



SHOWROOM SPACE FOR LEASE

YOUR NAME HERE

fine leather furniture

PRIME SHOWROOM SPACE FOR LEASE

3542 N. Federal Highway, Fort Lauderdale, FL 33308

Bill Rotella | wjr@rotellagroup.com

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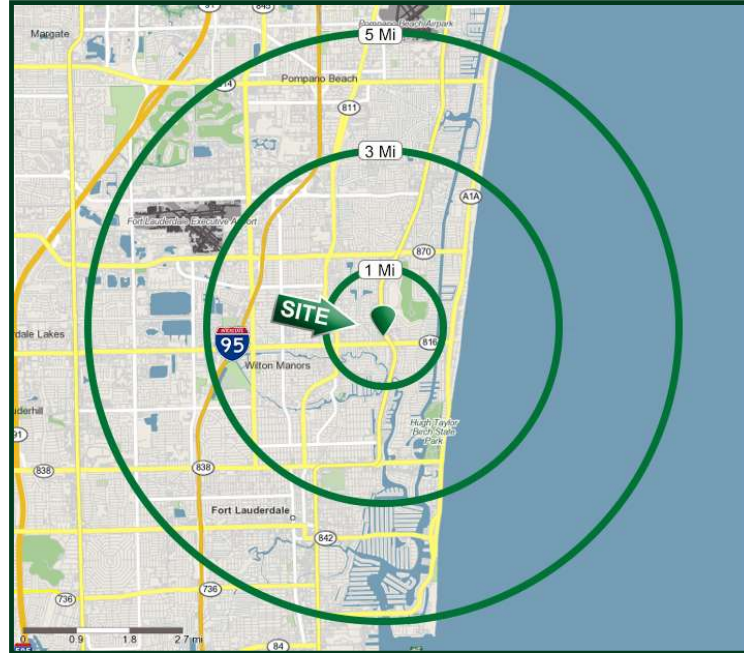
The R&G Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



3542 N. Federal Highway, Fort Lauderdale, FL 33308

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- 5,849 SF Freestanding Show Room
- Open Ceiling
- \$35.00 NNN
- Superior visibility with Monument Signage
- Zoning B-1



Traffic Counts

3542 N. Federal Highway

55,000 AADT

Source: FDOT

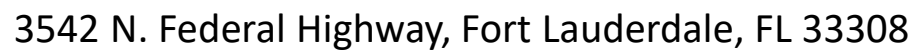
	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	Population	13,464	119,982	279,549
	Av. HH Income	\$131,048	\$112,880	\$101,431
	Median Age	51.0	48.0	45.0
	Total Businesses	2,377	14,550	33,274
	Total Employees	14,485	92,375	243,595
	Daytime Employees	12,218	84,003	242,988

Well positioned in the heart of Fort Lauderdale's Furniture Row

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The site plan illustrates the layout of a commercial development. Key features include:

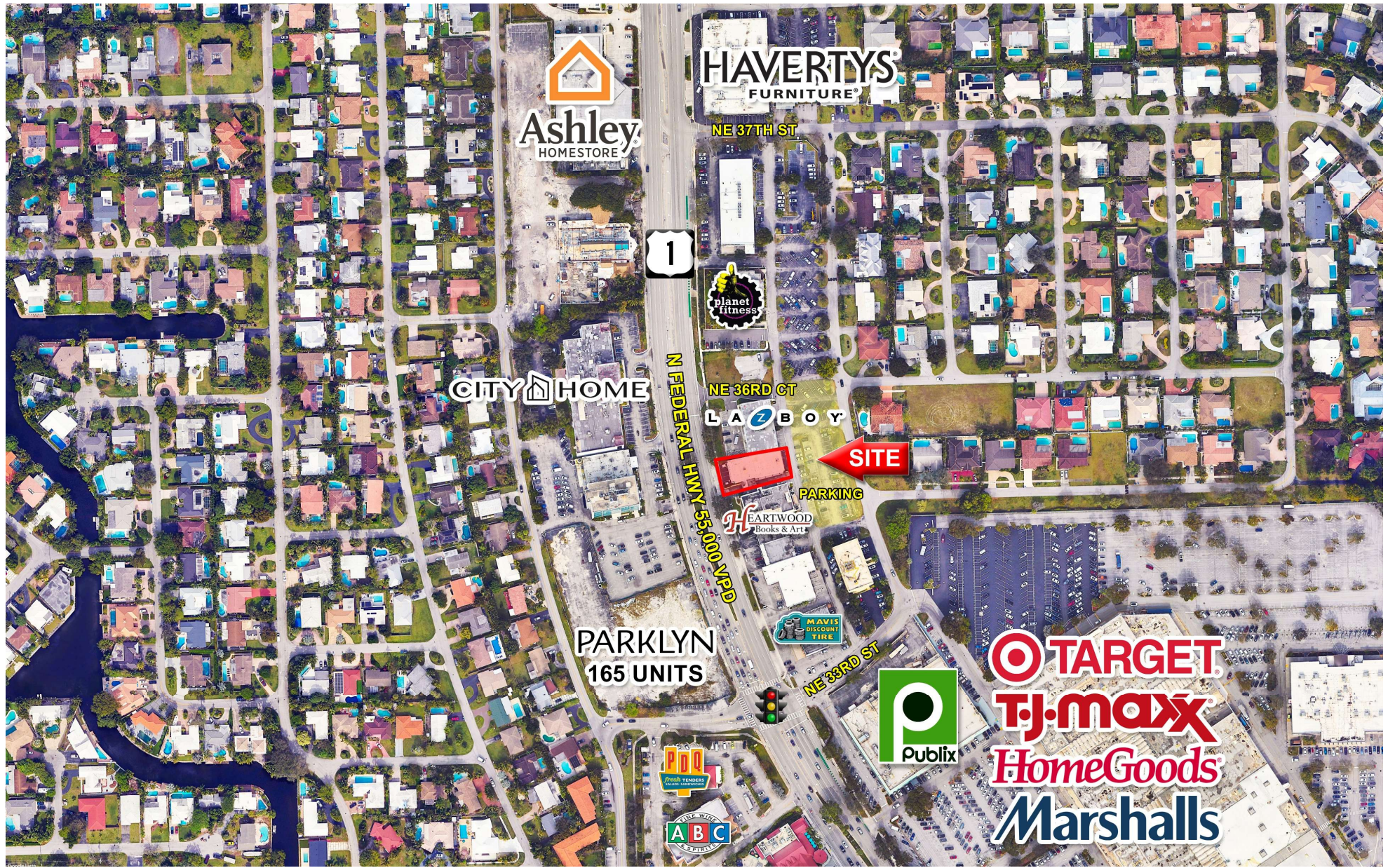
- Proposed Intersection:** Federal Highway No. 1 (U.S. Highway No. 1) and a local road.
- Buildings:**
 - ONE STORY CBS COMMERCIAL BUILDING #3542 (P.F.E.: 5.70)
 - TWO STORY ADJACENT COMMERCIAL BUILDING #3550
 - ONE STORY ADJACENT COMMERCIAL BUILDING #3536
- Dimensions and Geometry:**
 - Building #3542 footprint: $L = 50.00'$, $R = 2095.92'$, $\Delta = 01^\circ 22' 01"$.
 - Building #3550 footprint: $L = 46.42'$, $R = 1945.92'$, $\Delta = 01^\circ 22' 01"$.
 - Building #3536 footprint: $L = 46.42'$, $R = 1945.92'$, $\Delta = 01^\circ 22' 01"$.
 - Service Road width: 20'.
 - Offset from building #3542 to road: 0.67' NE.
- Other Features:**
 - Concrete canopy and walkway canopy.
 - Existing parking spaces and drive.
 - Sign locations and dimensions.
 - Notes on "ONLINE" and "OFFSET" points.

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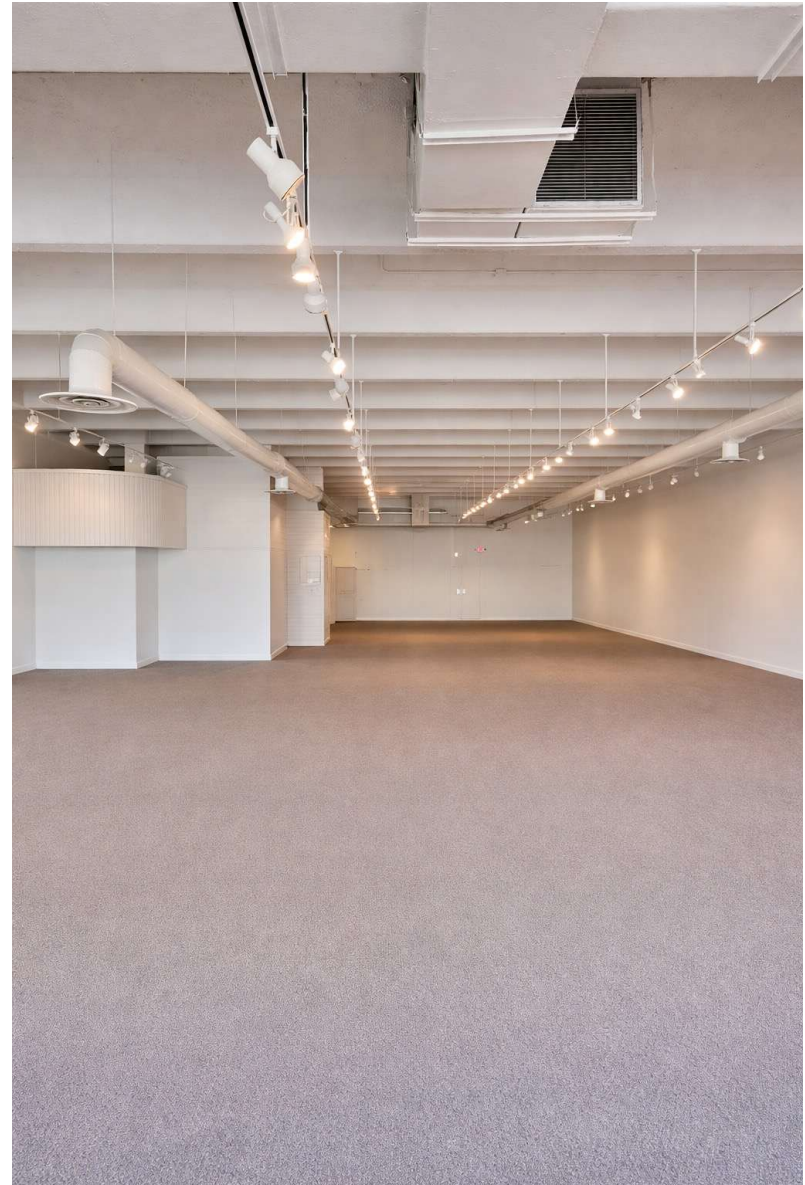
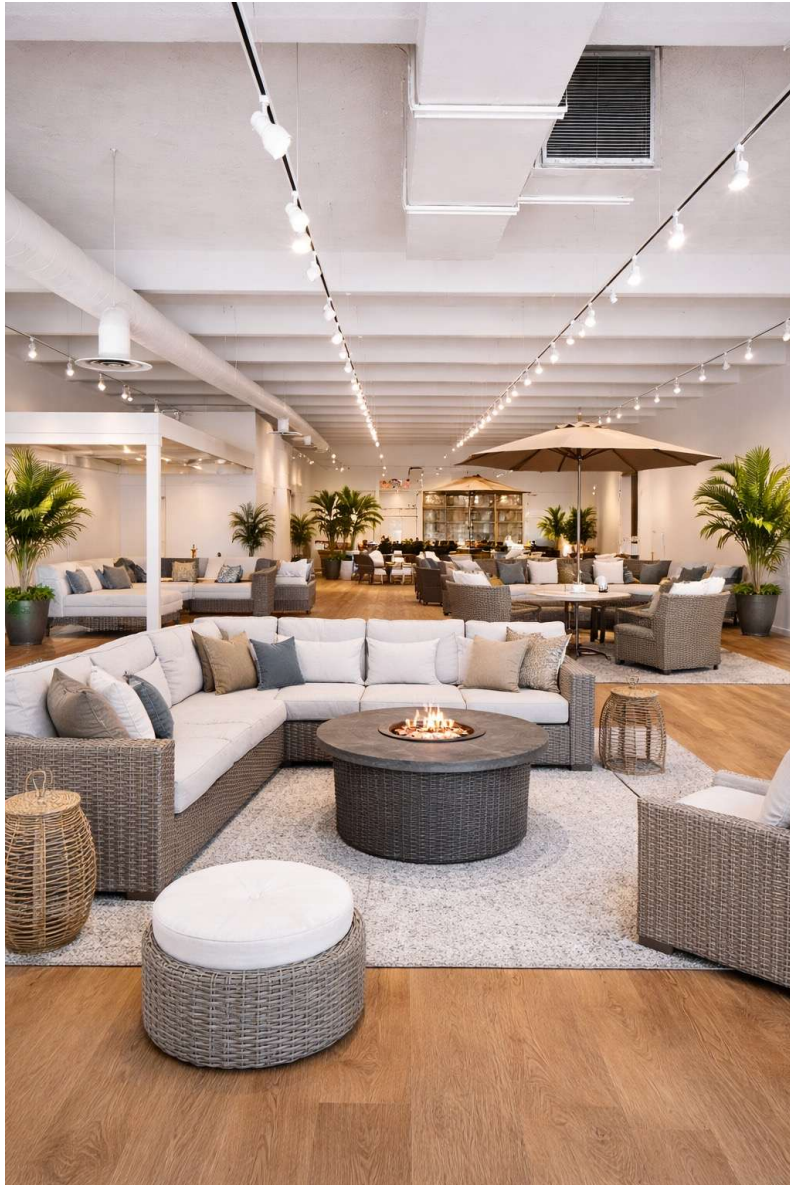
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**Furniture &
Related Stores**

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The Rotella Group, Inc.

Commercial Real Estate Brokers

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