



17 S. FORT LAUDERDALE BEACH BLVD.
FT. LAUDERDALE, FLORIDA



FranklinStreet

LICENSED REAL ESTATE BROKER | FranklinSt.com

RETAIL SPACES FOR LEASE

PROPERTY HIGHLIGHTS



Unmatched location right on Fort Lauderdale Beach, offering beachfront space for lease.



Significant recent renovations and an enhanced tenant mix position Beach Place as the leading tourism destination on the beach.



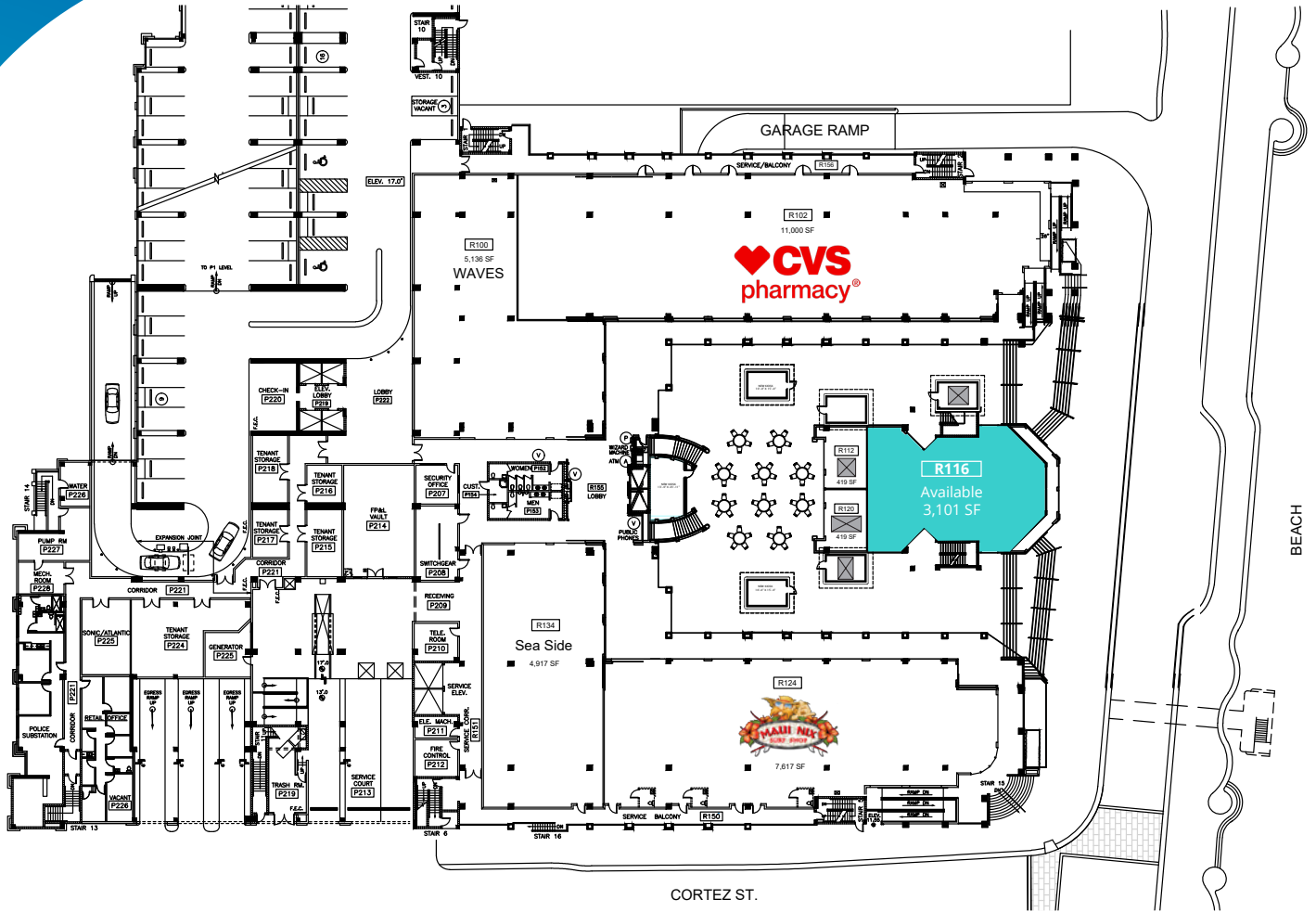
Become part of a lineup that includes nationally recognized apparel and entertainment brands, such as Maui Nix, Hooters, Häagen-Dazs, Taco Bell Cantina, Con Murphy's Irish Pub, CVS, and more.



