

2803  
E. COMMERCIAL

**OFFICE//**

**RETAIL**  
RETAIL FOR LEASE

**2803-2809 E COMMERCIAL BLVD**

*Fort Lauderdale, FL 33308*

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## PROPERTY DESCRIPTION

Exceptional retail/office spaces available for lease in a high-traffic corridor of Fort Lauderdale. Situated along East Commercial Blvd, this prime location offers excellent visibility and easy access to the beaches and major thoroughfares. Surrounded by established businesses, upscale dining, and a thriving mix of professional and residential communities, it's an ideal spot for businesses looking to attract both local and tourist traffic.

The property features large window frontages that invite natural light, creating a bright and welcoming environment for businesses and their clientele. With high visibility store frontage and signage opportunities, these spaces offer prime exposure in a thriving area. Ample on-site parking ensures convenient access for employees and visitors, enhancing the overall accessibility and appeal.

With a premier location, strong foot traffic, and built-in exposure, this is a rare opportunity to establish your business in one of Fort Lauderdale's premiere commercial corridors.

PERMITTED USES

## PROPERTY HIGHLIGHTS

- Prime Location & High Visibility – Situated on East Commercial Boulevard with strong foot traffic, high exposure, and ongoing redevelopment.
- Versatile & Inviting Spaces – Flexible options for both retail and office use, with the potential for outdoor seating.
- Convenience & Accessibility – Easy access with on-site parking and high-visibility signage opportunity.

## OFFERING SUMMARY

Base Rent:	\$30.00 SF/yr (MG; NNN)
NNN:	Estimated \$12.50/SqFt
Available SF:	1,200 - 6,872 SF
Building Size:	14,678 SF

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	53,205	114,498	216,182
Total Population	108,869	238,374	503,234



YOGA JOINT

FERRARI VITA

CASA FRIDA

spatioia Massage

LIVING GREEN Cafe

GREEK SPICE GRILL

Bank of America

Anthony's CLAM HOUSE & GRILL

ZUCHELLO'S Italian grill

THE WHOLE ENCHILADA

PHAT BOY SUSHI & KITCHEN

THE FRESH MARKET

CVS pharmacy

TACOCRAFT

101 Ocean

gelato-go

Billy Jacob's Steak

Walgreens

BENIHANA

Thai Sang

KALUZ RESTAURANT

LA FITNESS

**2803  
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**The FISH PEDDLER EAST**

**The FRESHEST SEAFO**

**NO  
PARKING**  
←  
TOW AWAY ZONE

**Fresh  
CRAB**  
STONE  
MUNGNESS  
OTTSEHELL • KING  
SNOW • BLUE





EXIT

EXIT

IN CASE OF  
FIRE OR OTHER  
EMERGENCY  
PLEASE LEAVE  
BUILDING





EXIT

EXIT

EXIT















10 Exchange Place  
Charleston, SC

12 Hill Street  
Miami, FL



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The FRESHEST SEAFOOD

CAKE - DESSERTS

La Cake  
*cafe*

COFFEE - SAVOR

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CUSTOM CAKES DESSERTS COFFEE



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