



+

CURRENT CAPITAL
Real Estate Group

Second Gen Restaurant for Lease

2010 NW 6th St - Fort Lauderdale, FL 33311





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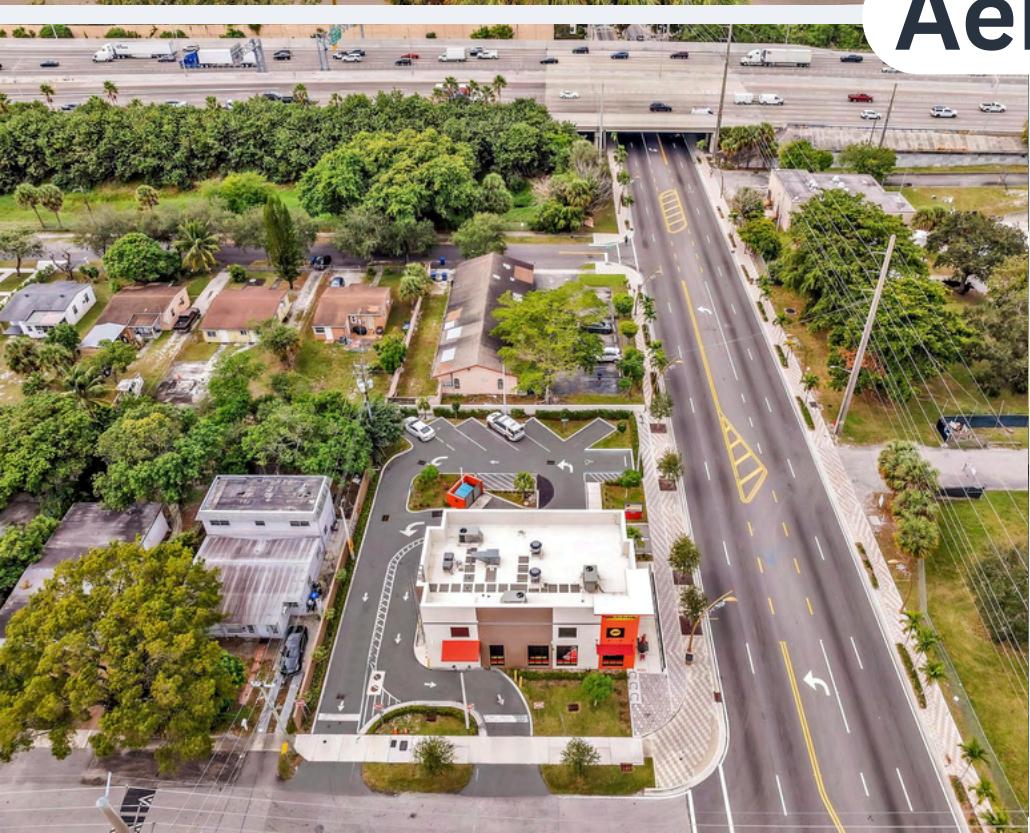


Drive Thru Aerial

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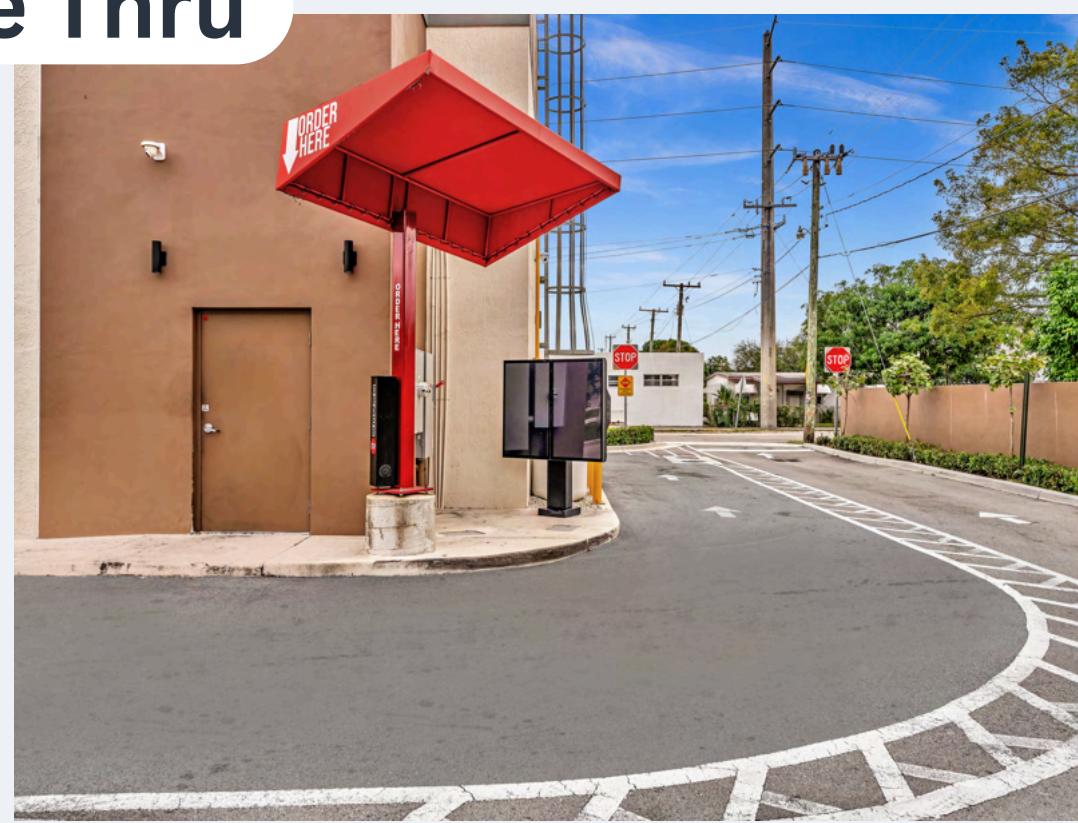


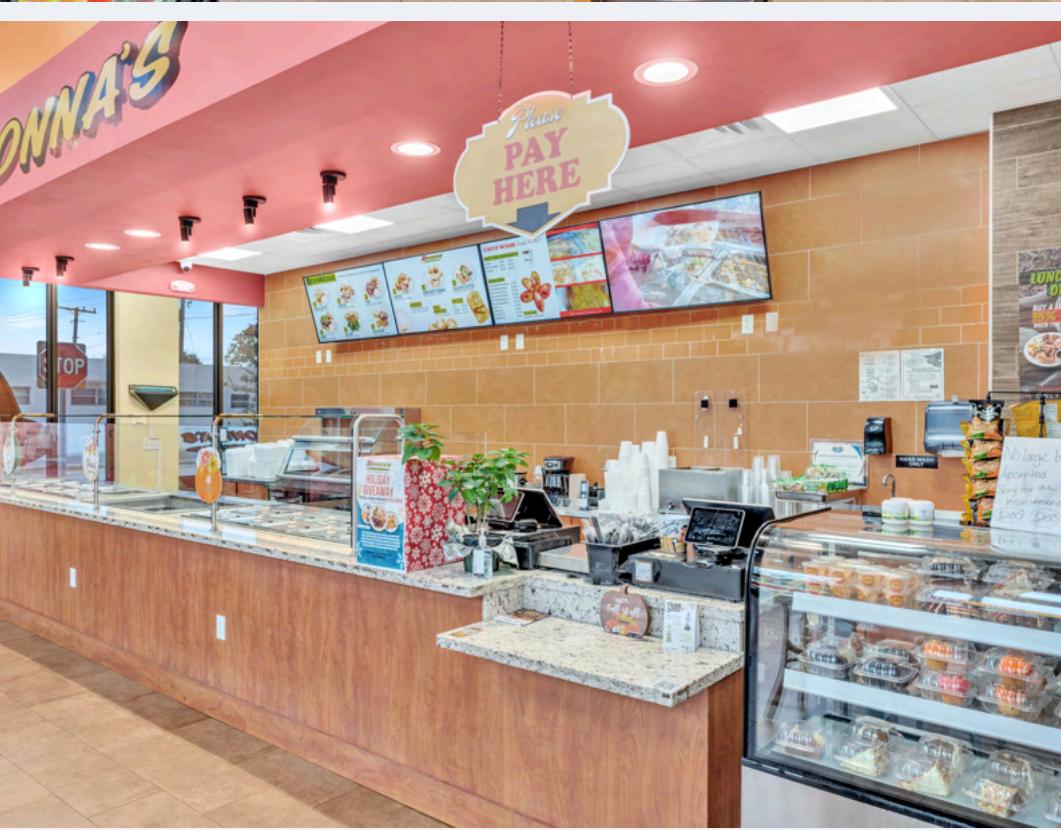
Aerials

