

RETAIL • RESTAURANT • MEDICAL • OFFICE

GALT OCEAN MARKETPLACE

3700 – 4032 N OCEAN BLVD (A1A)
FORT LAUDERDALE, FL 33308

Fort Lauderdale's landmark beachfront retail address — fronting A1A at the heart of the affluent, supply-constrained Galt Ocean Mile.

106,000 SF

SEVEN-BUILDING CENTER

1,300–5,440

AVAILABLE SUITES (SF)

\$30–45 NNN

BASE RENT / SF

25,500 VPD

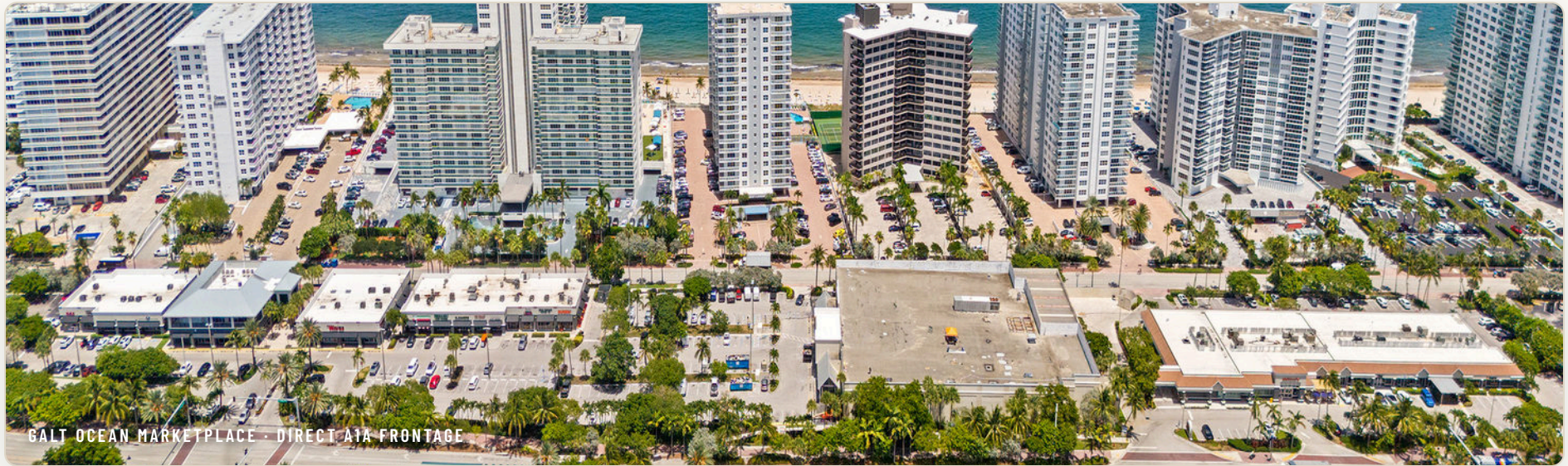
TRAFFIC ON A1A

EXCLUSIVELY FOR LEASE BY

THE PROPERTY

A LANDMARK RETAIL DESTINATION ON THE GALT OCEAN MILE

PROPERTY OVERVIEW



Galt Ocean Marketplace positions your business at the center of the **Galt Ocean Mile** — one of South Florida's most affluent and supply-constrained beachfront communities. Fronting North Ocean Boulevard (A1A), the center serves a dense, year-round base of full-time residents, luxury condominium owners and seasonal visitors, all within walking distance of the Atlantic Ocean.

Spanning approximately **±106,000 square feet across seven buildings**, the property offers exceptional A1A frontage, strong visibility, multiple points of ingress and egress, and abundant on-site parking — anchored by an established mix of retailers, restaurants, medical providers and neighborhood services. Combinable suites range from **1,300 to ±5,440 SF**, ideal for retail, restaurant, medical, wellness, fitness, office and service users.

Surrounded by dozens of luxury high-rise towers and some of Fort Lauderdale's highest household incomes, the center enjoys a consistent customer base that extends well beyond seasonal tourism — with immediate access to Fort Lauderdale Beach, Oakland Park Boulevard and Commercial Boulevard.

— PROPERTY HIGHLIGHTS

- ✓ Premier retail frontage on Fort Lauderdale's iconic A1A corridor
- ✓ Walking distance to Fort Lauderdale Beach & the Atlantic Ocean
- ✓ Excellent visibility — 25,500 vehicles per day on N Ocean Blvd
- ✓ Abundant on-site parking with multiple points of access
- ✓ Flexible for retail, restaurant, medical, wellness, fitness & office
- ✓ Surrounded by luxury high-rise condos & affluent demographics

THE MARKET

A SUPPLY-CONSTRAINED, HIGH-INCOME COASTAL TRADE AREA

WHY GALT OCEAN MILE

Roughly one mile of oceanfront between Oakland Park Boulevard and Lauderdale-by-the-Sea, the Galt Ocean Mile packs **21 beachfront high-rise towers** — plus dozens more along the Intracoastal — into a walkable, land-locked corridor. The result is a captive, built-in customer base of affluent retirees, professionals and seasonal residents with limited new retail supply and high barriers to entry.

\$133,682

Average household income within 3 miles

~21

Beachfront high-rise towers on the Mile

\$850–900k

Median condo value, Galt Mile

\$3–6k+

Typical monthly beachfront rents

TRADE-AREA DEMOGRAPHICS

RADIUS	TOTAL POPULATION	TOTAL HOUSEHOLDS	AVG. HH INCOME
3 MILES	81,131	40,520	\$133,682
5 MILES	211,040	100,008	\$120,735
7 MILES	398,635	171,329	\$107,921

Demographics per Esri / U.S. Census trade-area estimates. Galt Mile building count, condo values and rental ranges per Galt Mile community & local brokerage market data (2025–2026). Figures approximate and for marketing reference only.

DEMAND DRIVERS

YEAR-ROUND TRAFFIC,
AMPLIFIED BY RECORD TOURISM

TOURISM & ACCESSIBILITY

TOURISM & SEASONALITY

20.9M

Annual visitors to Greater Fort
Lauderdale (2025)

85%

Peak-season hotel occupancy
(Broward, 2026)

\$240

Average daily hotel rate

4M+

Cruise passengers via Port Everglades

Peak "season" runs November through April, when snowbird residents and visitors swell the beachfront population and drive sustained demand for dining, services and retail. Tourism spending continues to push the Broward County economy to record levels, extending the marketplace's customer base well beyond its full-time residents.

TRAFFIC & ACCESSIBILITY

25,500

Vehicles per day on N Ocean Blvd / A1A
(FDOT)

10.7mi

≈ 20 min to Ft. Lauderdale–Hollywood
Int'l (FLL)

Steps

Walk to Fort Lauderdale Beach & the
Atlantic

On-Site

Abundant parking & multiple
ingress/egress

Direct frontage on the A1A beachfront corridor connects the center to Lauderdale-by-the-Sea to the north and Las Olas, downtown Fort Lauderdale and Port Everglades to the south — with rare on-site surface parking that is scarce elsewhere along the beach.

Tourism & hospitality figures per Visit Lauderdale / Broward County (2025–2026). Traffic count per FDOT. Airport distance per mapping estimate. For marketing reference only.

SURROUNDED BY NATIONAL ANCHORS & BEACHFRONT DEMAND

A map of the Coral Ridge Country Club area in Coral Gables, Florida. The map shows the club's location in the center, surrounded by residential streets and commercial areas. Callouts point to various businesses and landmarks:

- McDonald's**: Located near NE 40th St and NE 25th Ave.
- Dunkin' Donuts**: Located near NE 40th St and NE 25th Ave.
- Marshall's**: Located near NE 20th Ave and NE 18th Ave.
- ROSS DRESS FOR LESS**: Located near NE 26th St and NE 25th St.
- target**: Located near NE 26th St and NE 25th St.
- THE GARDEN**: Located near NE 30th St and NE 25th Ave.
- Fishies RESTAURANT & SMOOTHIES**: Located near NE 35th St and NE 25th Ave.
- Residence Inn**: Located near NE 32nd St and NE 25th Ave.
- Squid's Bar/BBQ**: Located near NE 28th St and NE 25th Ave.
- Shooters**: Located near NE 26th St and NE 25th Ave.
- Walgreens**: Located near NE 26th St and NE 25th Ave.
- Ocean Beach Club**: Located near NE 25th Ave and NE 24th St.
- Cedar Lake**: Located near NE 25th Ave and NE 24th St.
- Ocean Woods Beach Resort**: Located near NE 25th Ave and NE 24th St.
- Bamboo Beach Golf Club**: Located near NE 25th Ave and NE 24th St.
- Casa Calabria**: Located near NE 25th Ave and NE 24th St.
- ALDI**: Located near NE 25th Ave and NE 24th St.
- The Greenhouse Restaurant**: Located near NE 25th Ave and NE 24th St.
- CVS pharmacy**: Located near NE 25th Ave and NE 24th St.
- Crab Islands Tavern**: Located near NE 25th Ave and NE 24th St.
- Publix**: Located near NE 25th Ave and NE 24th St.

The map also shows the Coral Ridge Country Club, Coral Shore, and the surrounding streets including NE 42nd St, NE 40th St, NE 37th St, NE 36th St, NE 35th St, NE 34th St, NE 32nd St, NE 30th St, NE 29th St, NE 28th St, NE 27th St, NE 26th St, NE 25th St, NE 24th St, NE 23rd St, NE 22nd St, NE 21st St, NE 20th St, NE 19th St, NE 18th St, NE 17th St, NE 16th St, NE 15th St, NE 14th St, NE 13th St, NE 12th St, NE 11th St, NE 10th St, NE 9th St, NE 8th St, NE 7th St, NE 6th St, NE 5th St, NE 4th St, NE 3rd St, NE 2nd St, NE 1st St, NE 0th St, NE -1st St, NE -2nd St, NE -3rd St, NE -4th St, NE -5th St, NE -6th St, NE -7th St, NE -8th St, NE -9th St, NE -10th St, NE -11th St, NE -12th St, NE -13th St, NE -14th St, NE -15th St, NE -16th St, NE -17th St, NE -18th St, NE -19th St, NE -20th St, NE -21st St, NE -22nd St, NE -23rd St, NE -24th St, NE -25th St, NE -26th St, NE -27th St, NE -28th St, NE -29th St, NE -30th St, NE -31st St, NE -32nd St, NE -33rd St, NE -34th St, NE -35th St, NE -36th 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McDonald's · Dunkin'

