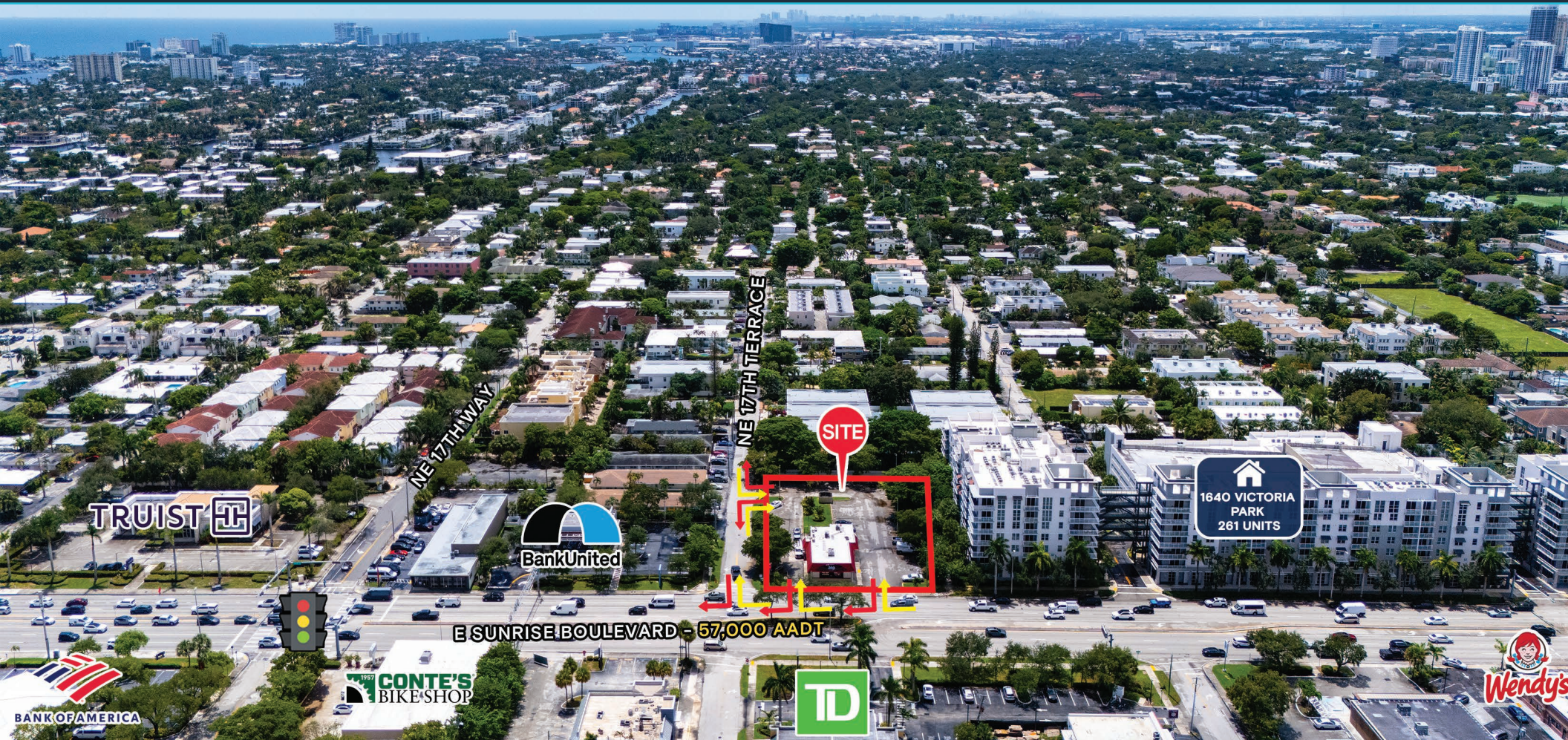


FOR LEASE

±2,736 SF 2ND GEN RESTAURANT ON ±0.75 ACRES

1720 E Sunrise Boulevard, Fort Lauderdale, FL 33304



OPERATING BUSINESS - PLEASE DO NOT