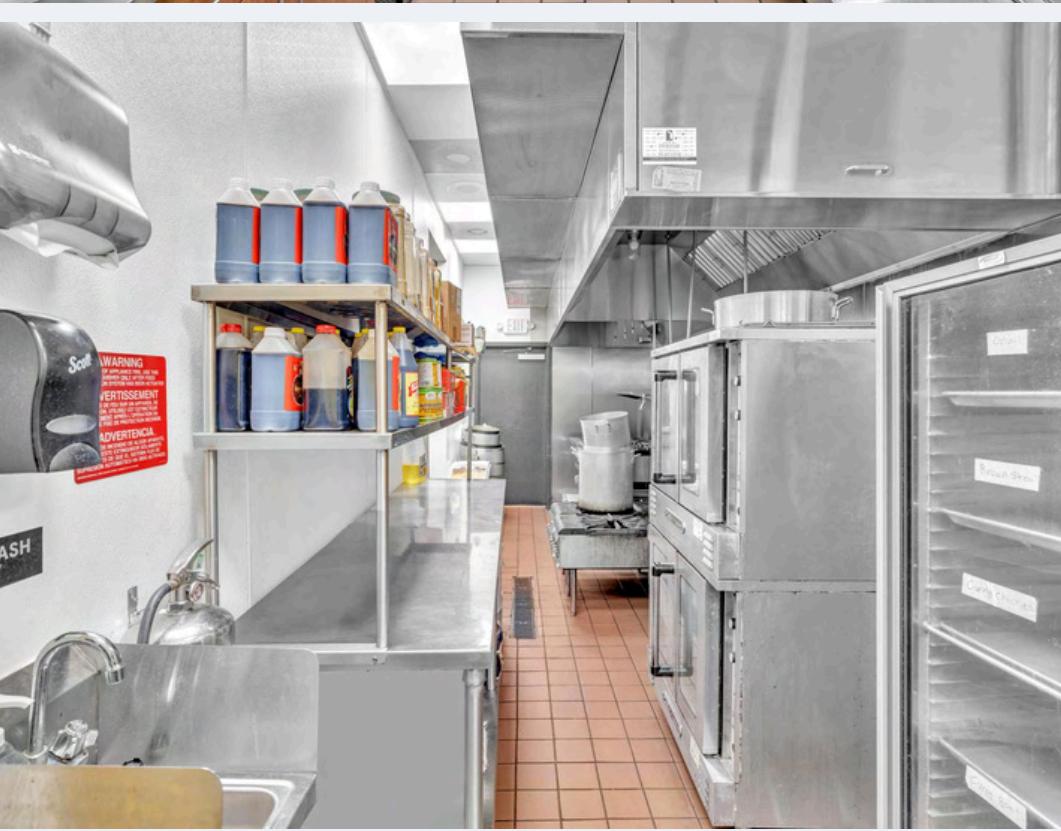
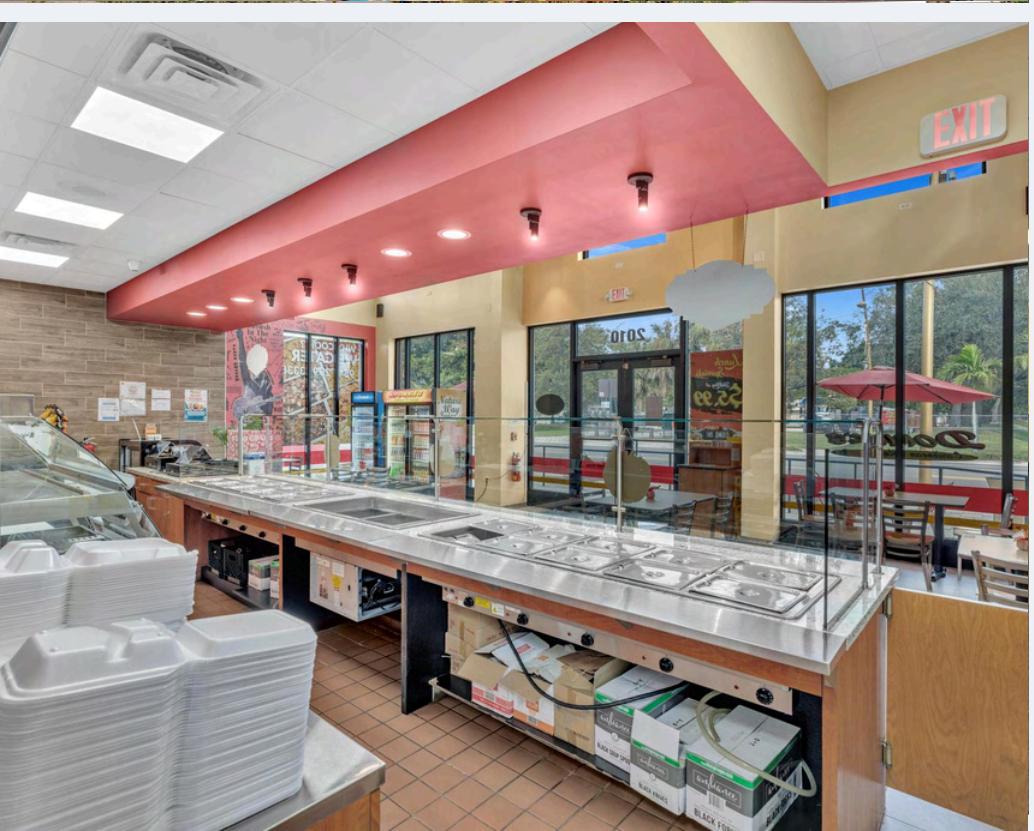
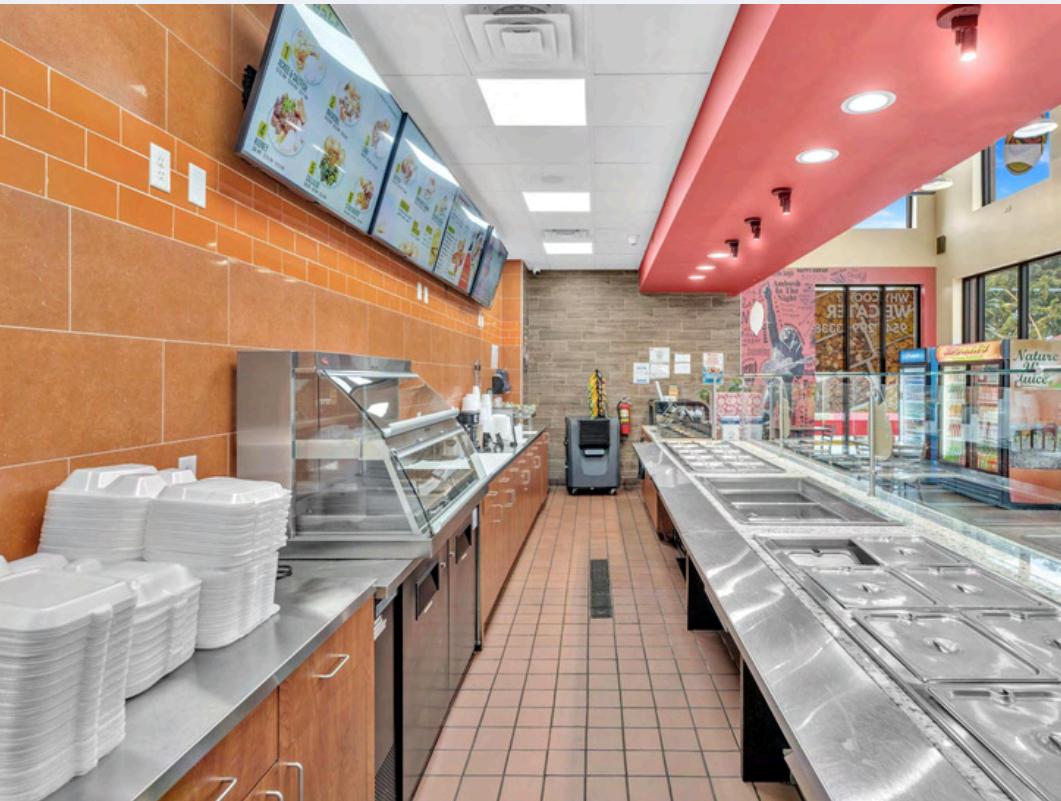


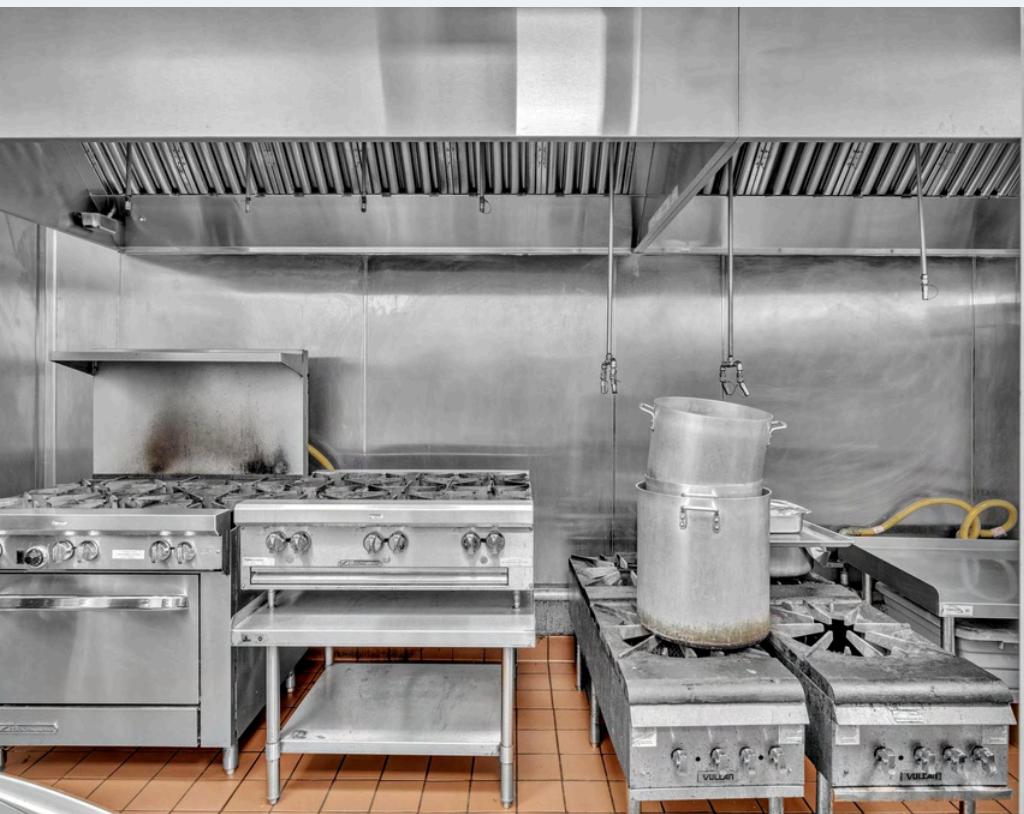


Drive Thru









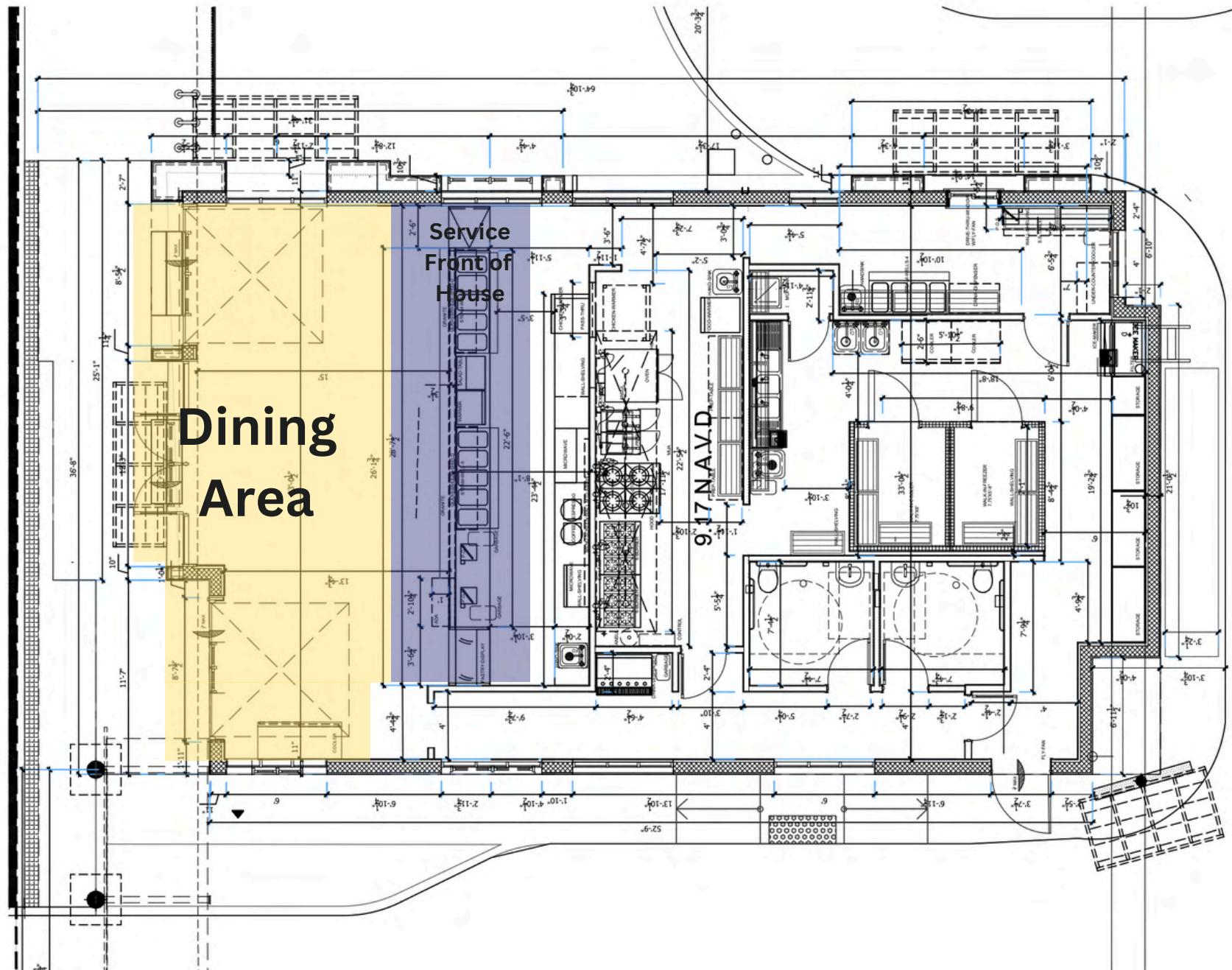
Site Plan



Floor Plan



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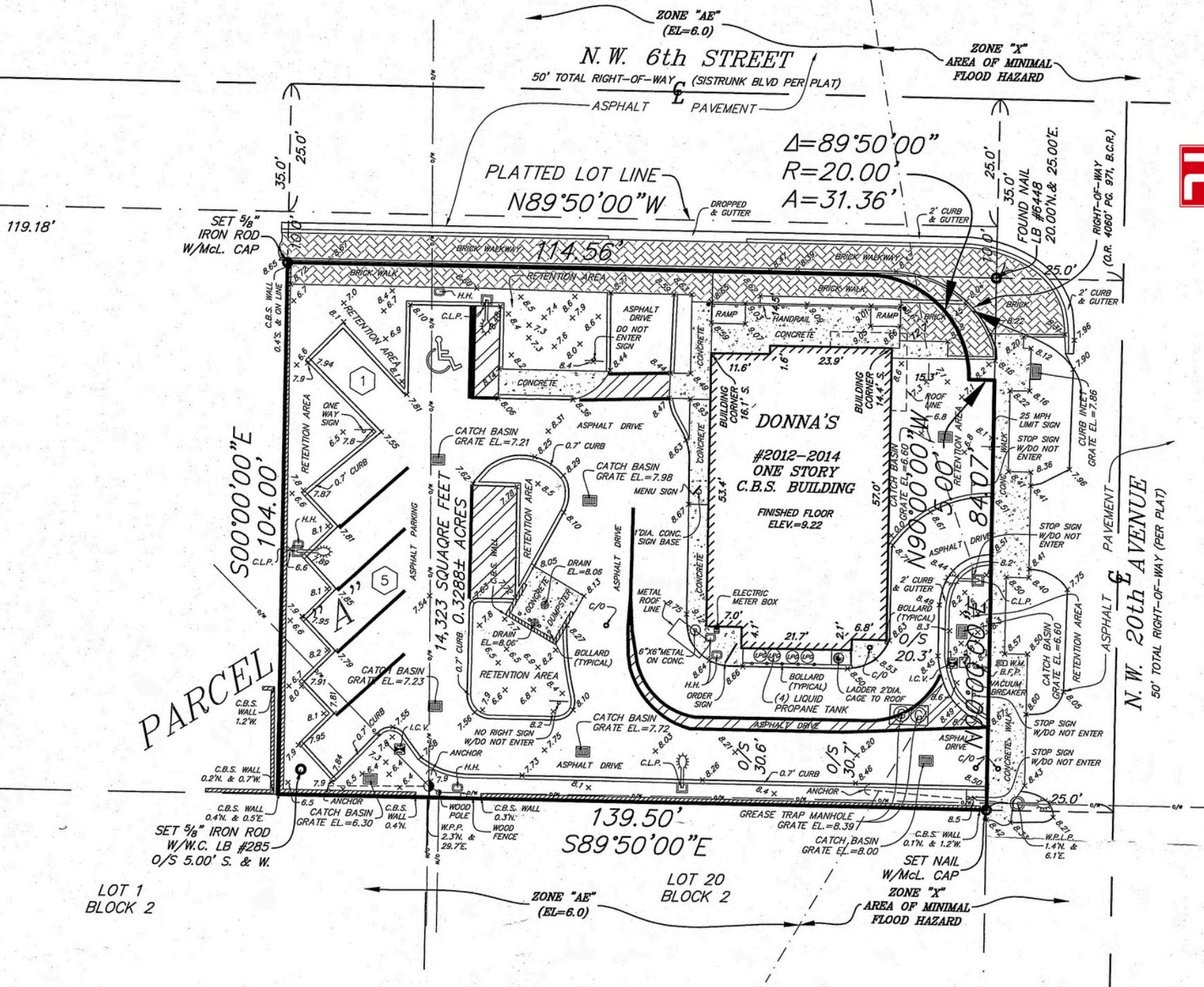




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Survey



By the Numbers

Vacancy:
2,030 SF

Base Rent:
\$45.00

OPEX
\$15.51
estimated

Welcome to Fort Lauderdale, FL

Located in bustling Broward County - Florida and with frontage to Sistrunk Blvd

- 15,400 Average cars per day - Well trafficed retail/business corridor
- 400,000 Population within 5 Miles
- Many national neighboring businesses such as Publix Burger King, Tire Popyes, Crumbl, McDonalds, Taco Bell, Checkers, Ractrac, Walmart among others
- 1 Mile to I-95 and 5 min to downtown Fort Lauderdale

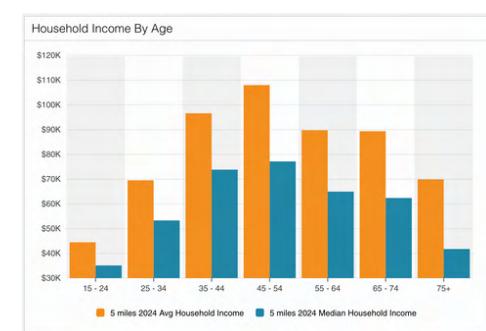


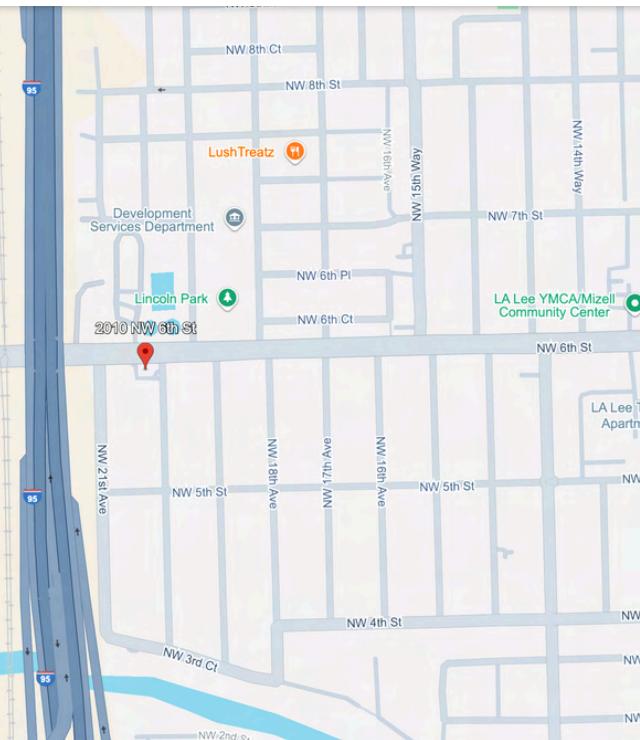
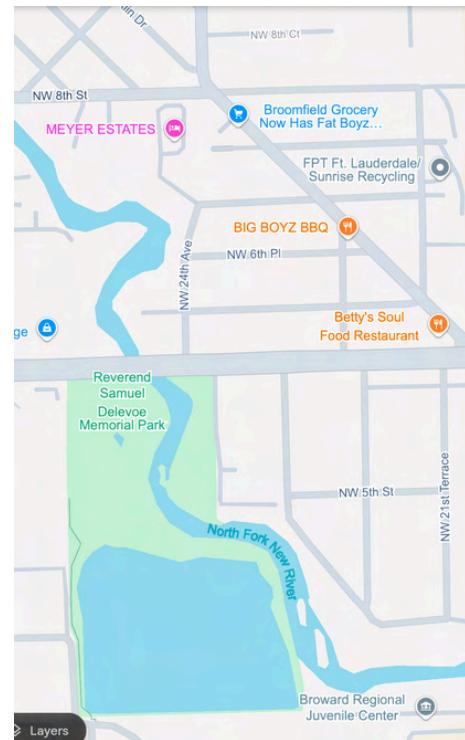
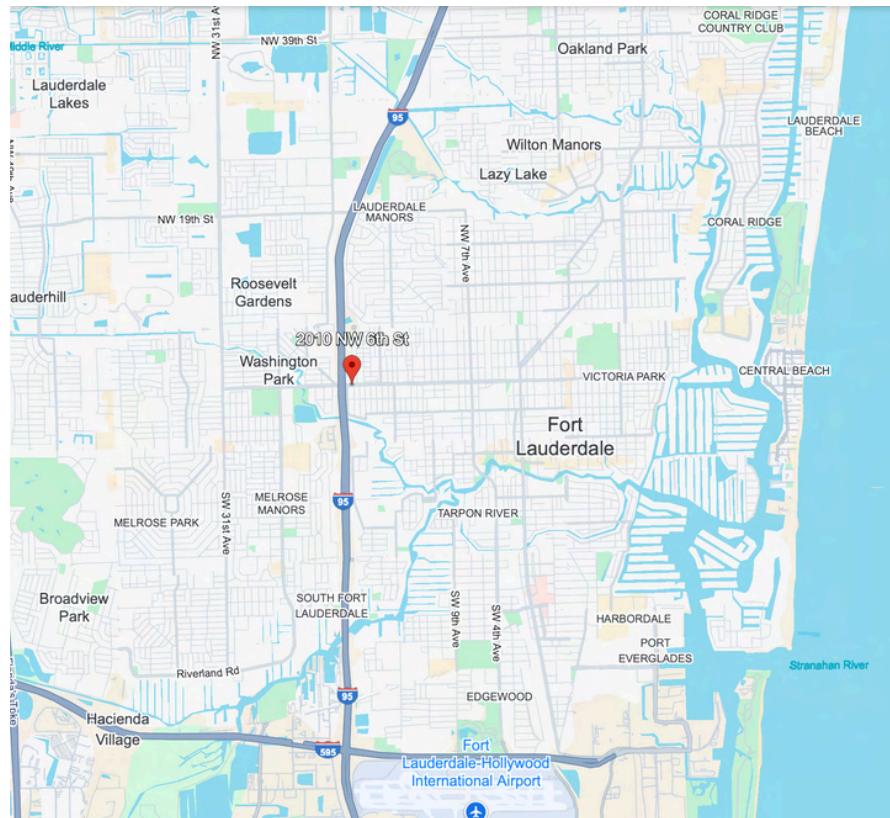
Population	2 miles	5 miles	10 miles
2020 Population	87,064	371,848	1,205,653
2024 Population	88,980	389,934	1,230,885
2029 Population Projection	89,271	393,080	1,234,693
Annual Growth 2020-2024	0.6%	1.2%	0.5%
Annual Growth 2024-2029	0.1%	0.2%	0.1%
Median Age	37.9	41.4	42.5
Bachelor's Degree or Higher	31%	30%	31%
U.S. Armed Forces	40	198	544

Income	2 miles	5 miles	10 miles
Avg Household Income	\$84,759	\$87,343	\$86,380
Median Household Income	\$58,422	\$59,846	\$62,161
