

LAUDERDALE LIQUOR STORE

# FOR LEASE

5479 N FEDERAL HWY

Fort Lauderdale FL 33308



Visit Our Website!



Exclusively listed by



## EXECUTIVE SUMMARY

Pricing Guidance	± \$35 PSF
Lease Type	NNN
Building Size	± 7,466 SF
Lot Size	± 20,000 SF
Zoning	B-1

Cross Streets NE 55th St / N Federal Hwy

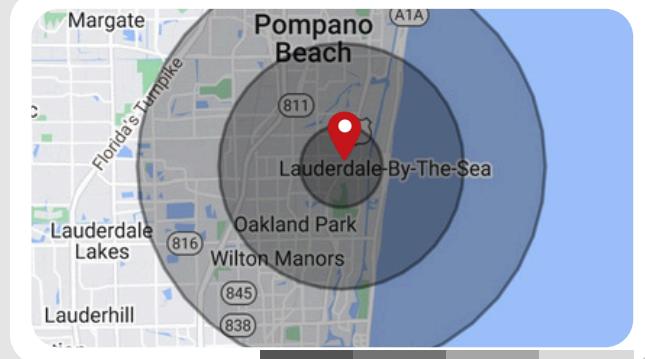
## HIGHLIGHTS

- Free standing building
- Daily traffic count in excess of 44,000 VPD
- Corner lot on Western side of street with direct frontage on Federal Hwy
- 20,000SF lot with 27 parking spaces

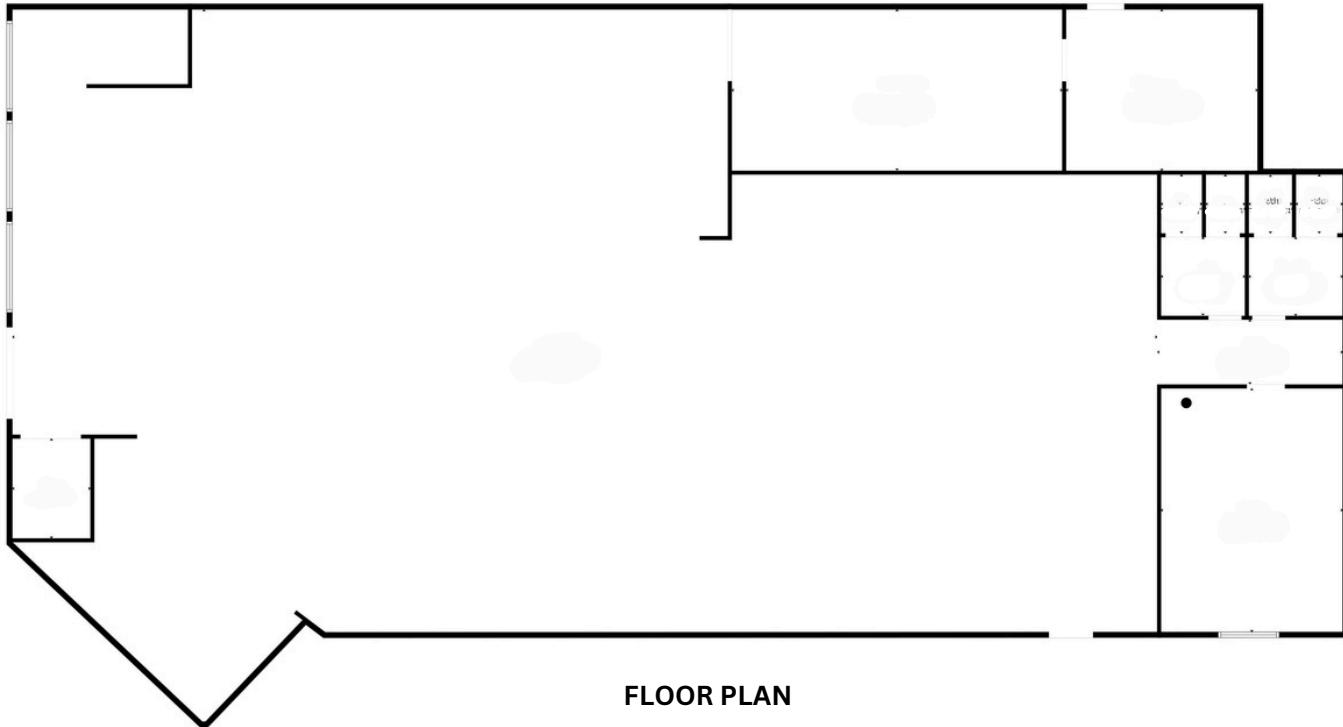
## DEMOGRAPHICS

Within 3 mi Radius

	\$96,786
	Avg. Household Income
	\$1.8 B
	Consumer Spending
	121,400
	Residential Population
	68,865
	Daytime Workforce
	44,000 VPD
	On N Federal Highway



Miles 1 3 5



**\*\*PLEASE DO NOT VISIT OR DISTURB OPERATING BUSINESS\*\***

