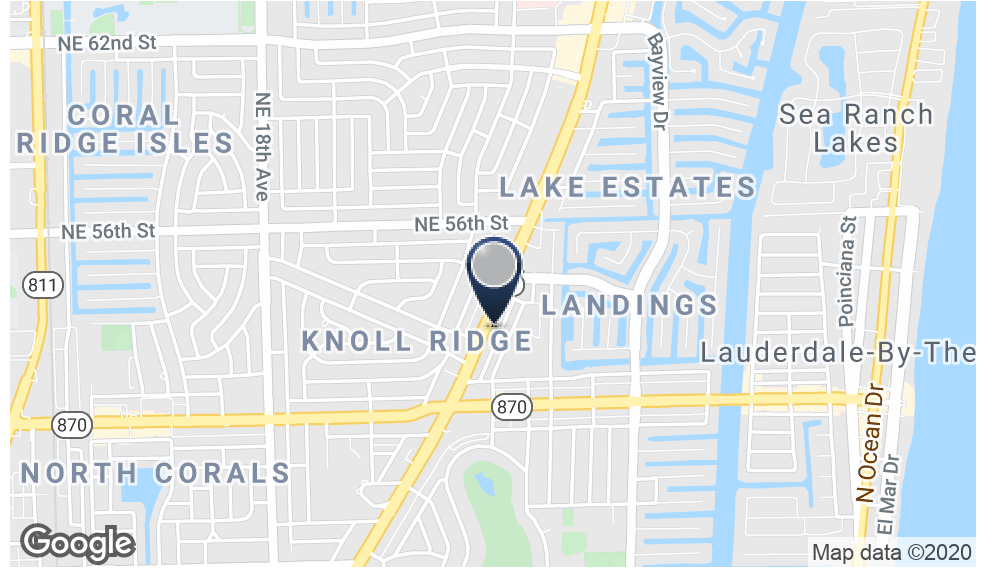


PRIME RETAIL SPACE FOR LEASE

5200 N FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33308



PROPERTY DESCRIPTION

The Landings Shoppes is a 10,000 SF retail center conveniently located on N Federal Highway/US-1 in Fort Lauderdale. The shopping center which has 147' frontage on US-1 provides tenants with excellent visibility and 44,000+ daily traffic count. Surrounded by retailers, single family homes and professional offices, the location's strong demographics that drive and support local businesses. Move in ready, retail space recently renovated, private bathroom.

PROPERTY HIGHLIGHTS

- Open plan retail space
- Excellent street visibility
- Strong demographics
- On-site parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	7
Available SF:	1,400 - 4,307 SF
Lot Size:	0.53 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,924	49,649	102,549
Total Population	15,628	105,562	226,829
Average HH Income	\$87,718	\$75,025	\$70,646

MARIANO SAAL
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AREA MAP

5200 N FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33308



Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey

MARIANO SAAL

Broker, Vice President

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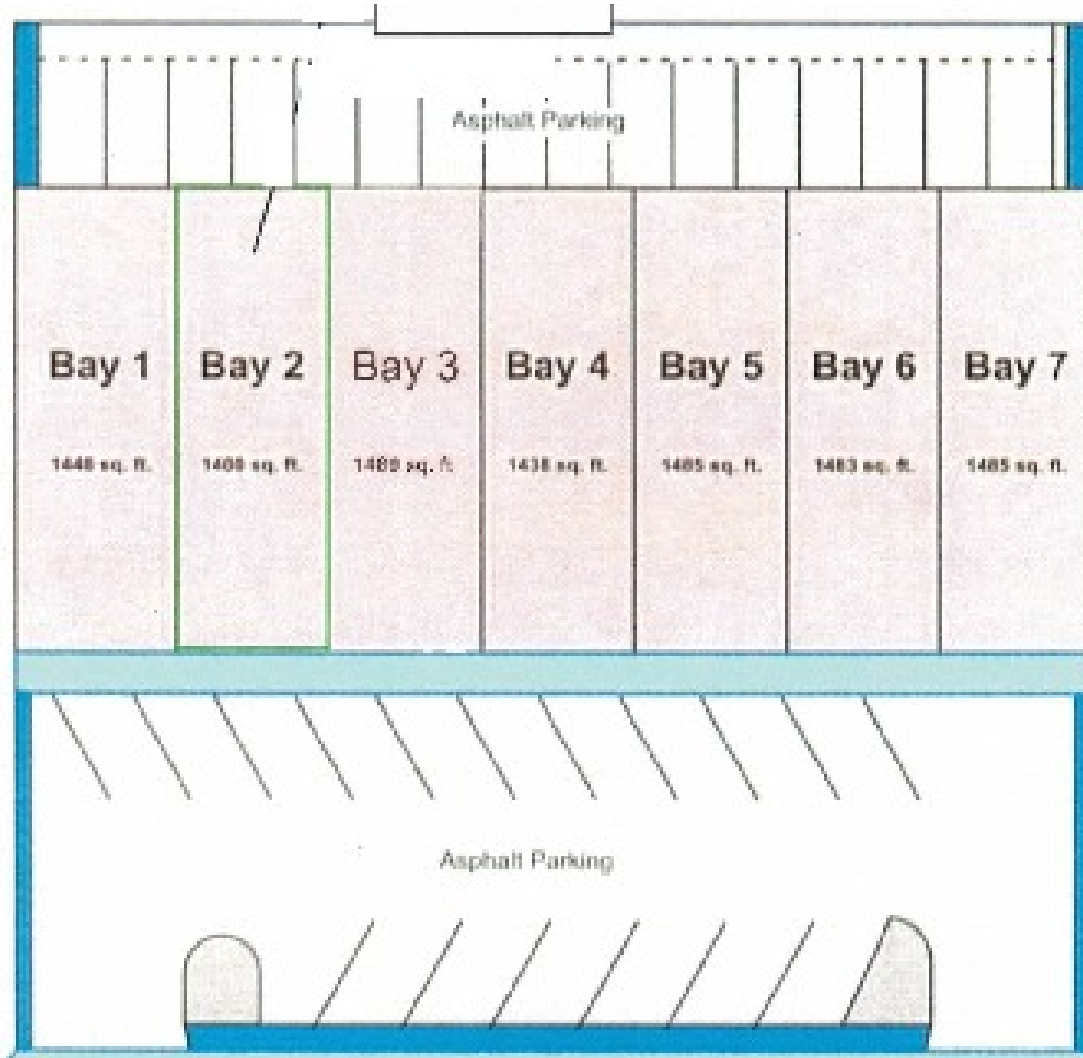
mariano@tirprime.com

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PRIME PROPERTIES

SITE PLAN - BAY 3 AVAILABLE

5200 N FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33308



Add text here...

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PRIME PROPERTIES