



SHOWROOM SPACE FOR LEASE



1,200 to 3,880 SF SHOWROOM SPACE FOR LEASE

2050 S. FEDERAL HIGHWAY FORT LAUDERDALE, FL 33316

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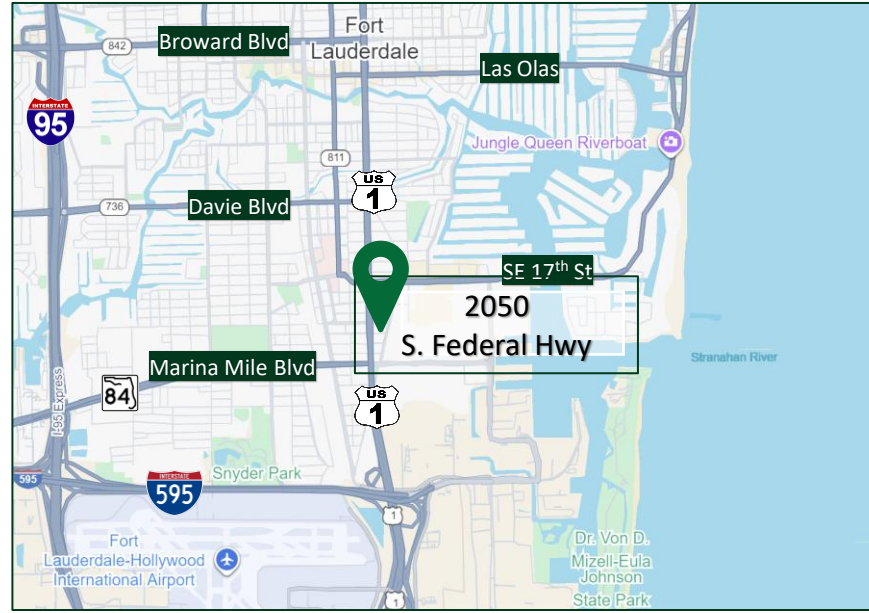
The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



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- Freestanding one-story building offering 1,200–3,880 SF
- Bonus second-level storage loft
- Ample on-site parking with seven (7) designated spaces plus gated rear parking
- Prime location near Port Everglades and Fort Lauderdale–Hollywood International Airport
- Exceptional exposure along US-1 (Federal Highway) with prominent monument signage
- B-1 zoning allowing for a variety of commercial uses



Traffic Counts

S. Federal Highway

50,500 AADT

Source: FDOT

Transportation

Ft Laud Brightline	5 min drive	2.4 mi
Ft Laud RTA	11 min drive	4.7 mi
Ft Laud Airport RTA	10 min drive	4.8 mi
Sheridan Street RTA	14 min drive	6.9 mi
Hollywood RTA	13 min drive	7.8 mi

Demographics



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	8,757	98,564	257,483
AVG HH INCOME	\$118,736	\$144,465	\$125,648
MEDIAN AGE	42.5	42.4	42.5
TOTAL BUSINESSES	2,286	11,598	22,237
TOTAL EMPLOYEES	27,485	128,543	210,788
TOTAL DAYTIME POP	27,439	174,771	333,483

Source: Esri

Strategically located freestanding retail building in the vibrant Harbordale area of Fort Lauderdale — a highly visible and accessible segment of this major commercial corridor.

