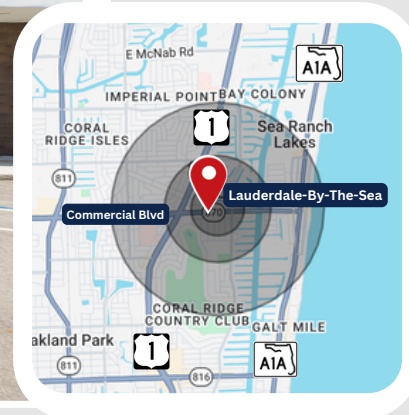


RESTAURANT FOR LEASE



2ND GEN RESTAURANT
📍 2705 E Commercial Blvd, Ft. Lauderdale, FL 33308

Miles 0.25 0.5 1.0

PROPERTY DESCRIPTION

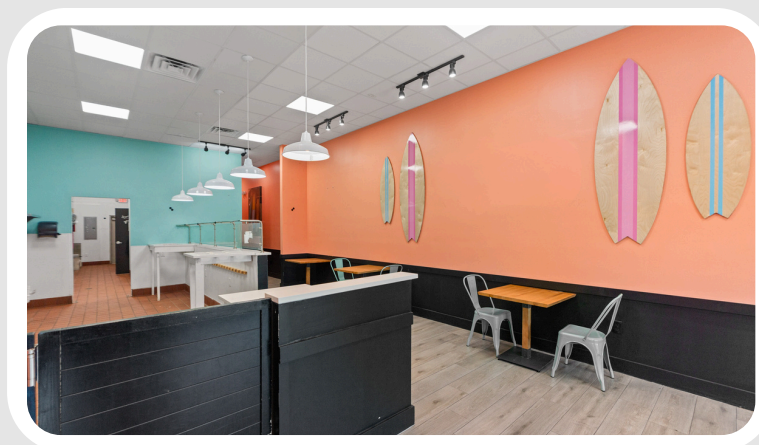
High-visibility restaurant/retail opportunity along one of East Fort Lauderdale's busiest corridors. Existing second-generation restaurant build-out includes modern dining area, ADA restroom, updated finishes, and functional kitchen/prep infrastructure. Excellent exposure, strong demographics, and close proximity to the beach, US-1, Lauderdale-by-the-Sea, and dense residential communities.

EXECUTIVE SUMMARY

Property Type	Retail
Lease Rate	\$60 PSF + \$8 CAM
Space Available	+/-1250 SF
Parking Spaces	Paid Surface Parking
Zoning	CB
VPD	35,000+

HIGHLIGHTS

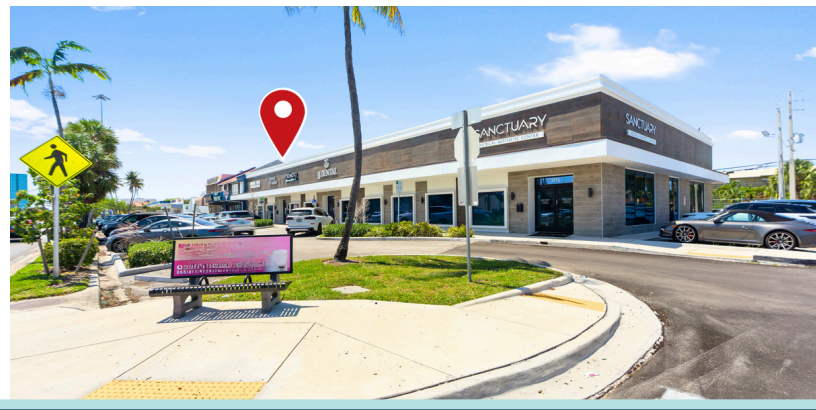
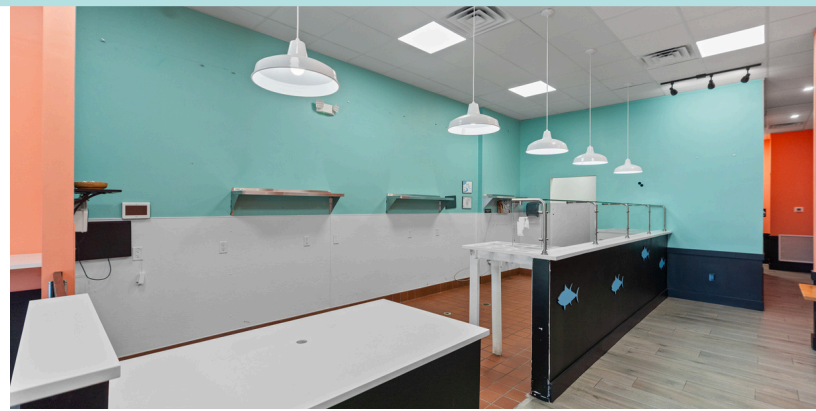
- High-visibility East Fort Lauderdale location
- Second-generation restaurant build-out
- Modern dining area with updated finishes
- Functional kitchen and prep infrastructure
- ADA-compliant restroom
- Minutes from US-1, beaches, and Lauderdale-by-the-Sea
- Surrounded by dense residential neighborhoods, retail centers, restaurants, and hospitality uses
- Easy access to I-95 and major Broward County thoroughfares