Benefits from an attached multi-level parking garage, providing access to a built-in customer base at the Marriott Hotel.

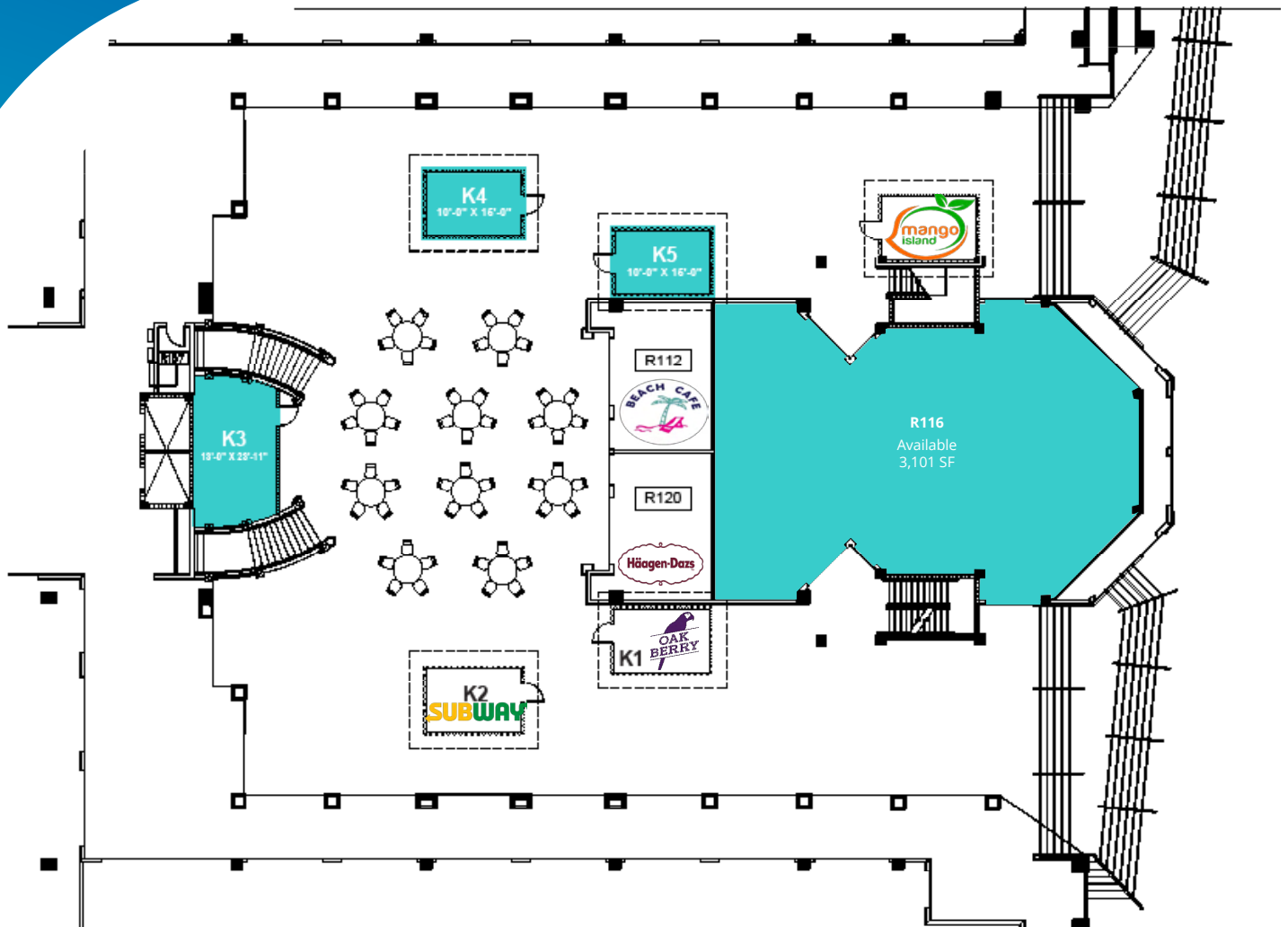


1ST FLOOR PLAN



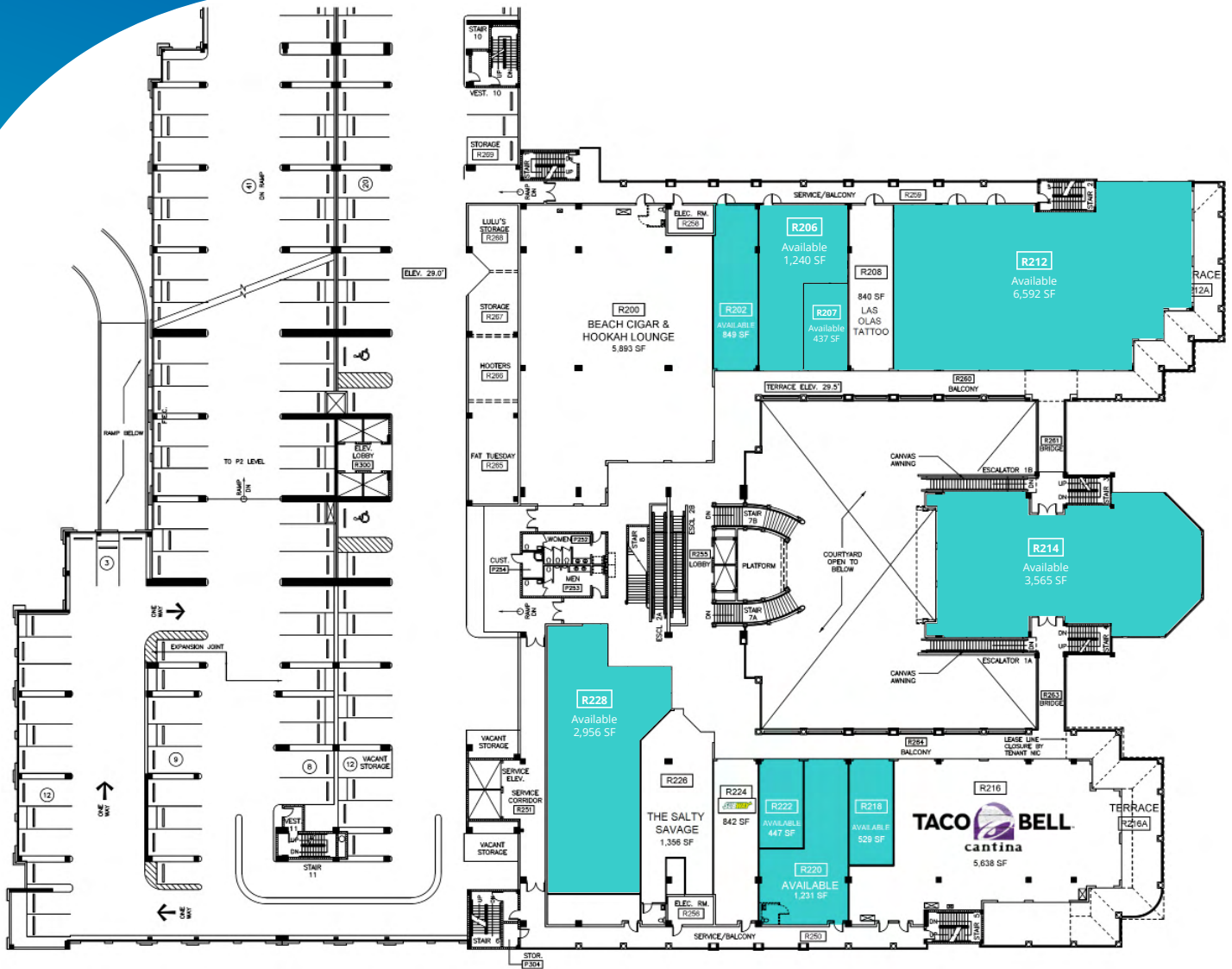
| UNIT | TENANT | SF |
|------|--------------|--------|
| R100 | WAVES | 5,136 |
| R102 | CVS Pharmacy | 11,000 |
| R112 | Beach Cafe | 419 |
| R116 | AVAILABLE | 3,101 |
| R120 | Haagen Daz | 419 |
| R124 | Maui Nix | 7,617 |
| R134 | Sea Side | 4,917 |

