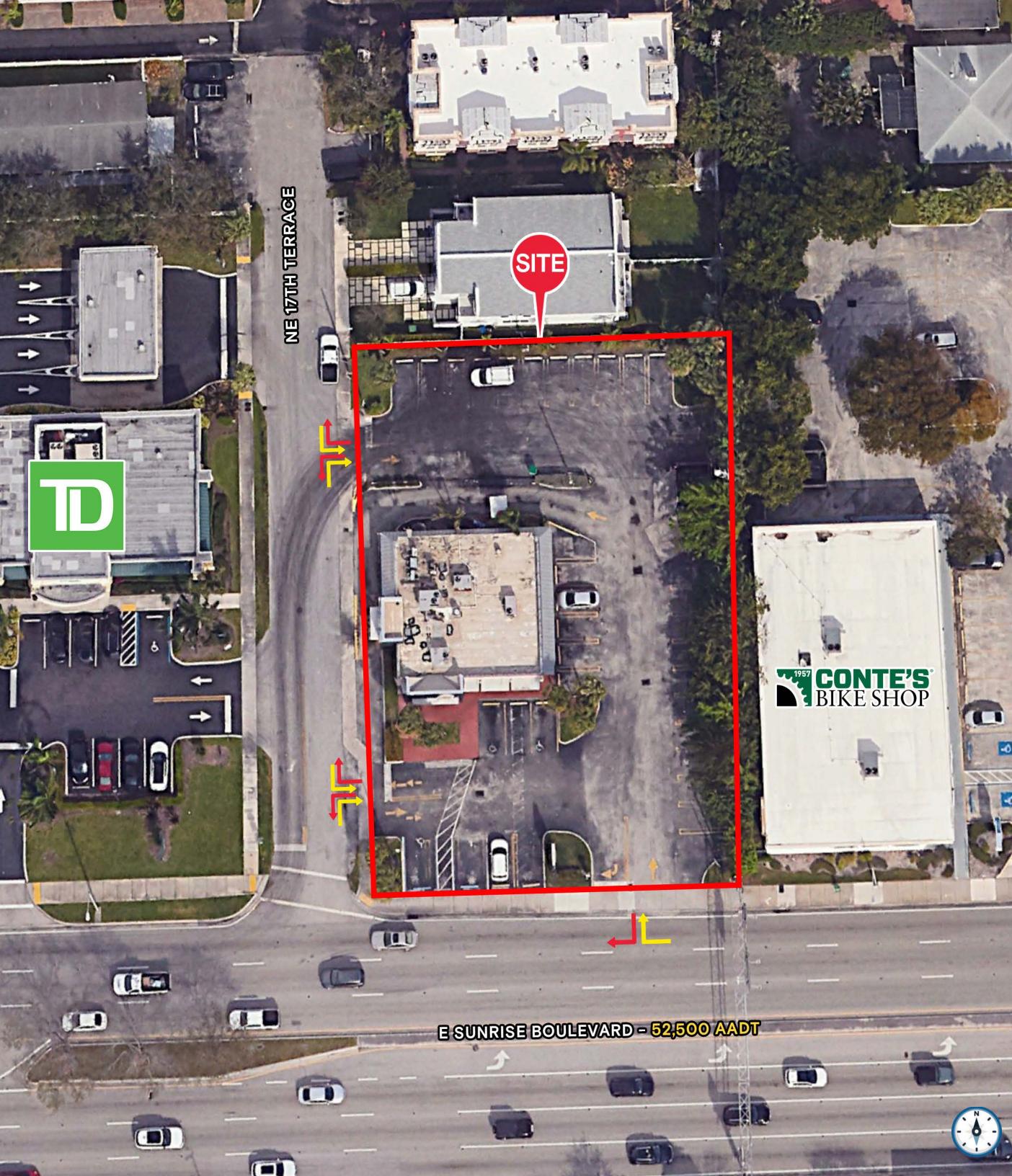
- 2nd Gen former Burger King QSR for Lease or Ground Lease
- ±2,620 SF on ±0.57 acres with drive-thru
- Prime visibility to E Sunrise Boulevard with 52,500 AADT
- Seeking QSR's or Financial Uses. Will consider other uses
- Over 3,500+ residential units are planned or under construction within 3 miles of the site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	21,660	143,244	285,008
HOUSEHOLDS	11,917	71,961	128,803
EMPLOYEES	12,573	78,640	153,002
AVERAGE HH INCOME	\$159,135	\$142,810	\$124,250
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	31,175	100,344	180,956
HOUSEHOLDS	17,512	51,063	87,792
EMPLOYEES	19,231	56,614	97,171
AVERAGE HH INCOME	\$146,530	\$148,447	\$136,627







Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 092625