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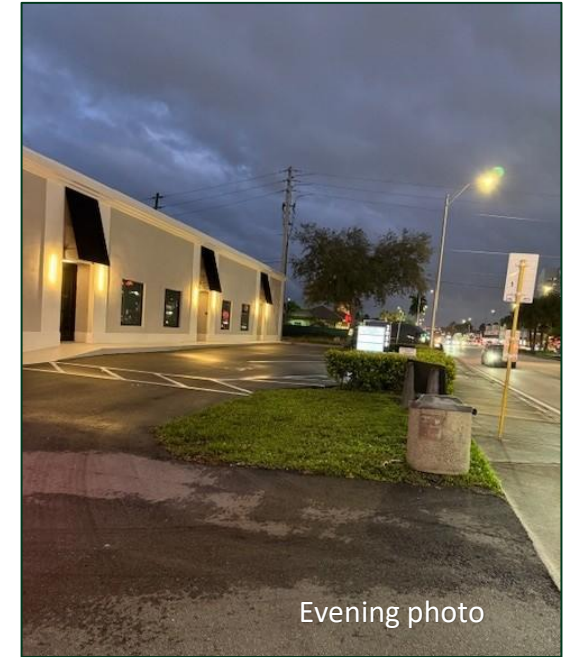
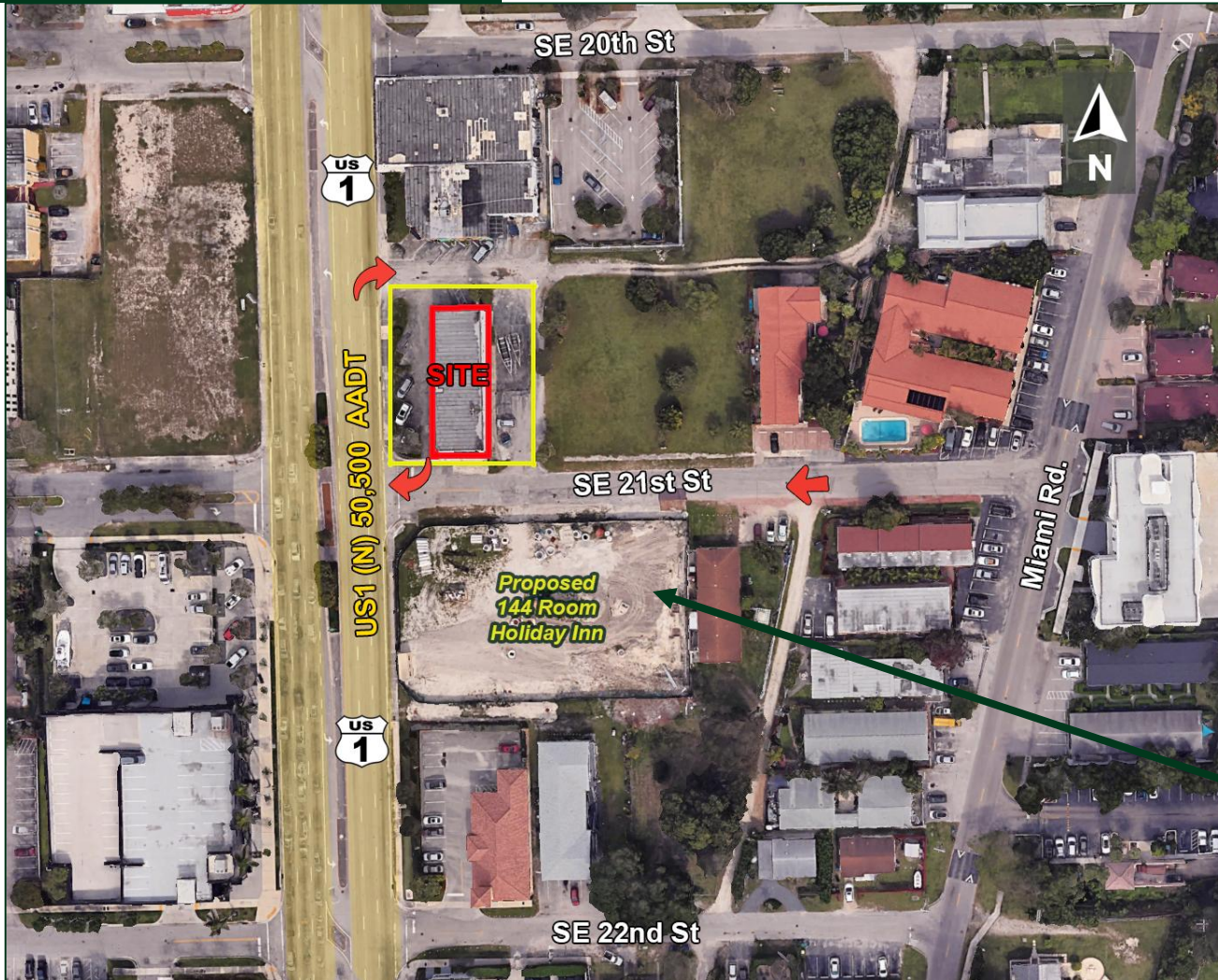
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Aerial



Evening photo



Proposed 8 story Holiday Inn, will host 144 rooms and cost just over \$40 million to complete.