2ND GEN RESTAURANT FOR LEASE



2705 E Commercial Blvd,
Ft. Lauderdale, FL 33308



WILLIAM BONOMO
BRANDON LALLOO
3101 N Federal Hwy, Ste 502
Fort Lauderdale, FL 33306
P: 954.372.7280
info@LEVELrealty.com

**All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

****EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

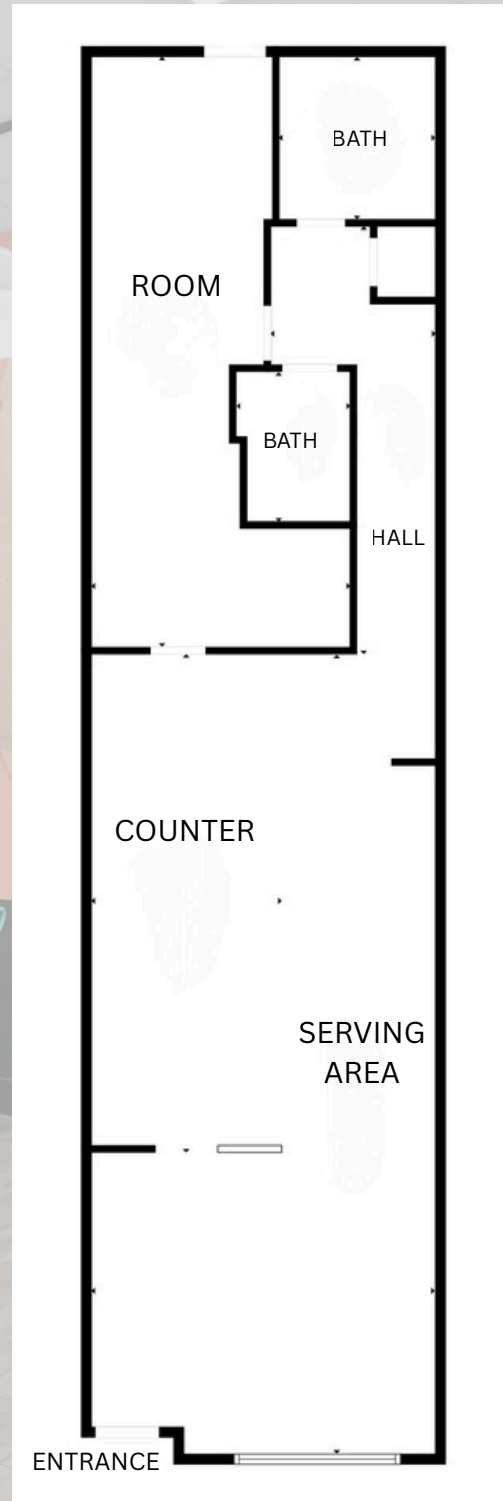


2ND GEN RESTAURANT FOR LEASE



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Floor Plan



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