

**RETAIL
SPACE
FOR LEASE**

SIXTEEN20

1620 N FEDERAL HWY, FORT LAUDERDALE, FL

**NEW
DEVELOPMENT**



Kimberly Barbar | Kimberly.Barbar@Stiles.com
954.918.7716



NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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PROPERTY HIGHLIGHTS

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- New construction
- 52,000 daily traffic counts
- Located on a hard corner with a dedicated turn in
- Neighbors include Trader Joe's, Ulta and Nordstrom Rack
- Great visibility
- Incredible top of the building signage & monument signage
- Located in Ft. Lauderdale's Premier Retail Corridor

DEMOGRAPHICS

2023	.5 Mile	1 Mile	3 Miles
Est. Population	2,632	15,977	130,569
Average HH Income	\$135,843	\$112,527	\$101,014

**Source: SitesUSA, 2023*

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RENDERING

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SITE PLAN

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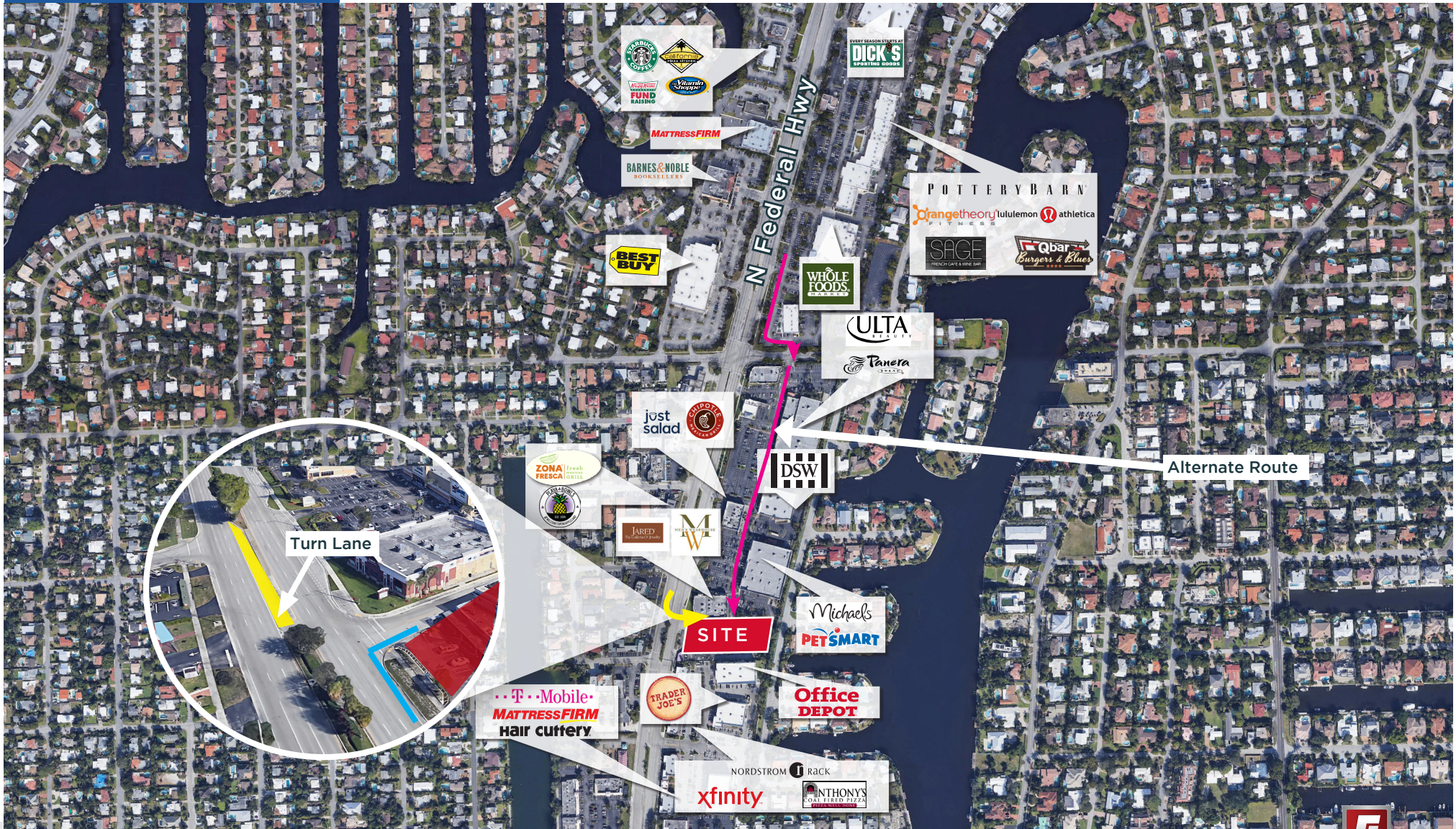
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RETAIL MAP

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