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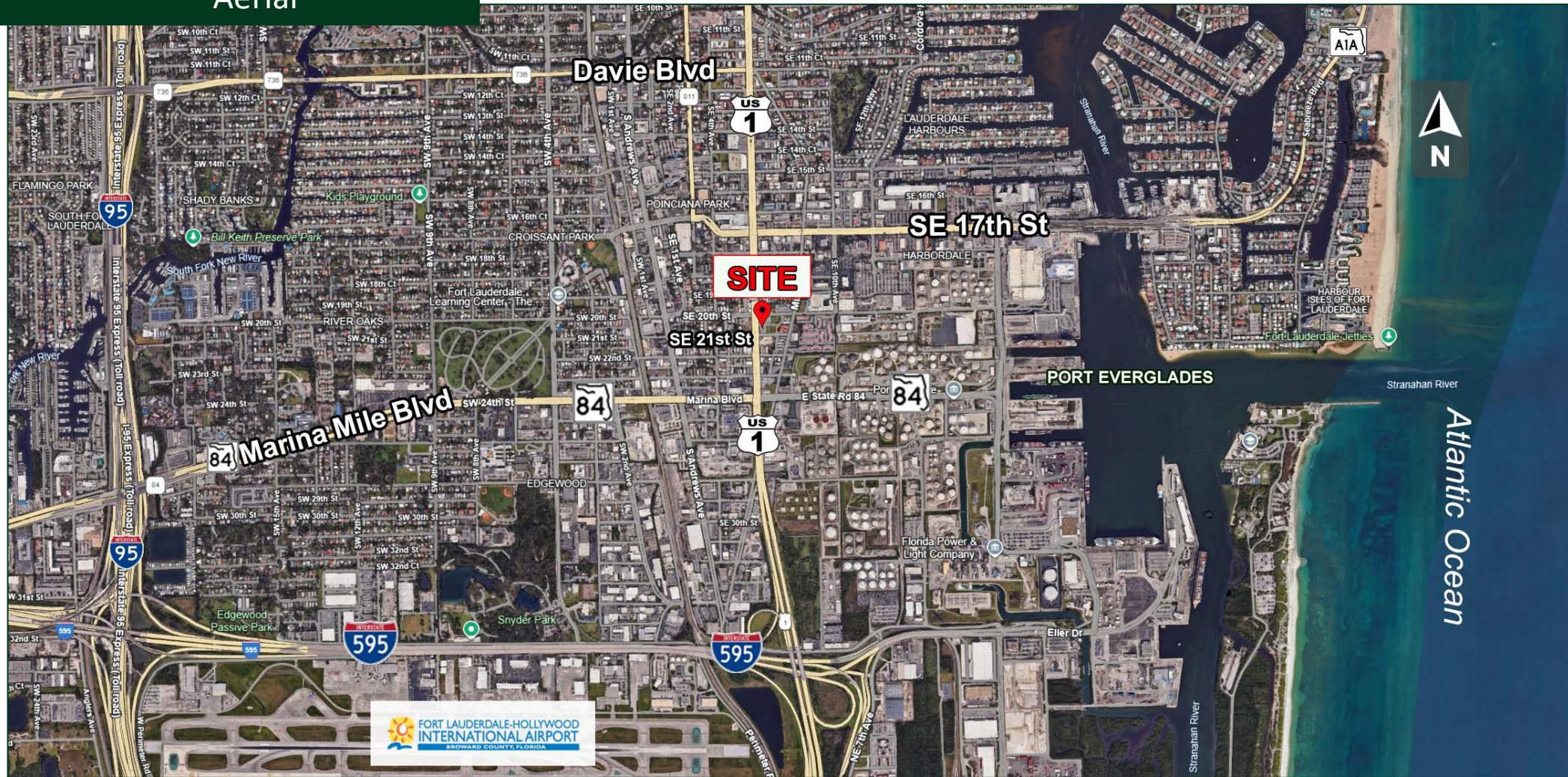
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