

PROPERTY DETAILS

- 9,253 square foot high end, ground floor, ornately decorated, and fully fixtured restaurant and bar.
- Tenant, Lasso Gaucho, entering the 5th year of a 10-year lease with 2, 5-year options (Gross Lease)
- In Place NOI \$200,374.00 and 6.07 % CAP RATE with potential upside from percentage rent.
- Condo ownership includes majority of furnishings, fixtures, and equipment in the restaurant.
- Valet parking, 10 reserved spaces, 25 unassigned parking spaces and plentiful street parking available.

ABOUT PROPERTY



PRICE
\$3,300,000



NOI
\$200,374



CAP RATE
6.07%



SQUARE FEET
9,253



ADDRESS
2455 East Sunrise Blvd.

For more information:

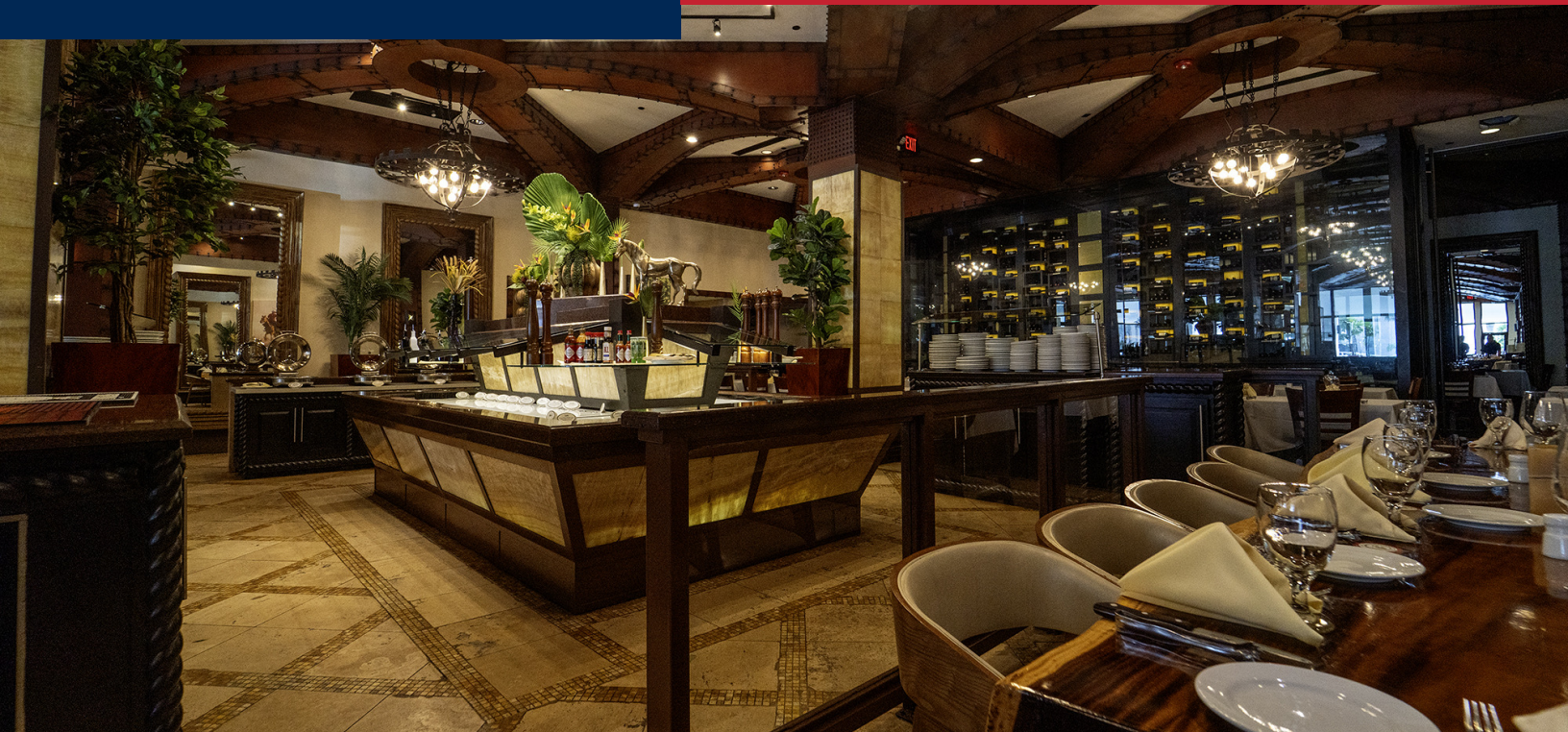
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PROPERTY DESCRIPTION

Introducing a prime investment opportunity at the heart of Fort Lauderdale, this 9,253 SF property presents an exceptional investment prospect for investors. With a strong, long-term tenant in place, this well-maintained building offers a stable income stream and a hassle-free investment. Its spacious layout and strategic location in the thriving Fort Lauderdale area make it an attractive choice for investors seeking a secure and lucrative addition to their portfolio.

LEASE HIGHLIGHTS

- Percentage rent of 3% on annual sales exceeding \$4,000,000.00
- Percentage rent of 5% on annual sales exceeding \$5,000,000.00
- Guaranteed by Principals of tenant who have vast restaurant ownership and operational experience with multiple locations and types of restaurants.
- Property ownership includes all furnishings, fixtures, and equipment in the restaurant.

OFFERING SUMMARY

Sale Price:	\$3,300,000
Number of Units:	1
Building Size:	9,253 SF
NOI:	\$200,373.55
Cap Rate:	6.07%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,089	53,104	103,615
Total Population	13,159	103,922	234,299
Average HH Income	\$178,739	\$141,579	\$120,797

AREA GROWTH & PROPOSED NEW DEVELOPMENT

A mixed-use redevelopment is planned across the street at the Galleria Mall site featuring nine residential towers (200+ units), a 170-room hotel, retail, entertainment, and parking. The project will bring significant new residential density and hotel traffic to the immediate area, supporting strong demand for nearby restaurant and hospitality concepts.

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,159	103,922	234,299
Average Age	51.4	46.1	43.0
Average Age (Male)	51.2	46.1	42.6
Average Age (Female)	50.0	45.5	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,089	53,104	103,615
# of Persons per HH	1.9	2.0	2.3
Average HH Income	\$178,739	\$141,579	\$120,797
Average House Value	\$951,089	\$738,043	\$608,008

2023 American Community Survey (ACS)

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