

RETAIL SPACE FOR LEASE

±2,500 SF FULLY BUILT-OUT F&B SPACE

854 W Cypress Creek Road, Fort Lauderdale, FL 33309



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

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Property Overview

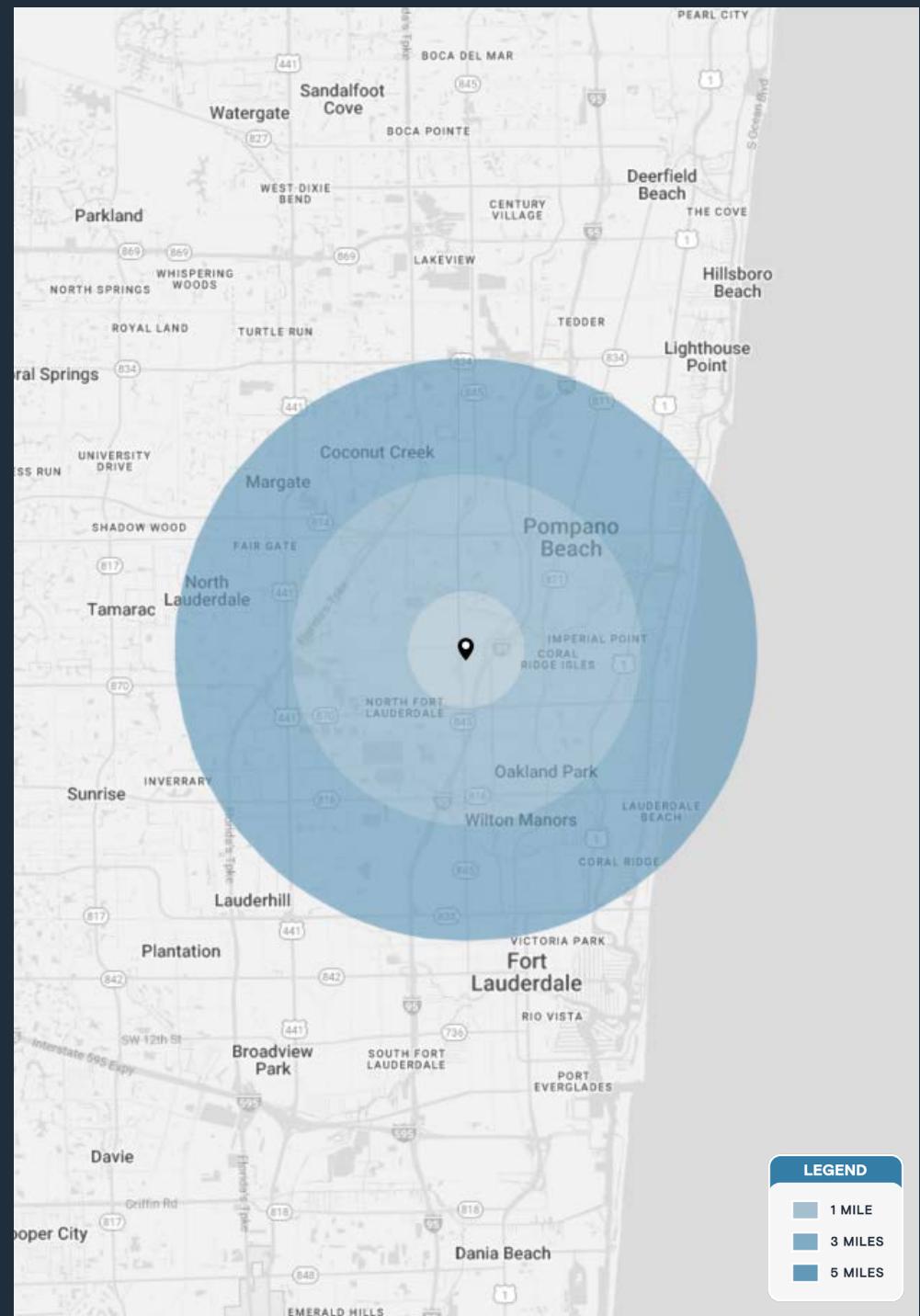
HIGHLIGHTS

- TURNKEY 2ND-GENERATION RESTAURANT SPACE - ±2,500 SF Fully equipped kitchen and dining infrastructure in place, minimizing upfront capital and speeding time to opening
- PRIME CYPRESS CREEK RETAIL CORRIDOR - High traffic location with excellent visibility and prominent frontage on W Cypress Creek Road
- DIRECTLY ADJACENT TO STARBUCKS - Benefit from immediate brand adjacency and strong daily customer draw
- HIGH EXPOSURE & STRONG TRAFFIC COUNTS - Capture steady commuter and daytime population activity from surrounding office parks and major employers
- ESTABLISHED RESTAURANT LAYOUT - Includes existing hood, grease trap, kitchen equipment, prep areas, and service stations
- AMPLE PARKING & EASY ACCESS - Convenient ingress/egress for dine-in, quick-service, pickup, and delivery operations
- DENSE RESIDENTIAL & COMMERCIAL TRADE AREAS - Surrounded by rooftops, corporate campuses, hotels, and business travelers
- IDEAL FOR FAST CASUAL, CAFE, OR FULL-SERVICE CONCEPTS - Flexible configuration supports a variety of food-and-beverage formats

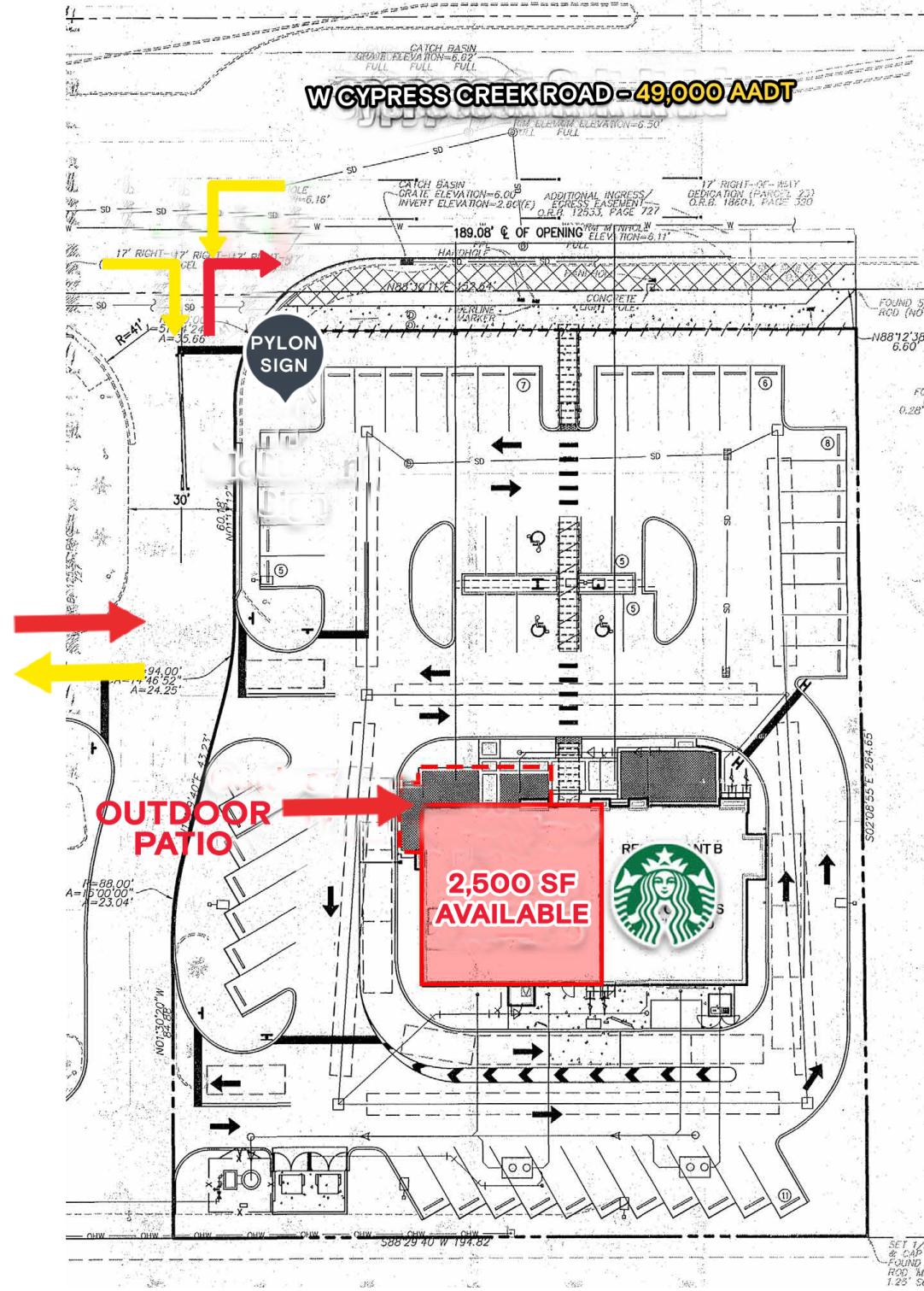


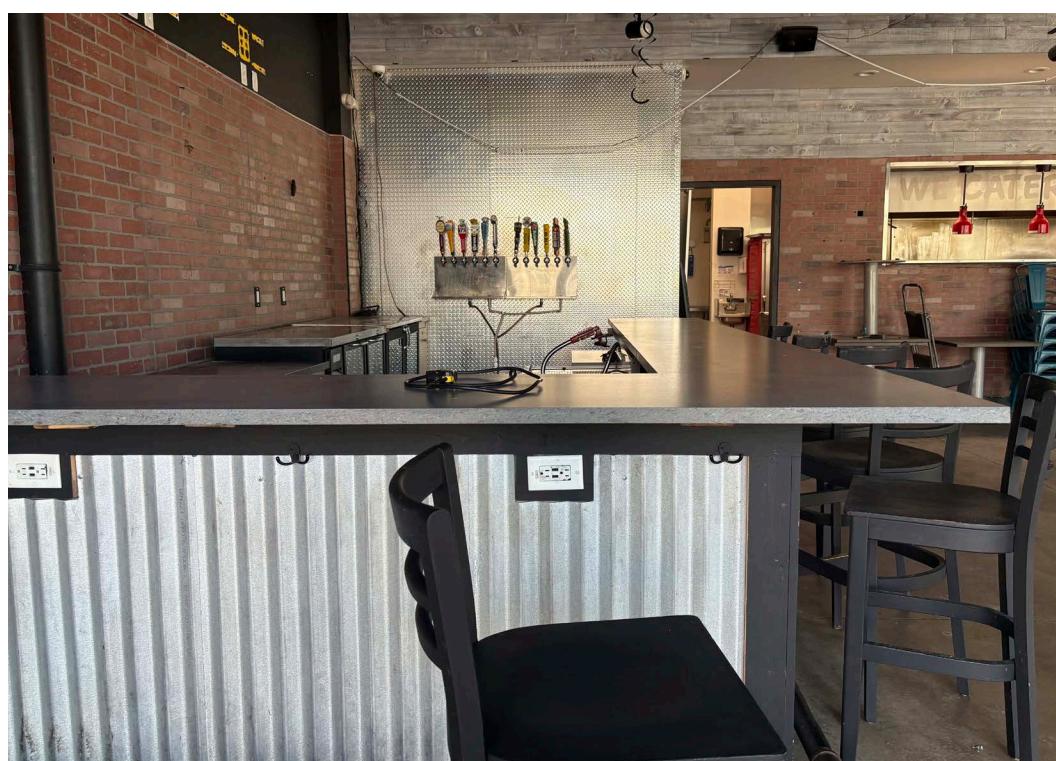
DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,773	132,794	410,244
HOUSEHOLDS	2,817	57,593	174,475
EMPLOYEES	8,858	109,308	202,740
AVERAGE HH INCOME	\$84,974	\$93,970	\$98,974
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	10,118	96,049	251,283
HOUSEHOLDS	3,744	41,083	105,871
EMPLOYEES	12,855	88,943	153,421
AVERAGE HH INCOME	\$86,923	\$91,130	\$95,187



WCYPRESS CREEK ROAD - 49,000 AADT











Contact Brokers

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