KIOSK LOCATIONS



| UNIT | TENANT | SF |
|------|--------------|------------------|
| K1 | Oak Berry | 10'-0" x 15'-0" |
| K2 | SUBWAY | 10'-0" x 15'-0" |
| K3 | AVAILABLE | 13'-0" x 23'-11" |
| K4 | AVAILABLE | 10'-0" x 15'-0" |
| K5 | AVAILABLE | 10'-0" x 15'-0" |
| K6 | Mango Island | 10'-0" x 15'-0" |

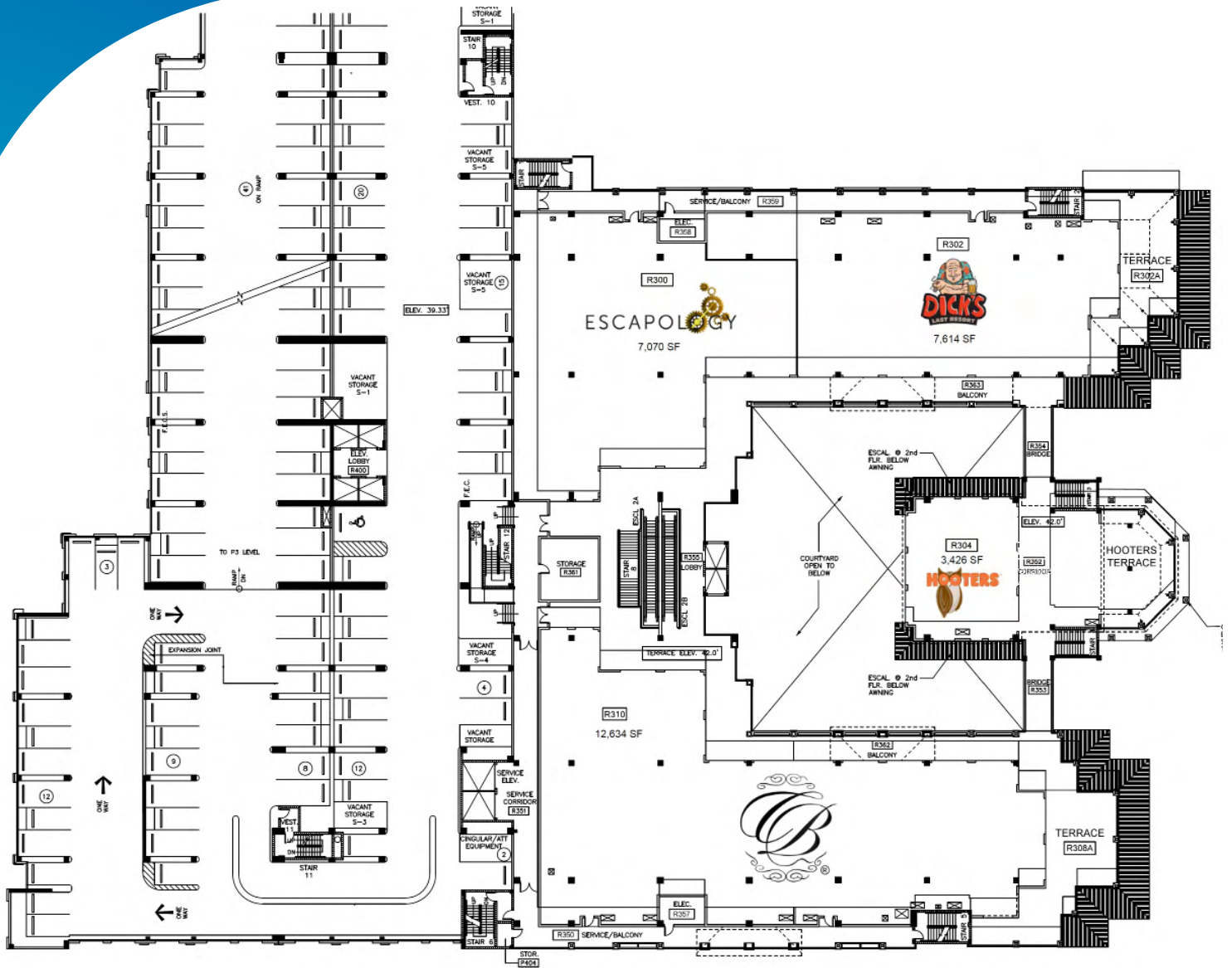
2ND FLOOR PLAN



| UNIT | TENANT | SF |
|------|----------------------|-------|
| R200 | Beach Cigar & Hookah | 5,893 |
| R202 | AVAILABLE | 849 |
| R206 | AVAILABLE | 1,240 |
| R207 | AVAILABLE | 437 |
| R208 | Las Olas Tattoo | 840 |
| R212 | AVAILABLE | 6,592 |
| R214 | AVAILABLE | 3,565 |

| UNIT | TENANT | SF |
|------|-------------------|-------|
| R216 | Taco Bell Cantina | 5,638 |
| R218 | AVAILABLE | 529 |
| R220 | AVAILABLE | 1,231 |
| R222 | AVAILABLE | 447 |
| R224 | Subway | 842 |
| R226 | The Salty Savage | 1,356 |
| R228 | AVAILABLE | 2,956 |

3RD FLOOR PLAN



| UNIT | TENANT | SF |
|------|--------------------|--------|
| R300 | Escapology | 7,070 |
| R302 | Dick's Last Resort | 7,614 |
| R304 | Hooter's | 3,426 |
| R310 | Crystal Ballroom | 12,364 |

WHAT'S IN THE AREA



COURTYARD
BY MARRIOTT

Fort Lauderdale
Aquatic Center

411 SOUTH
FT. LAUDERDALE
MALL

MARRIOTT
VACATION
CLUB

Señor Frog's
RESTAURANT & BAR

SURF
STYLE

LAS OLAS
BEACH CLUB

BEACH PLACE

S Fort Lauderdale Beach Blvd

THE RITZ-CARLTON

AREA DEMOGRAPHICS

VISITORS

\$94,532
average HH income

46.4
median age

41%
higher education
degree

WITHIN 3 MILES

\$180,819
average HH income

95,481
residents

124,647
daytime population

WITHIN 5 MILES

\$148,801
average HH income

216,453
residents

253,647
daytime population





CONTACT US

RAFAEL ROMERO, CCIM
Regional Managing Director
305.349.9322
RetailFL@FranklinSt.com

RAYZA PEREZ
Director
305.349.9322
RetailFL@FranklinSt.com



 **FranklinStreet**

LICENSED REAL ESTATE BROKER | FranklinSt.com

BROKER OF RECORD, FLORIDA
DARRON KATTAN
BOR License No. BK3256503
FSLSG@FranklinSt.com