< \$25,000	8,274	34,036	94,428
\$25,000 - 50,000	7,302	34,770	111,775
\$50,000 - 75,000	5,646	26,116	83,628
\$75,000 - 100,000	3,899	17,932	61,611
\$100,000 - 125,000	3,123	14,955	49,735
\$125,000 - 150,000	2,881	10,285	30,524
\$150,000 - 200,000	1,835	8,223	27,928
\$200,000+	2,939	14,866	40,359

Households	2 miles	5 miles	10 miles
2020 Households	34,490	153,599	491,122
2024 Households	35,896	161,183	499,985
2029 Household Projection	36,140	162,521	501,298
Annual Growth 2020-2024	1.5%	1.3%	0.6%
Annual Growth 2024-2029	0.1%	0.2%	0.1%
Owner Occupied Households	13,785	81,122	290,471
Renter Occupied Households	22,355	81,399	210,827
Avg Household Size	2.3	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$971.3M	\$4.5B	\$14.2B

Population By Race	2 miles	5 miles	10 miles
White	23,954	131,208	470,519
Black	49,374	173,183	385,367
American Indian/Alaskan Native	188	871	3,421
Asian	1,288	7,760	36,515
Hawaiian & Pacific Islander	35	248	772
Two or More Races	14,141	76,663	334,291
Hispanic Origin	14,299	77,659	356,164





Figures

Space Available: SF

Asking Rate: \$45.00 per SF

OPEX: \$15.51 per SF

NNN - Lease

Term: 5-10 Years

Get in Touch

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Co-Listed by:

