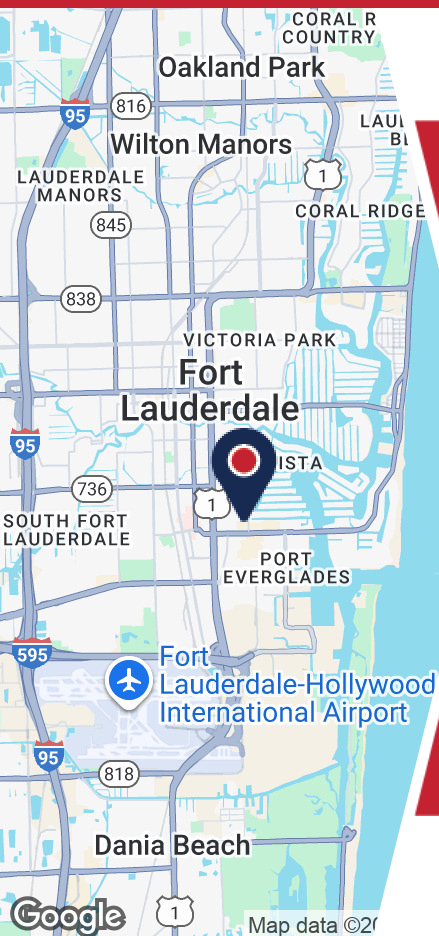


2ND GENERATION SUPERMARKET

1625 CORDOVA RD, FORT LAUDERDALE, FL 333316



## PROPERTY DETAILS

- 2nd Generation Supermarket
- Vacant as of 11/9/2025
- Signage on Cordova Road and on 17th Street Causeway
- 17th Street Vehicles Per Day: 40,000 and heavy pedestrian traffic
- Main access road to Fort Lauderdale Beach and A1A
- Located near newly expanded Convention Center & Hotel & Pier 66 Expansion/Renovation
- Easy Access to I-595, I-95, Florida Turnpike, FTL Airport, Port Everglades Cruise and freight terminal

## ABOUT PROPERTY



**PRICE**

\$26.00/NNN



**YEAR BUILT**

1968



**AVAILABLE SF**

40,200



**PARKING**

123 Spaces



**LOCATION**

1625 Cordova Road, Fort Lauderdale, FL 33316

For more information:

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[bergercommercial.com](http://bergercommercial.com)

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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



### PROPERTY DESCRIPTION

A prime commercial property offering a unique opportunity for your business. This second-generation super market space is well situated in a highly sought after location. Enjoy the high visibility of a monument signage, and significant traffic flow with 40,000 vehicles per day. Perfectly situated as the main access road to Fort Lauderdale Beach and A1A, this property is conveniently located near major transportation routes, providing easy access to I-595, I-95, Florida Turnpike, FTL Airport, and Port Everglades Cruise and freight terminal.

### PROPERTY HIGHLIGHTS

- 2nd Generation Supermarket
- Vacant as of 11/9/2025
- Signage on Cordova Road and on 17th Street Causeway
- 17th Street Vehicles Per Day: 40,000 and heavy pedestrian traffic
- Main access road to Fort Lauderdale Beach and A1A
- Located near newly expanded Convention Center & Hotel & Pier 66 Expansion/Renovation
- Easy Access to I-595, I-95, Florida Turnpike, FTL Airport, Port Everglades Cruise and freight terminal

### OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	40,200 SF
Lot Size:	117,706 SF
Building Size:	40,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,899	48,170	102,271
Total Population	11,681	96,890	232,172
Average HH Income	\$133,471	\$119,770	\$102,712

For more information:

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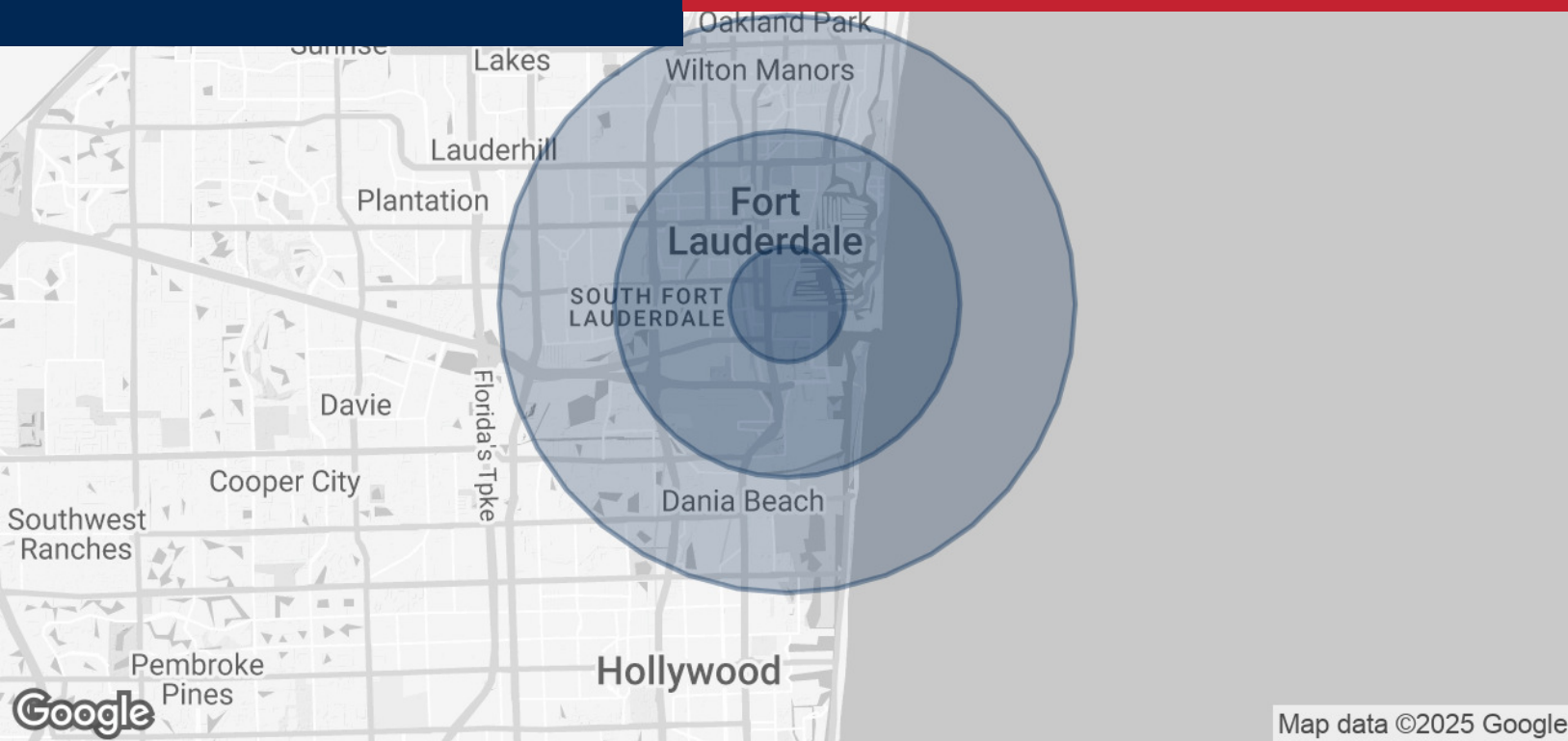
**Joseph Byrnes**

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,681	96,890	232,172
Average Age	44	44	43
Average Age (Male)	45	44	43
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,899	48,170	102,271
# of Persons per HH	2	2	2.3
Average HH Income	\$133,471	\$119,770	\$102,712
Average House Value	\$874,121	\$679,031	\$541,171

Demographics data derived from AlphaMap

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT