

FEDERAL SHOPPES

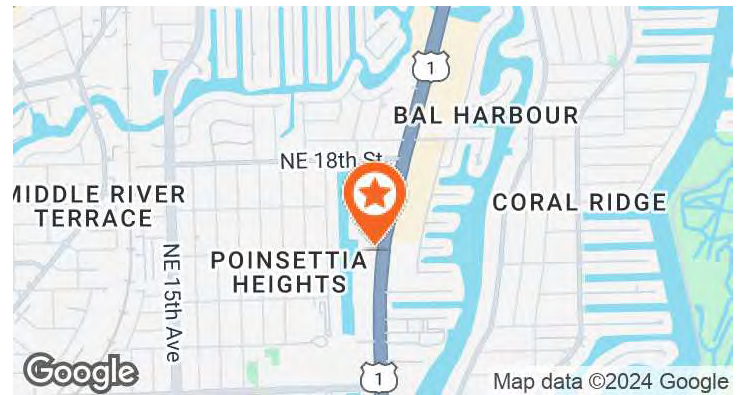
FOR LEASE

1579 N FEDERAL HWY, FORT LAUDERDALE, FL 33305



PROPERTY HIGHLIGHTS

- Located along a strong retail corridor in Fort Lauderdale on the SWC of US 1 (N Federal Hwy) and NE 16th Street
- Excellent visibility, access and parking at a signalized corner
- Strong retailers in the area include Trader Joe's, Nordstrom Rack, Whole Foods Market, Ulta, lululemon and many more
- Traffic Counts of 38,000 AADT on N Federal Hwy south of site and 51,000 AADT on N Federal Hwy north of site
- Availability: 1,124 SF
- GLA: 8,478 SF



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	16,409	133,649	281,300
Total Households	8,703	67,279	128,952
Average HH Income	\$151,041	\$133,285	\$117,280



AMY BERRIOS

amy.berrios@tscg.com
305.262.8877

MAGGIE REYES

maggie.reyes@tscg.com
305.262.8877

FEDERAL SHOPPES

1579 N FEDERAL HWY, FORT LAUDERDALE, FL 33305

FOR LEASE



AMY BERRIOS

amy.berrios@tscg.com
305.262.8877

MAGGIE REYES

maggie.reyes@tscg.com
305.262.8877