



**OFFICE / RETAIL**

STEPS TO SE 17TH ST CAUSEWAY  
FOR LEASE

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**1554 CORDOVA RD**

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*Fort Lauderdale, FL 33316*

For Lease By

**NATIVE**  
REALTY



## PROPERTY DESCRIPTION

Prime opportunity awaits at this renovated 1,285-square-foot retail/office space on highly desirable Cordova Road, just steps from SE 17th Street Causeway. This location offers unparalleled access to Fort Lauderdale's premier destinations, including the massive redevelopment of the Convention Center, Port Everglades, and the bustling marine industry hub, home to mega yachts and maritime businesses.

Inside, you'll find a well-thought-out layout featuring three private offices, a convenient kitchenette, and an open work area, perfectly suited for a variety of businesses. Ample parking is a breeze with four designated spaces in the rear and additional shared parking. Zoned B-1, this space provides flexibility for multiple uses, making it ideal for retail or professional office use.

Maximize your visibility with strong signage opportunities to capitalize on the nearby high traffic counts along SE 17th Street Causeway (44,000 VPD) and Cordova Road. This sought-after location offers prime exposure to both local clientele and visiting business professionals in one of Fort Lauderdale's most vibrant and well-connected corridors. Don't miss the chance to position your business in this thriving area.

## OFFERING SUMMARY

Base Rent:	\$32.00 SF/yr (NNN)
NNN:	\$5.60/SF
Number of Units:	1
Available SF:	1,285 SF
Lot Size:	11,618 SF
Building Size:	5,307 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	760	2,093	5,668
Total Population	1,357	3,763	11,217
Average HH Income	\$103,892	\$110,727	\$135,890



811

SE 17th St

SE 1st Ave

S Andrews Ave

E State Rd 84

Cordova Rd

Miami Rd

Miami Rd

Miami Rd

ower Blvd

Eisenh

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BAGELS

T.J. MAXX

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COFFEE

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SOCIETY

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CONVENTION  
CENTER

PORT  
EVERGLADES  
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LAUDERDALE YACHT CLUB

Map data ©2024 Google

LEASE RATE

**\$32.00 SF/YR NNN**

**LOCATION INFORMATION**

Street Address	1554 Cordova Rd
City, State, Zip	Fort Lauderdale, FL 33316
County	Broward

**BUILDING INFORMATION**

Building Size	5,307 SF
Building Class	C
Number of Floors	1
Year Built	1965
Gross Leasable Area	1,285 SF
Condition	Excellent
Number of Buildings	1

**PROPERTY INFORMATION**

Property Type	Retail
Property Subtype	Street Retail
Zoning	B1
Lot Size	11,618 SF
APN #	50-42-14-16-0790
Traffic Count	44000
Traffic Count Street	SE 17th Street Causeway
Power	Yes

**PARKING & TRANSPORTATION**

Street Parking	Yes
Parking Type	Surface

**UTILITIES & AMENITIES**

Central HVAC	Yes
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STUDIO  
703



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,357	3,763	11,217
Average Age	47	47	45
Average Age (Male)	48	46	45
Average Age (Female)	47	47	45

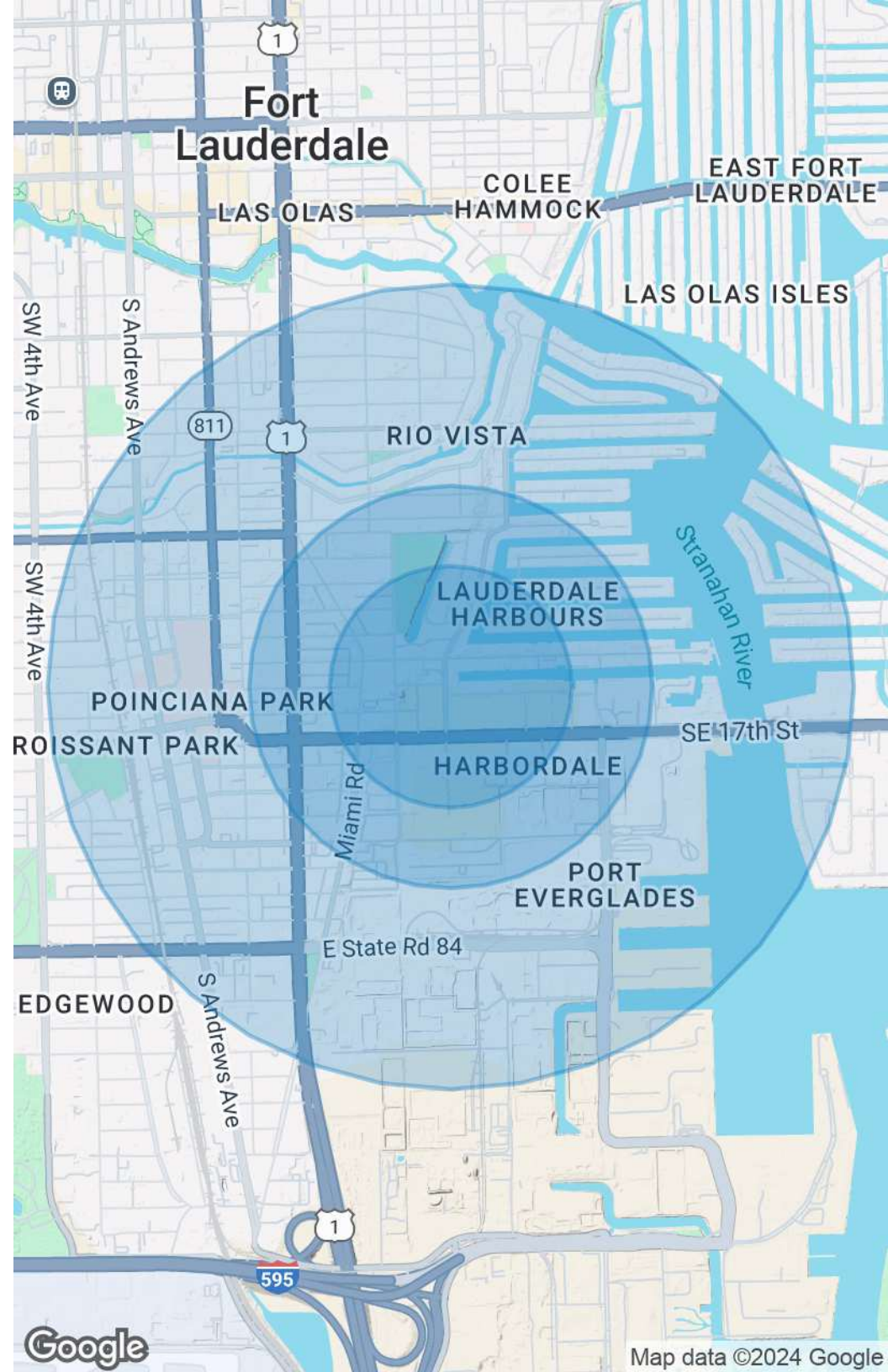
## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	760	2,093	5,668
# of Persons per HH	1.8	1.8	2
Average HH Income	\$103,892	\$110,727	\$135,890
Average House Value	\$932,667	\$885,621	\$898,218

## TRAFFIC COUNTS

SE 17th Street Causeway	44,000/day
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Demographics data derived from AlphaMap



# NATIVE REALTY®

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