THE SITE

PROMINENT A1A FRONTAGE WITH RARE ON-SITE PARKING

AERIAL & ACCESS



±106,000 SF

Seven buildings on A1A

Direct Frontage

High visibility on N Ocean Blvd

25,500 VPD

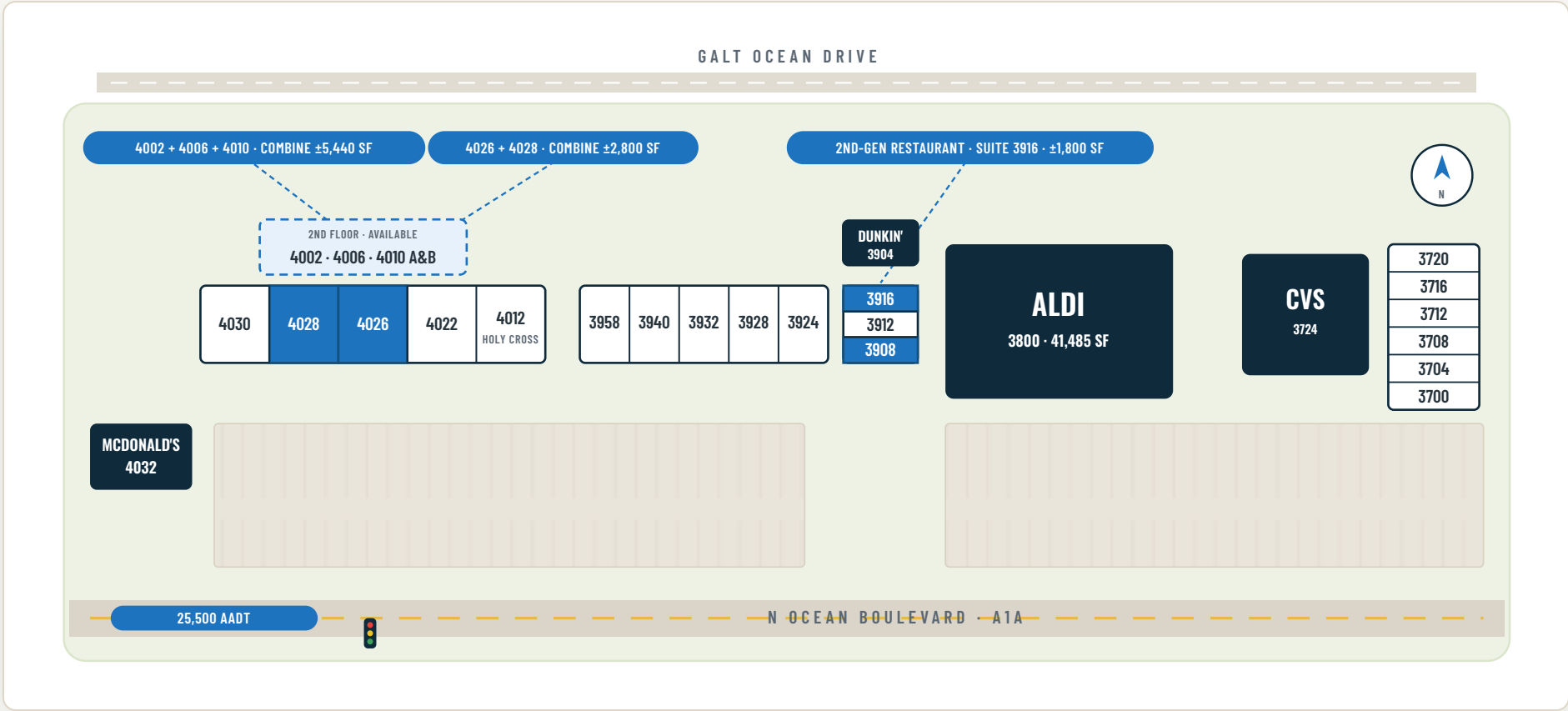
Daily traffic count (FDOT)

Abundant Parking

On-site surface, multiple access points

SITE PLAN & LEASING AVAILABILITY

BIRD'S-EYE LAYOUT



AVAILABLE SPACES & LEASE TERMS

FIVE COMBINABLE SUITES

NNN
LEASE TYPE

Negotiable
LEASE TERM

1,300 – 5,440 SF
AVAILABLE RANGE

\$30 – \$45 PSF
BASE RENT / YR (NNN)

SUITE	SIZE	LEASE RATE	TYPE	CONFIGURATION	DETAIL PAGE
4002	1,350 SF	\$30.00 PSF	NNN	±6 private offices, large open work area, 2 restrooms, reception/foyer, storage — move-in ready. Combines with 4006 & 4010 for ±5,440 SF.	SEE PAGE 9
4006	1,300 SF	\$30.00 PSF	NNN	Flexible office / medical / professional suite. Combines with 4002 & 4010 for ±5,440 SF of contiguous second-floor space.	SEE PAGE 10
4010	2,790 SF	\$30.00 PSF	NNN	±11 private offices, large open work area, 3 restrooms, 2 interior hallways. Combines with 4002 & 4006 for ±5,440 SF — the center's largest opportunity.	SEE PAGE 11
3916	1,800 SF	\$45.00 PSF	NNN	Prime flexible suite for retail, office or professional use. Interior photos available upon request.	SEE PAGE 12
4026	1,600 SF	\$37.50 PSF	NNN	Large open work area, 1 restroom, abundant natural light — move-in ready. Retail / office / professional. Combines with 4028 for ±2,800 SF.	SEE PAGE 13

Adjacent suites combine — 4002, 4006 & 4010 offer ±5,440 SF of contiguous second-floor space, and 4026 & 4028 offer ±2,800 SF. All square footages are approximate; rents are quoted NNN (plus estimated ~\$14.26 PSF CAM). Terms subject to change — contact Native Realty to confirm availability and schedule a tour.