DISTURB EMPLOYEES - COMING AVAILABLE 1/1/27

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

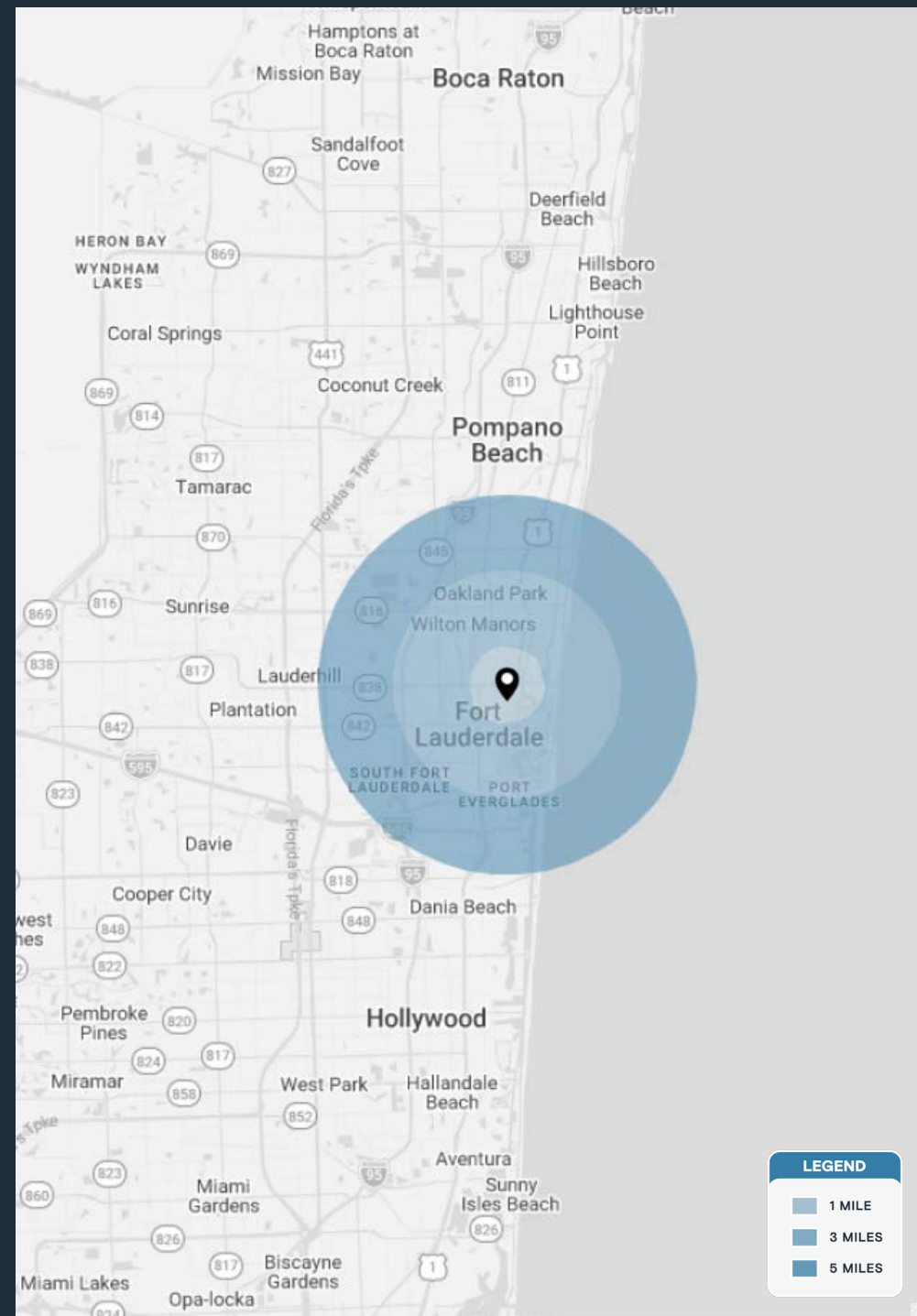
Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