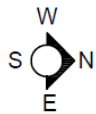
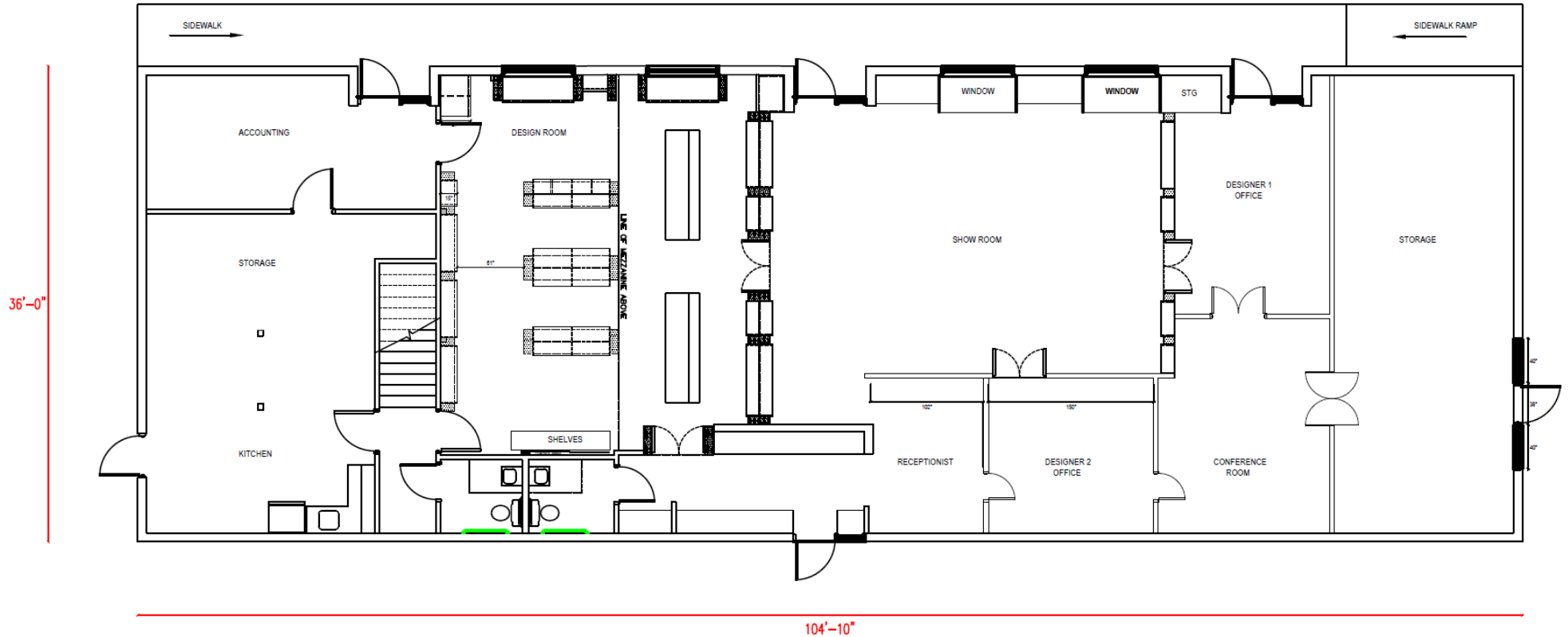
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Existing Floor Plan



EXISTING FLOOR PLAN - FIRST FLOOR

12/15/25

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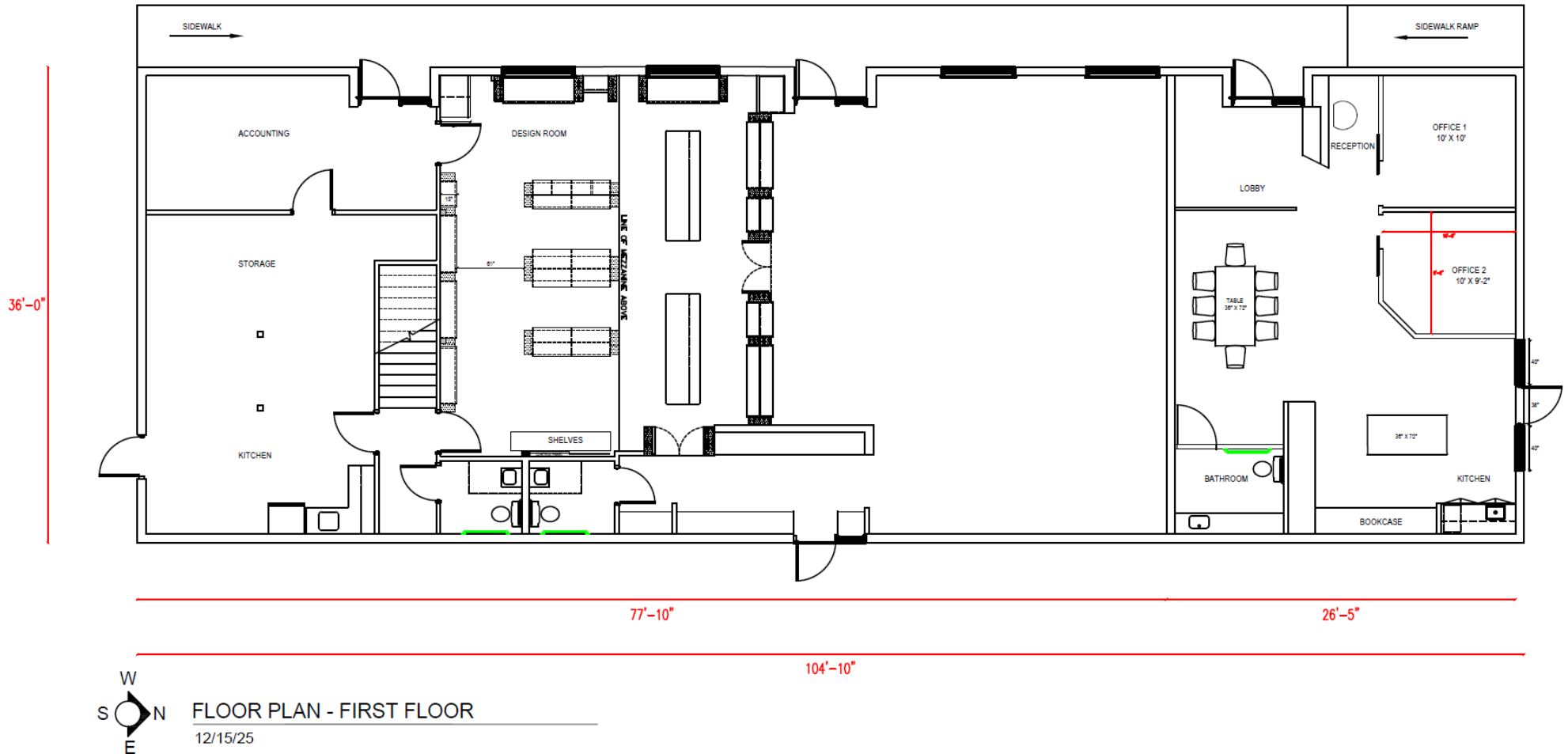
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Optional Floor Plan



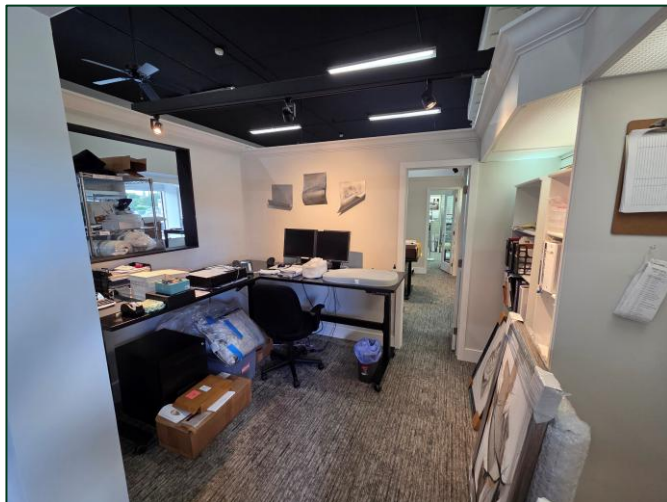
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First Floor



