

1,600 - 6,960 SF RETAIL SPACE FOR LEASE

CYPRESS CREEK STATION



6415 N ANDREWS AVE | FORT LAUDERDALE | FLORIDA

CBRE | KIMCO
REALTY



SITE HIGHLIGHTS



Gross Leasable Area
229,034 SF



Parking Spaces
1,423



AADT
41,000



Year Built
1997



SITE PLAN



#	TENANT	SQ FT
1	Starlite Diner	3,000
2	Just for Sports	15,675
3	LongHorn Steakhouse	6,180
4	Cypress Bread Group	2,320
5	Available	1,600
6	Available	6,960
7	Drip Coffee	1,600
11	Available	2,340
12	Available	2,966
13	Available	1,440
14	Tropical Smoothie Cafe	1,300
15	Gyroville	1,000
16	Cabaña28	2,400
17	Adam & Joe Know Lunch	3,000
18	Five Guys	2,500
19	Pearl White Dental Care	1,200
20	Pending Lease	48,479
21	Target	120,957
22	OneMain Financial	2,000
23	Concentra Medical Centers	11,000
24	The Salty Blonde	1,000
25	Sunlee Nail & Spa	1,000
26	Twin Peaks	8,500
27	Hooters	3,809
28	The Juicy Crab	7,900

2026 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,486	129,540	381,227
DAYTIME POPULATION	26,918	168,727	411,146
AVG. HOUSE-HOLD INCOME	\$95,353	\$103,839	\$106,342
MEDIAN AGE	41.5	43.4	44.2





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