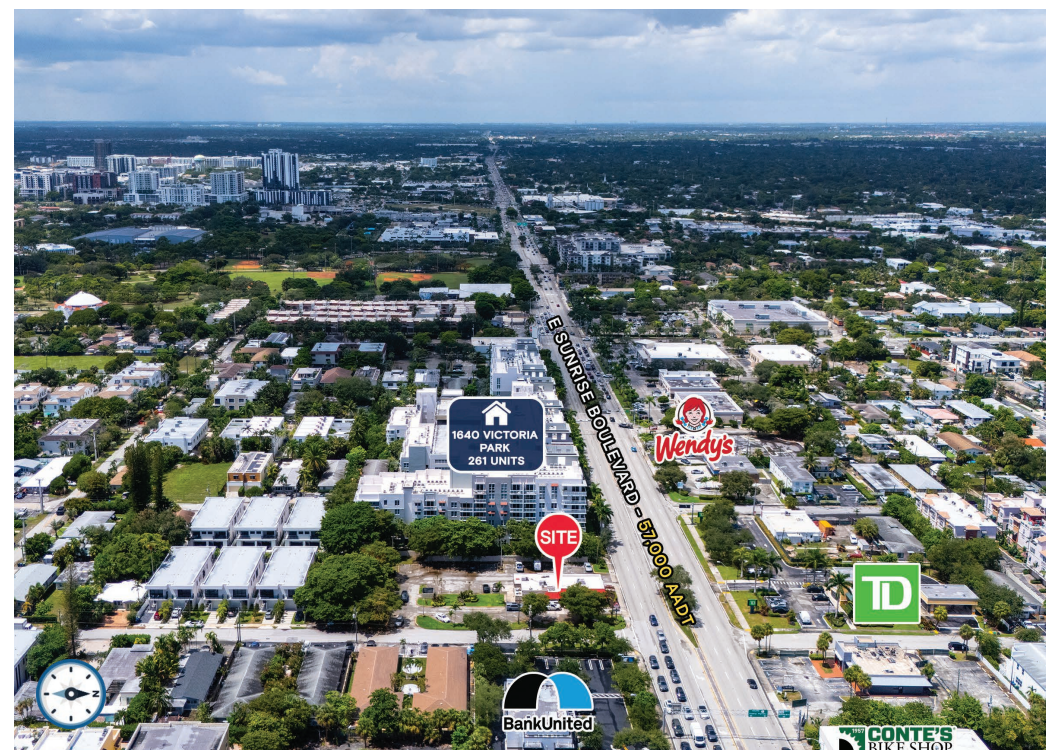
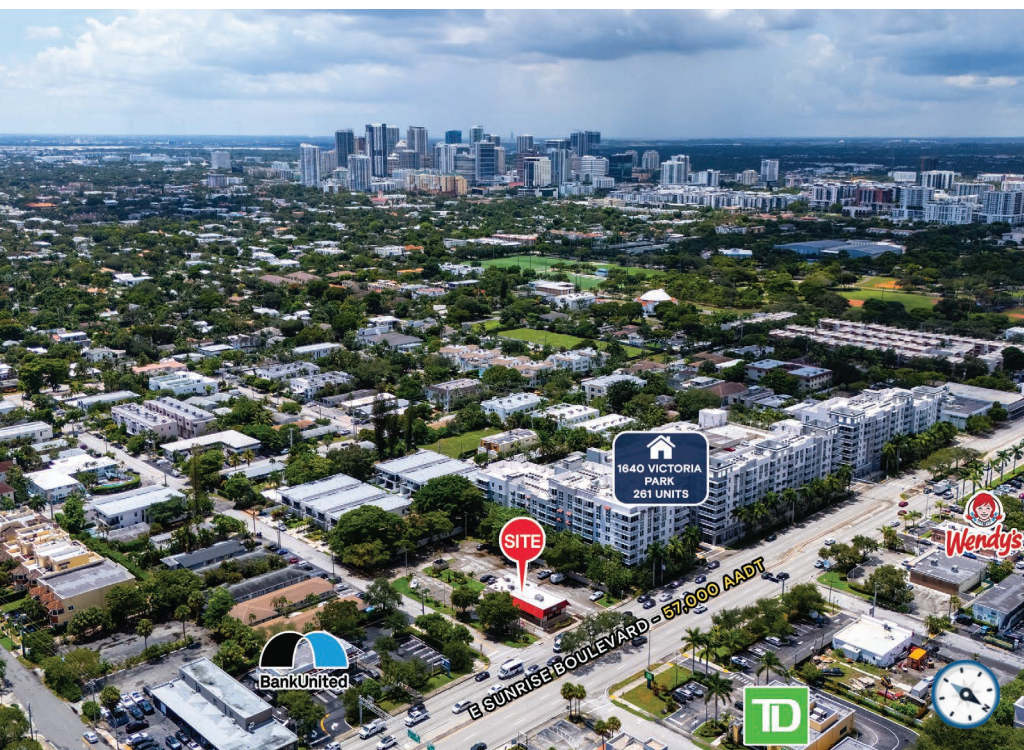
Property Overview

HIGHLIGHTS

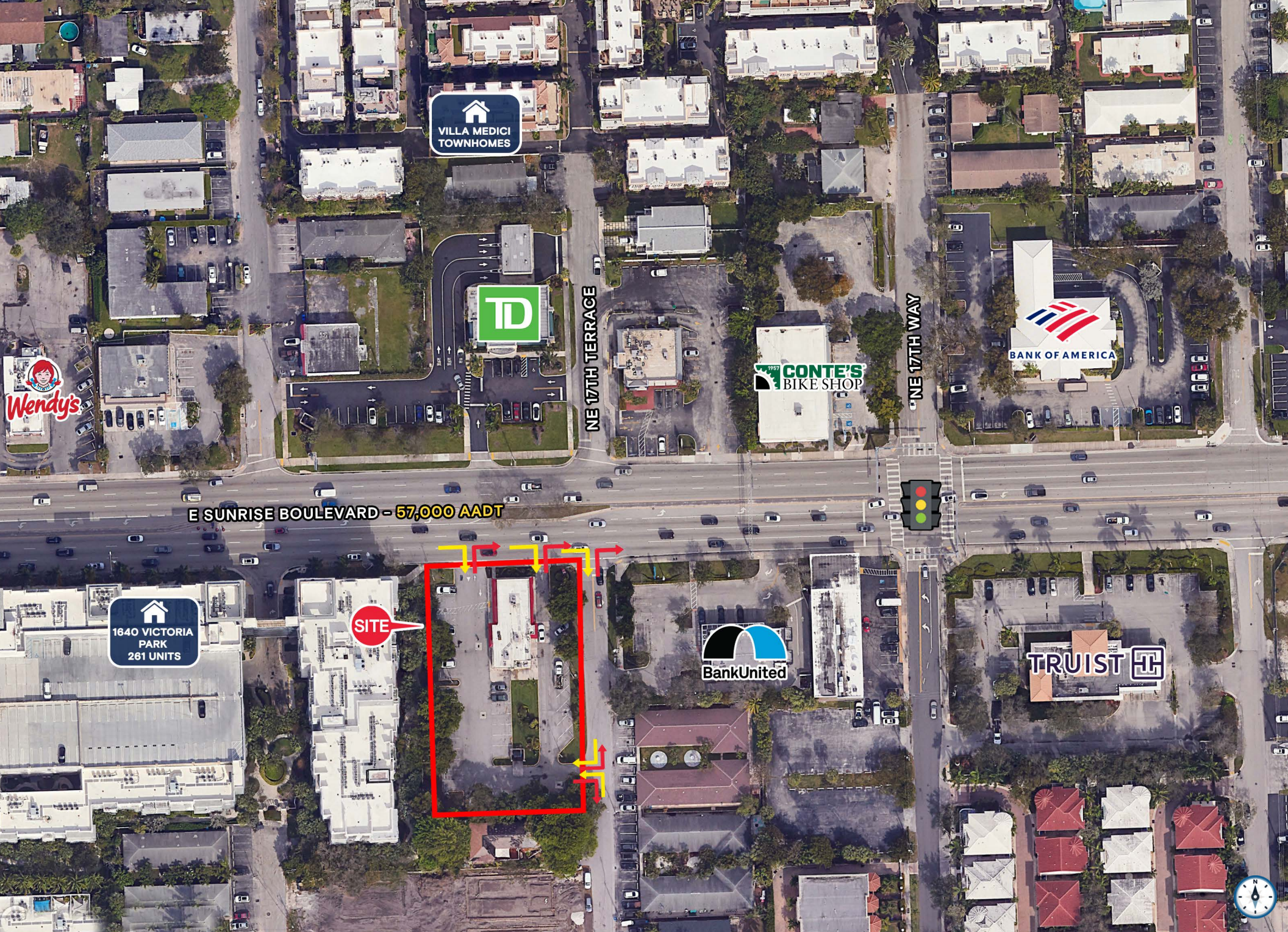
- ±2,736 SF freestanding restaurant with drive-thru coming available January 1, 2027
- *OPERATING BUSINESS - Please do not disturb employees*
- On ±0.75 acres with ample parking
- Heavy traffic counts (57,000 AADT on Sunrise Boulevard)
- Surrounded by national retailers
- Strong daytime density

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	25,299	153,711	300,378
HOUSEHOLDS	14,085	77,440	135,773
EMPLOYEES	12,721	101,653	186,304
AVERAGE HH INCOME	\$175,538	\$158,291	\$137,313
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	32,298	108,504	193,559
HOUSEHOLDS	18,201	55,716	94,253
EMPLOYEES	18,831	72,089	126,965
AVERAGE HH INCOME	\$160,217	\$166,337	\$151,161









E SUNRISE BOULEVARD - 57,000 AADT

NE 17TH TERRACE

NE 17TH WAY

SITE

1640 VICTORIA
PARK
261 UNITS

VILLA MEDICI
TOWNHOMES



1957
CONTE'S
BIKE SHOP

BANK OF AMERICA



TRUIST





Contact Broker

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(954) 401-2181



KATZ & ASSOCIATES

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katzretail.com

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: 09.09.26