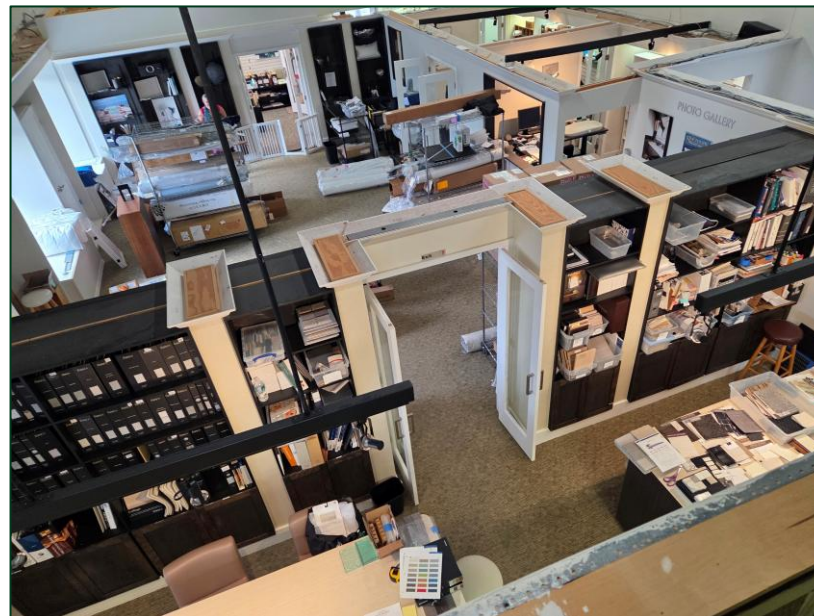
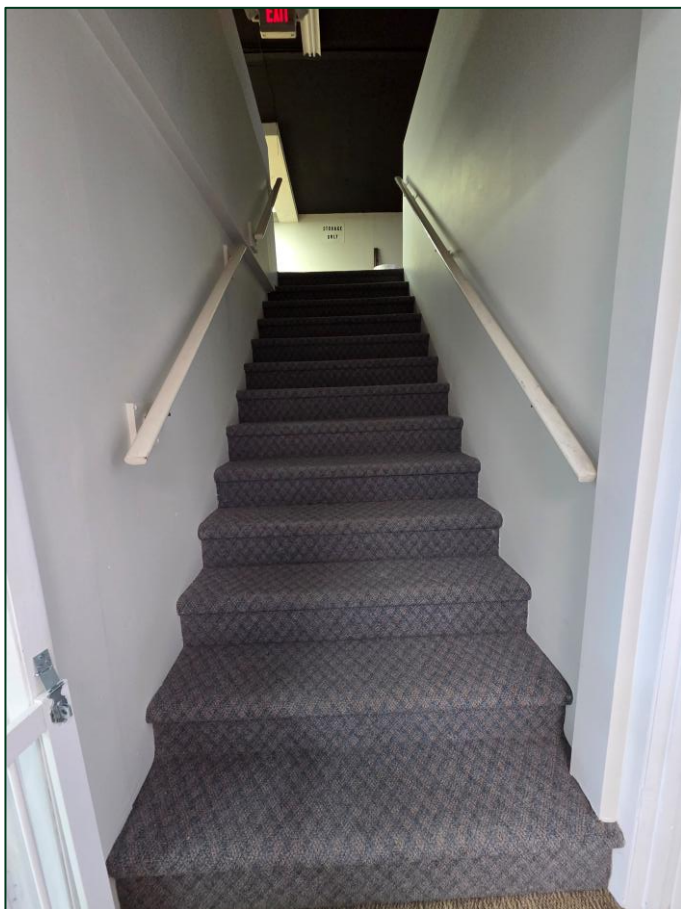
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SHOWROOM SPACE FOR LEASE

Second Floor / Loft



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SHOWROOM SPACE FOR LEASE

Exterior



North side parking & entrance



Front & entrance



Back gated parking



South side entrance

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