

RETAIL SPACE FOR LEASE

945 W Sunrise Blvd, Fort Lauderdale,
FL 33311
\$30/SF NNN



DEMOGRAPHICS

4 MILES TO THE BEACH
LESS THAN 1 MILE TO I-95
2 MILES TO LAS OLAS
8 MILES TO FLL AIRPORT
185,000 POPULATION
\$82,000 AVG HH INCOME
58,000+ TRAFFIC COUNT

945 W. Sunrise Blvd offers a high-impact commercial opportunity positioned at the heart of a thriving Fort Lauderdale corridor.

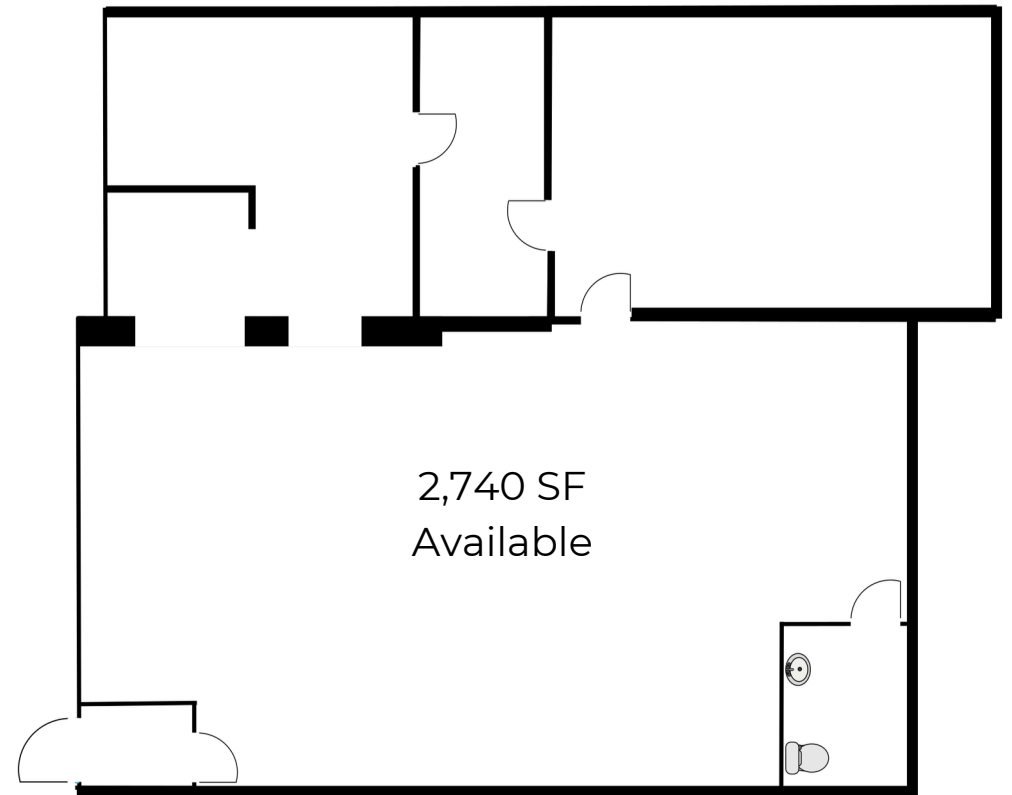
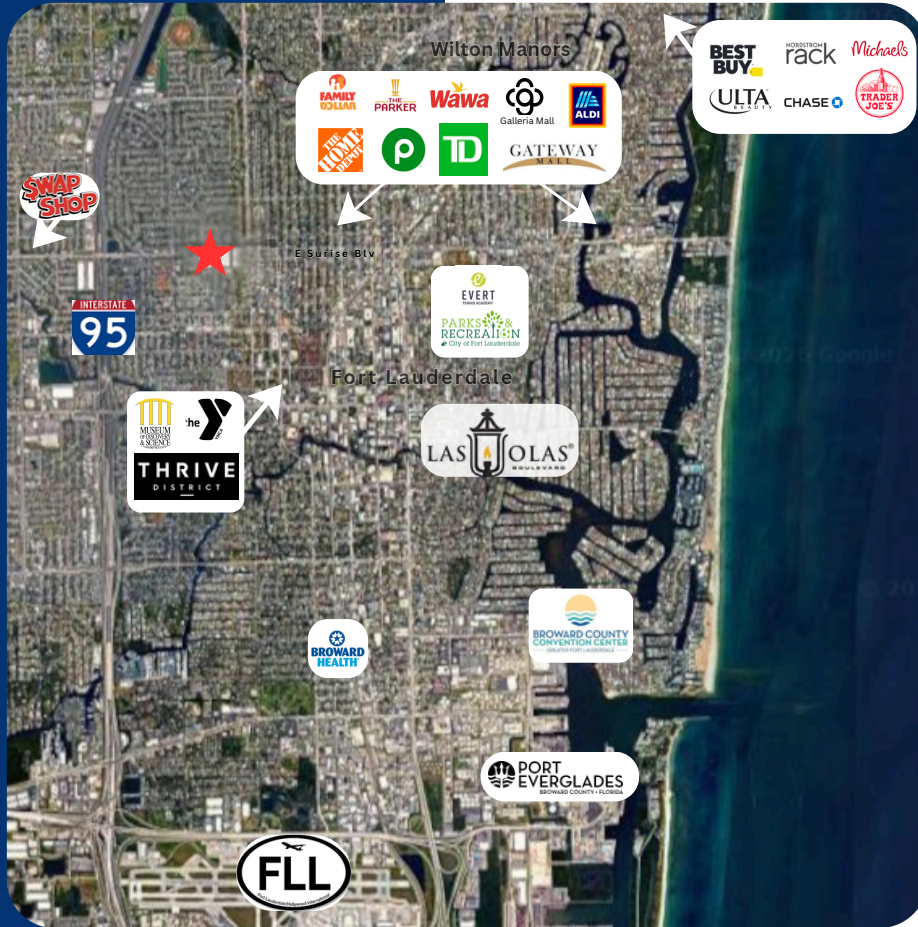
Your business will benefit from unmatched exposure to over 58,000 vehicles daily and the built-in consumer traffic of an established trade area anchored by major national retailers.

Beyond its prime visibility at a signalized intersection, the property is designed for operational efficiency.

Featuring superior access with dedicated turn lanes and close proximity to I-95, ensuring effortless logistics for your team and convenience for your clients.

Whether you're looking to tap into the vibrant energy of nearby Downtown and Las Olas, or capitalize on a versatile layout that offers the flexibility to adapt the space to your specific business model, this location serves as the ultimate gateway for your brand to anchor itself in a high-growth, high-demand coastal market.







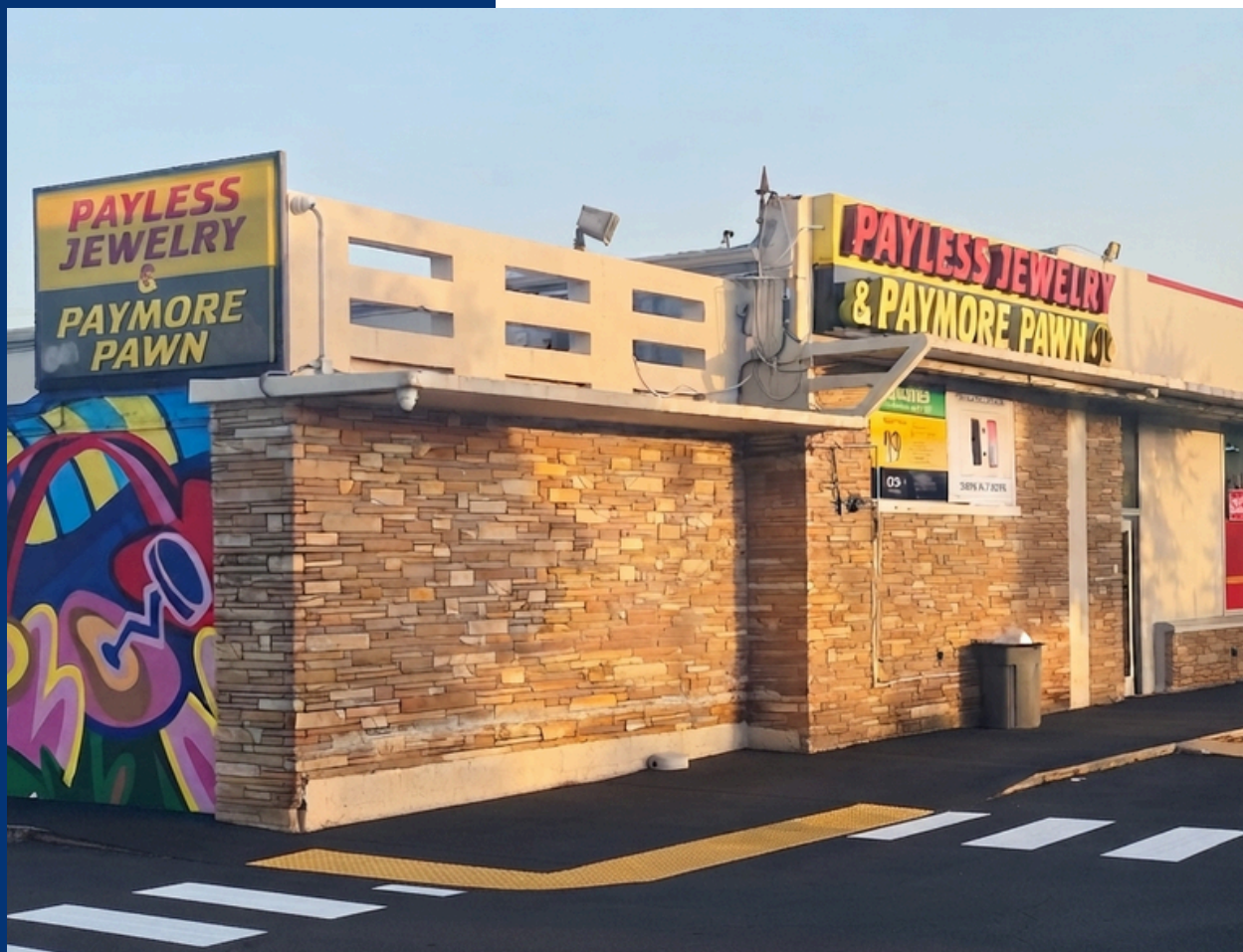
LEVEL Realty is a local real estate brokerage with extensive relationships and specific knowledge of the Fort Lauderdale market and specifically the Oakland Park submarket.

commercial.levelrealty.com

WILLIAM CABRERA
WILLC@LEVELREALTY.COM
954.820.5061

JOSH DEITCHMAN
JOSHD@LEVELREALTY.COM
954.372.7280

OFFICE
LEASING@LEVELREALTY.COM
954.372.7280



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