SUITE 4002

\$30.00 PSF
NNN · 1,350 SF

SUITE DETAILS

SIZE	1,350 SF
LEASE RATE	\$30.00 PSF / Yr
LEASE TYPE	NNN
TERM	Negotiable
STATUS	Move-In Ready

— CONFIGURATION

- ✓ ±6 private offices
- ✓ Large open work area
- ✓ 2 restrooms
- ✓ Reception / foyer area
- ✓ Dedicated storage / utility room
- ✓ Combines with 4006 & 4010 — up to ±5,440 SF

OFFICE

MEDICAL

PROFESSIONAL



SUITE 4006

\$30.00 PSF
NNN · 1,300 SF

SUITE DETAILS

SIZE	1,300 SF
LEASE RATE	\$30.00 PSF / Yr
LEASE TYPE	NNN
TERM	Negotiable
IDEAL USE	Office / Medical

CONFIGURATION

- ✓ Flexible 1,300 SF layout ready for buildout
- ✓ Combines with 4002 & 4010 — up to ±5,440 SF
- ✓ Ideal for office, medical or professional users
- ✓ Part of the second-floor professional office wing

OFFICE

MEDICAL

PROFESSIONAL



Interior photos available upon request. Suite 4006 is a 1,300 SF office/medical suite within the same second-floor wing as Suites 4002 & 4010. Contact Native Realty to arrange a private tour or request a interior photo set and floor plan.

SUITE 4010

\$30.00 PSF

NNN · 2,790 SF — LARGEST SUITE

SUITE DETAILS

SIZE	2,790 SF
LEASE RATE	\$30.00 PSF / Yr
LEASE TYPE	NNN
TERM	Negotiable

- ✓ ±11 private offices
- ✓ Large open work area
- ✓ 3 restrooms & 2 interior hallways
- ✓ Combines with 4002 & 4006 — up to ±5,440 SF
- ✓ Private ocean-side balcony frontage



FLOOR PLAN · SUITE 4010



SUITE 3916

\$45.00 PSF
NNN · 1,800 SF

SUITE DETAILS

SIZE	1,800 SF
LEASE RATE	\$45.00 PSF / Yr
LEASE TYPE	NNN
TERM	Negotiable
IDEAL USE	Retail / Office

CONFIGURATION

- ✓ Prime 1,800 SF flexible suite
- ✓ Premium position within the center
- ✓ Suited to retail, office or professional users
- ✓ Direct access to on-site parking & A1A frontage

RETAIL

OFFICE

PROFESSIONAL



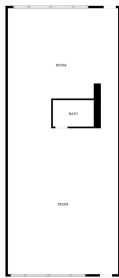
Interior photos available upon request. Suite 3916 is a 1,800 SF flexible suite offered at \$45.00 PSF NNN — the center's premium rate reflects a prime position. Contact Native Realty to arrange a private tour or request a current interior photo set and floor plan.

SUITE 4026

\$37.50 PSF
NNN · 1,600 SF

SUITE DETAILS	
SIZE	1,600 SF
LEASE RATE	\$37.50 PSF / Yr
LEASE TYPE	NNN
TERM	Negotiable
STATUS	Move-In Ready

- ✓ Large open work area
- ✓ 1 restroom
- ✓ Abundant natural light throughout
- ✓ Grade-level storefront on A1A



FLOOR PLAN · SUITE 4026





SCHEDULE A TOUR

NativeRealty.com

954.595.2999

Info@NativeRealty.com

1926 East Sunrise Blvd, Fort Lauderdale, FL 33304

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Rents, availability, square footages, NNN/CAM estimates, demographic, tourism and traffic figures are approximate, subject to change, and provided for general marketing reference only. Prospective tenants should independently verify all information. This is not an offer to lease. Native Realty, Broker.