

5300 N Federal Hwy | Property Overview



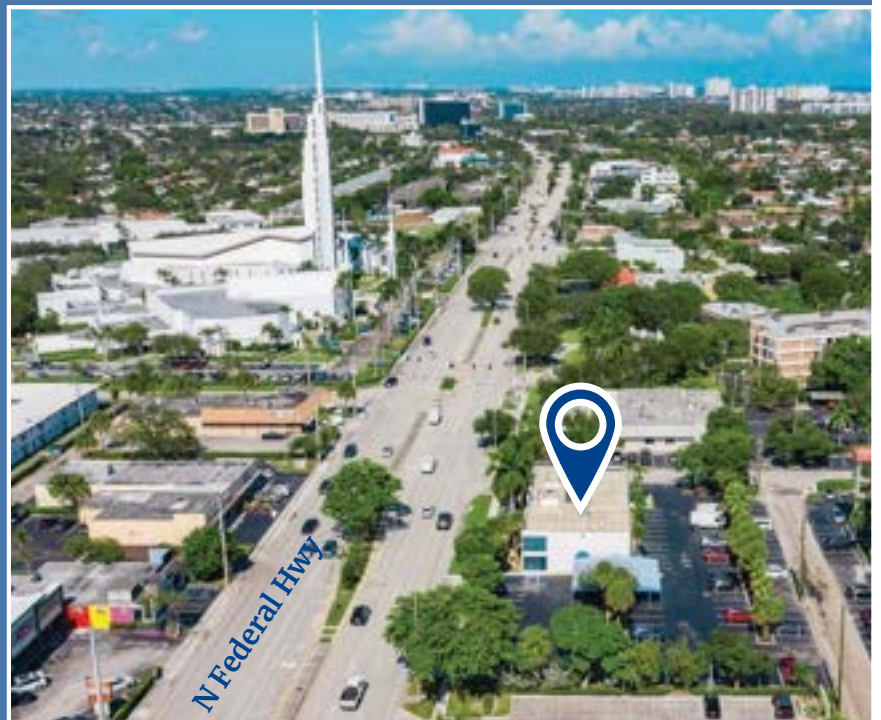
Overview

Property Name	5300 N Federal Hwy Fort Lauderdale, FL 33308	
Building	Size	±10,286 RSF
Asking	Price	\$5,400,000
Property Type	Class "A" Office	
Year Built	1974; Renovated 2022	

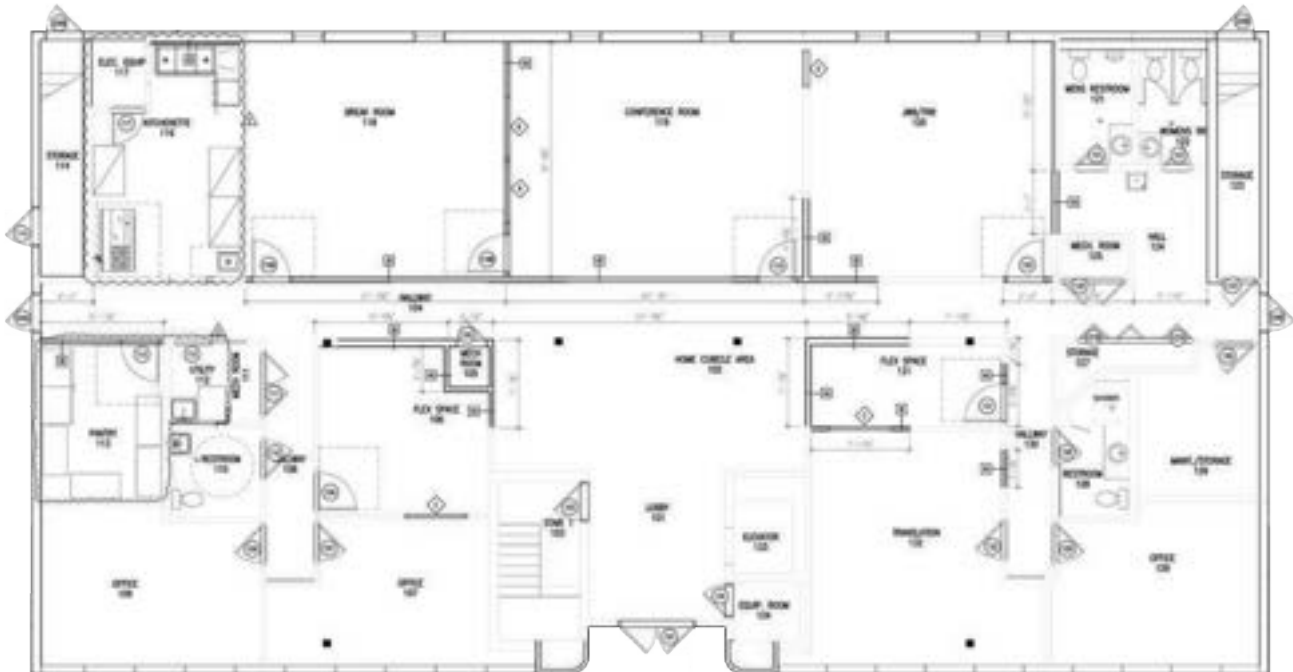
Lot Size	0.38 AC
Availability	Immediate
Parking	45 total parking spaces including 8 covered* * Long-term parking/cross access agreement with adjacent Owner
Zoning	B1 - Boulevard Business

Highlights

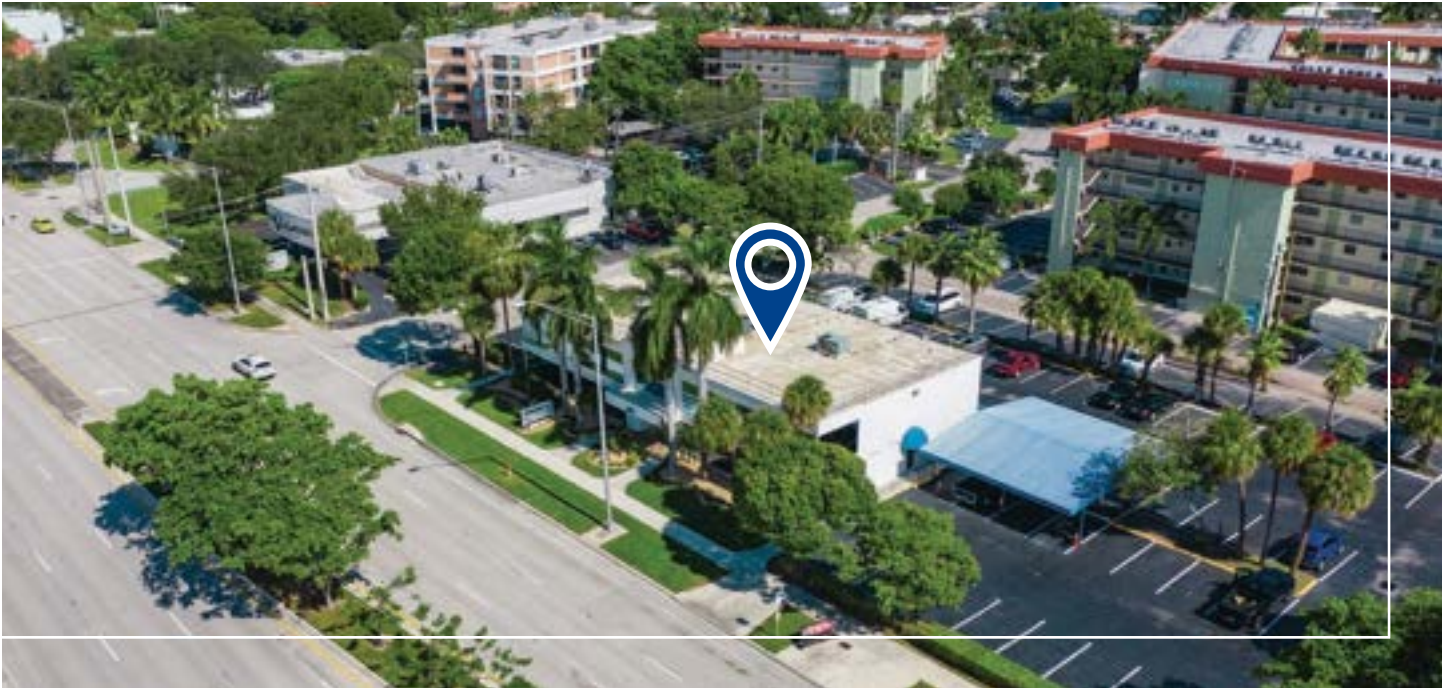
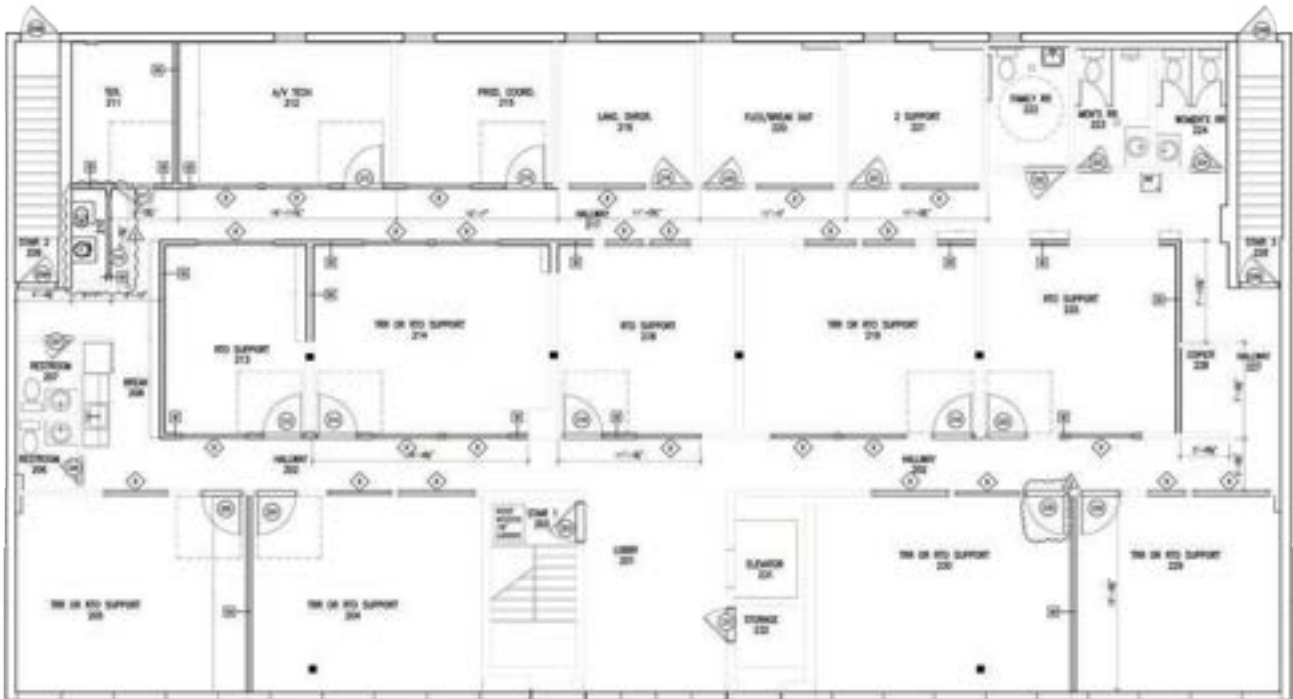
- Recent ±\$1,000,000 renovation in excellent condition
- Immediate access to banks, shopping and dining
- Small, efficient floor plates providing great natural light
- Prominent monument and building signage, fronting US 1 with a traffic count of approximately 43,400 VPD
- Entire building available. Ideal for an owner/user



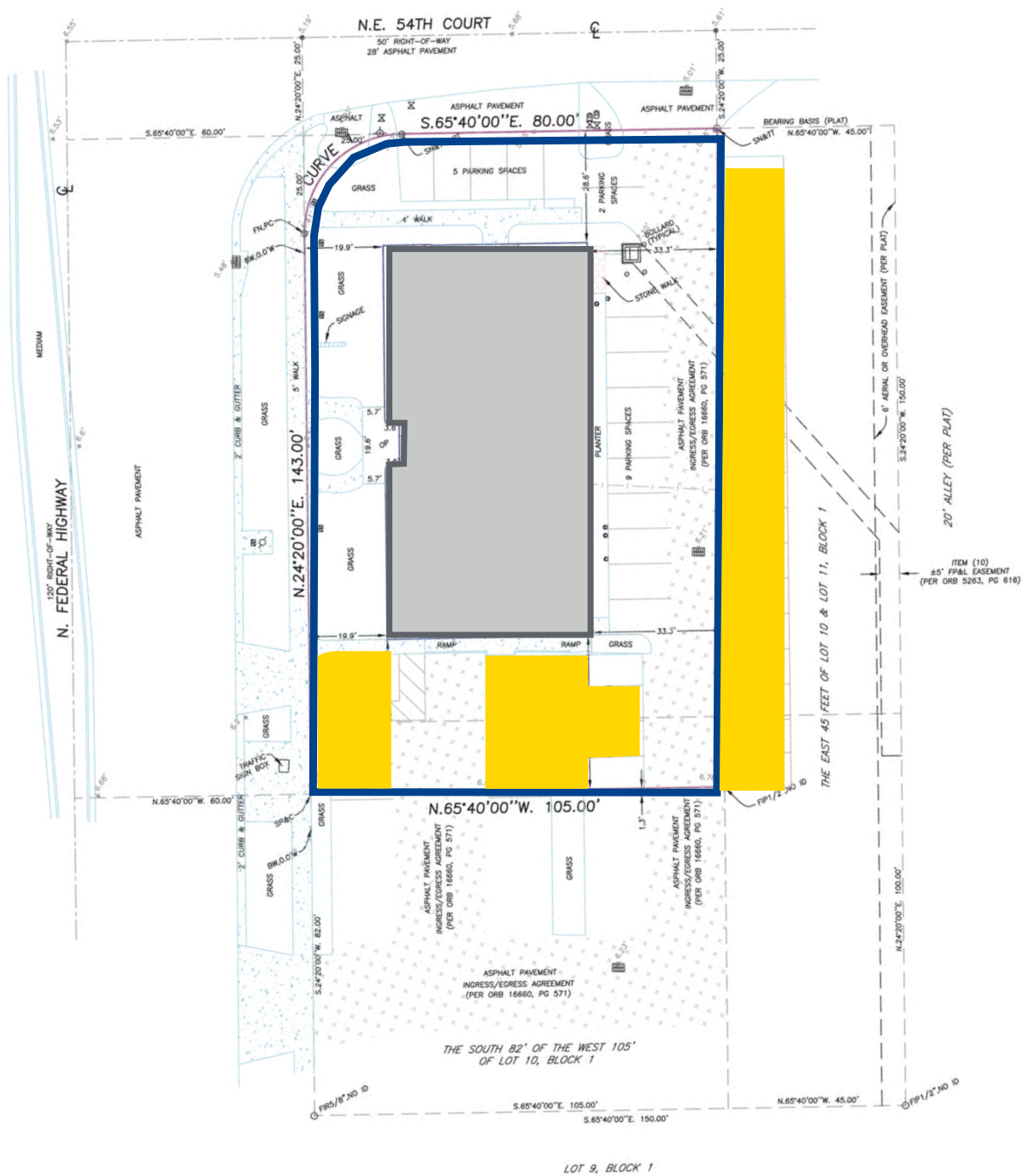
5300 N Federal Hwy | First Floor Plan



5300 N Federal Hwy | Second Floor Plan



5300 N Federal Hwy | Survey

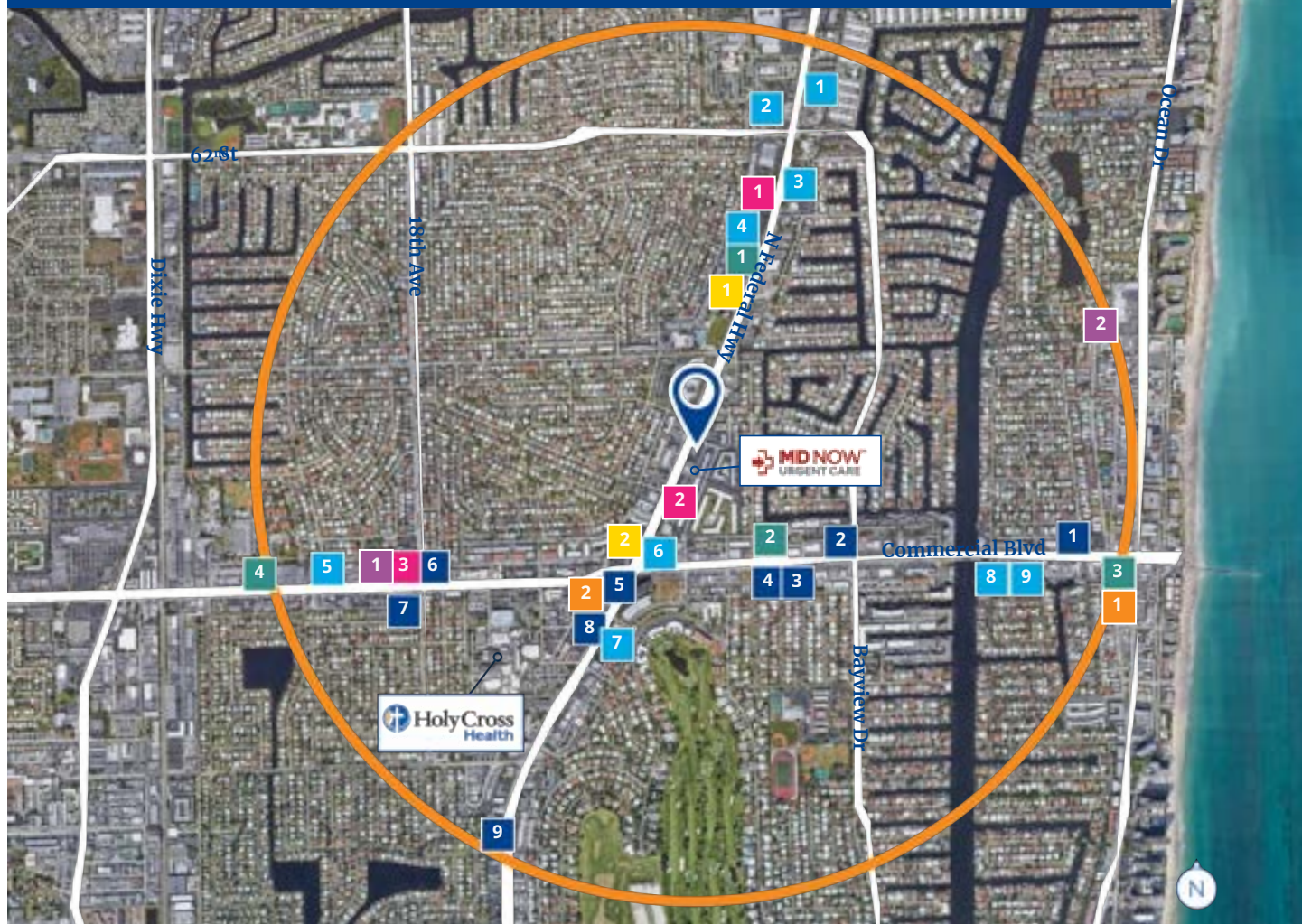


Legend

Parking areas highlighted in yellow are shared as per a parking/cross access agreement with the adjacent property owner.

Owner of the 5300 Building shall have the exclusive right to use the highlighted parking spaces Mondays through Saturdays, excluding public holidays from 7:30 am to 6:30 pm.

5300 N Federal Hwy | Amenity Aerial ~ 1-Mile Radius



Banks

- | | | |
|------------------|-------------------|--------------------|
| 1 TRUIST | 2 OPTIMUM BANK | 3 REGIONS |
| 4 CENTINARA BANK | 5 Bank of America | 6 BankUnited |
| 7 SYNOVUS | 8 WELLS FARGO | 9 American Express |

Gas Stations

- | | | | |
|-----------|---------|------------|-----------|
| 1 Chevron | 2 EXXON | 3 M MARTIN | 4 Chevron |
|-----------|---------|------------|-----------|

Grocery Stores

- | | |
|--------|----------|
| 1 ALDI | 2 Publix |
|--------|----------|

Drug Stores

- | | |
|-------------|-------|
| 1 Walgreens | 2 CVS |
|-------------|-------|

Hotels

- | | |
|-------------|-------------------------|
| 1 LA QUINTA | 2 Courtyard by Marriott |
|-------------|-------------------------|

Restaurants

- | | | | | |
|----------------|---------------|----------------------------------|----------------|------------------------|
| 1 SMOKEY BONES | McDonald's | BONEFISH GRILL | CRACKIN' BREAD | Black Rock BAR & GRILL |
| 2 SUBWAY | 3 RED LOBSTER | DQ | 4 Thai Express | |
| 5 FLAMINGO'S | JJ | Pizza Hut | 6 Denny's | |
| 7 Starbucks | Wicked | BENIHANA THE JAPANESE STEAKHOUSE | 9 cucina | |
| DUNKIN' | Jojo's Mids | | | |

Shopping Plazas/Retailers

- | | | | | |
|------------------------------|--------------|---------------------|--------------|------------------------|
| 1 Imperial Square | FedEx Office | edible arrangements | HeorUSA | BROWARD COUNTY LIBRARY |
| 2 Landing Shops | Spicy 40 | MEDIC | Kaphire | |
| 3 Shops @18th & Commercial | Aviation | SALLY BEAUTY | Orangetheory | |



About Fort Lauderdale

Located in the center of the South Florida region, Fort Lauderdale is a lively and diverse metropolitan city situated in Broward County. Fort Lauderdale offers a high quality of life and ideal domestic vacation with plenty of outdoor activities to enjoy year-round in the average temperature of 72° Fahrenheit and 250 days of sunshine each year. The City boasts seven miles of clear blue, sparkling white-sand beaches and 165-miles of scenic inland waterways earning it the designation of the “Venice of America.” The water centric City has more than 50,000 registered yachts, earning another name of “Yachting Capital of the World,” and is home to one of the busiest cruise ports in the U.S., making it the perfect place for one of the largest boat shows in the world. Aside from the endless outdoor activities, visitors and residents of Fort Lauderdale also enjoy a vibrant arts scene, ranked fourth in the nation based on art businesses per capita, and many different cultural and entertainment venues.

Fort Lauderdale has a growing population of more than 190,200 residents, which is expected to increase by an additional 4,000 residents over the next five years. Similarly, the average household income is currently at \$120,138, which is also expected to grow by an astounding 18.8 percent to \$142,729 by 2027. The City has a median age of 43.9 and a highly skilled workforce, with 42.3 percent of the population having a Bachelor’s degree or higher. Due to its central location, there are more than 10 area colleges and universities within a 30-minute commute, contributing to the area’s ability to provide a strong student base for the workforce. Fort Lauderdale’s proximity to Interstate-95,

three international airports, Port Everglades, the Tri-Rail, and Brightline Express make it a highly accessible city contributing to its large and diverse labor force. The growing population has promoted the expanding talent pool and higher education drawing in high-profile businesses and ranking Fort Lauderdale as #1 startup activity in the nation by the Kauffman Foundation. In addition to the rising technology ecosystem, the City is already home to Magic Leap, Ultimate Kronos Group, Citrix and Chewy. This has made Fort Lauderdale a desirable place to attract talent. Other growing industry sectors include aviation, life sciences, healthcare, finance, and professional services. The City actively fosters business development; whether it’s a large corporation seeking to move to the Central Business District or a small businesses looking to grow roots in one of the emerging neighborhoods, Fort Lauderdale is becoming established as a world-class, international business center. The attractive commercial environment makes the City one of the most desirable locations for new, expanding, or relocating businesses.

Broward County

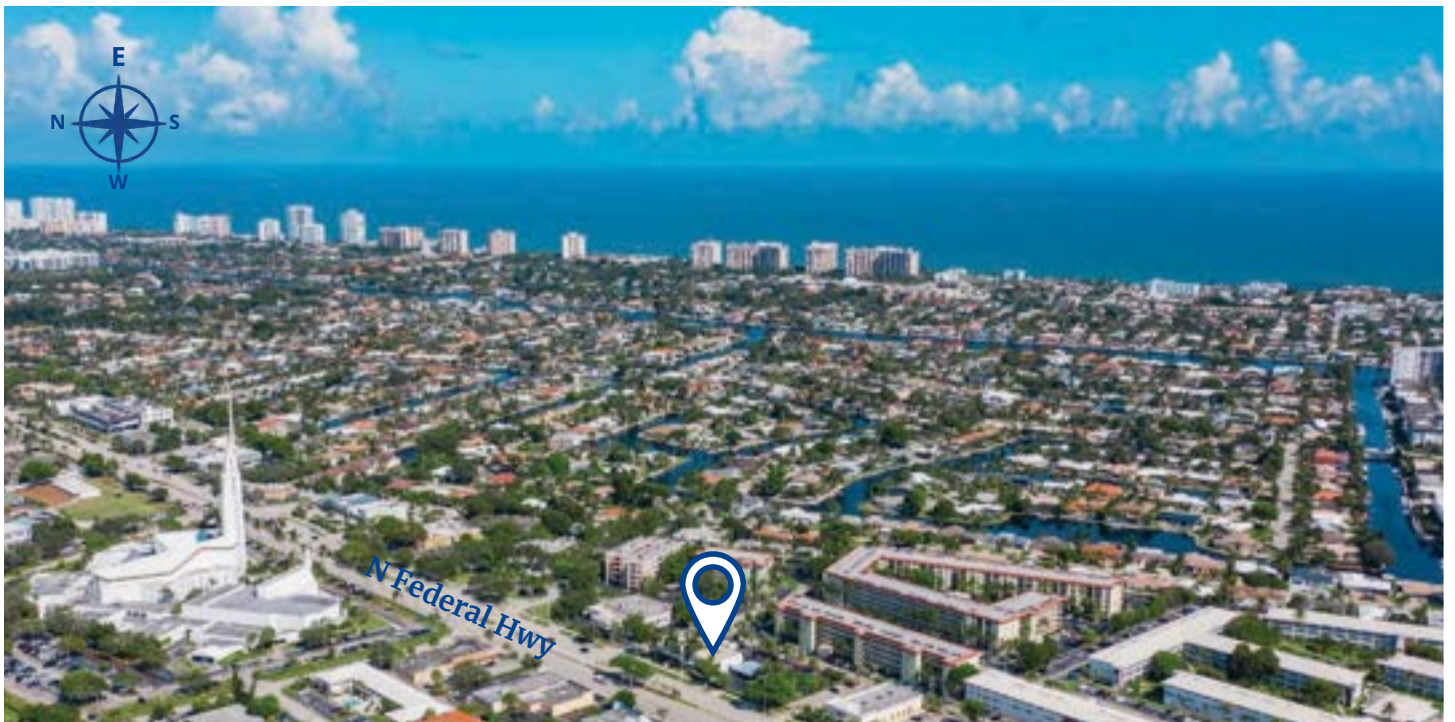
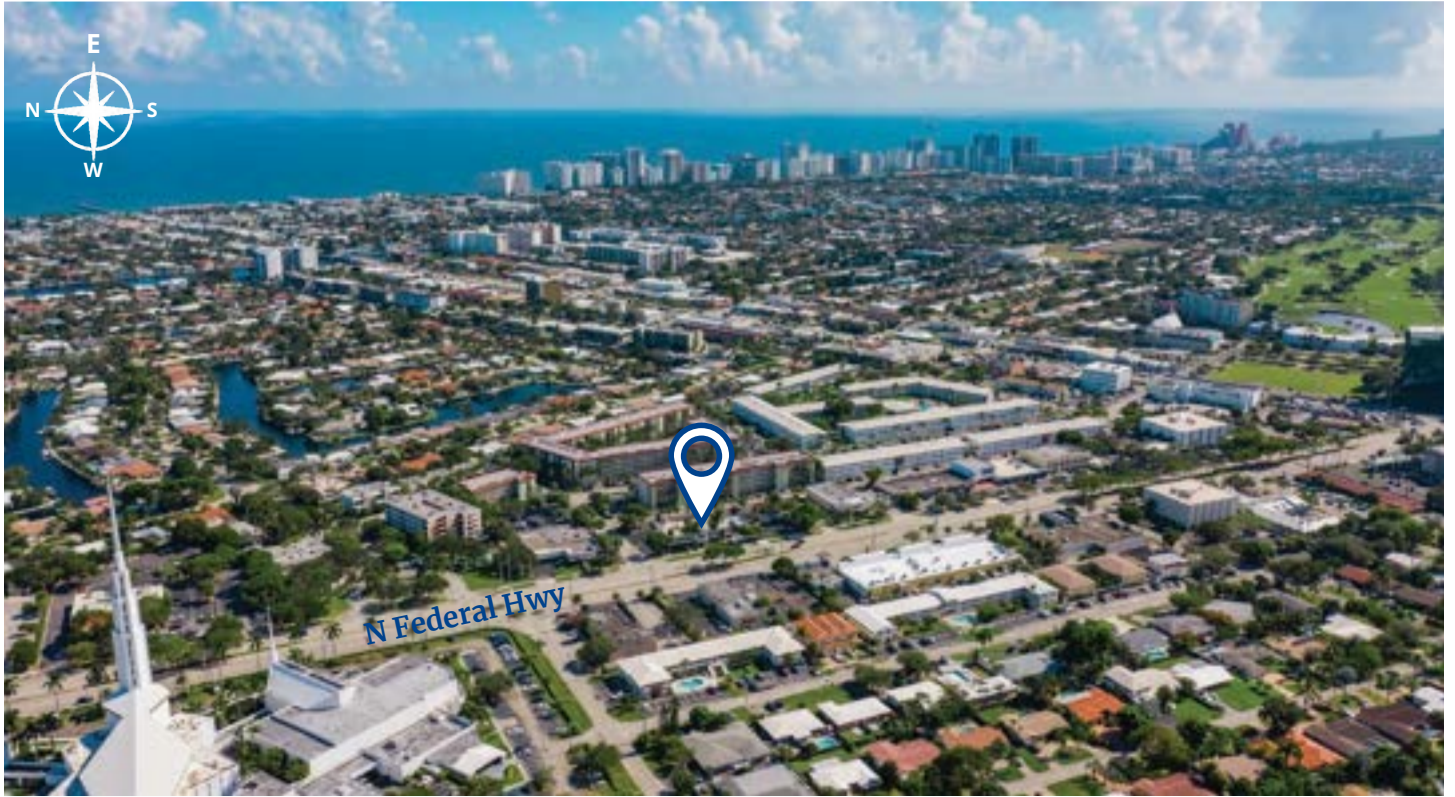
Located on Florida’s southeastern coast between Miami-Dade and Palm Beach Counties, Broward County or Greater Fort Lauderdale is home to a population of close to 2 million people, making it the second most populous county in the State of Florida. According to the Census Bureau, the broader South Florida metro area is the eighth-most populous in the U.S. with a population of around 6.1 million. Furthermore, Broward County or Greater Fort Lauderdale attracts thousands of locals and visitors to the area to enjoy its beautiful white-sand beaches, miles of scenic waterways, world-class shopping and fine dining. Tourism is one of Greater Fort Lauderdale’s largest industries and welcomes more than 14 million visitors each year. In addition to the warm, sunny weather, the county attributes its appeal to its diversity of recreation opportunities including parks, public beaches, yacht basins, fishing, golf, tennis, and water recreational facilities.

Beyond the strengths of the tourism economy, Broward has an advantageous business climate appealing to a diverse range of industries including marine, manufacturing, finance, insurance, technology, and aviation, among others. Today, Broward is a major business center and home to more than 150 corporate headquarters. The County offers a growing talent pool and one of the largest and most diverse labor forces in the state of Florida. Furthermore, it’s unmatched access to both domestic and international markets with three international airports in close proximity (FLL, MIA and PBI), provides significant access to Latin America and the Caribbean markets. Broward County is seen as a gateway to the world with vital international business expertise.

Accessibility

Broward County, in particular, the City of Fort Lauderdale, has excellent highway and interstate transportation routes. Interstate-95 is the main interstate highway route and north-south traffic corridor that travels through the City, as well as Florida’s Turnpike to the West and US-1 to the East of the City. Fort Lauderdale is also connected to the western suburbs via Interstate-595 that connects to the Interstate-75 on the western edge of Broward County. Fort Lauderdale is home to Fort Lauderdale-Hollywood International Airport, Fort Lauderdale Executive Airport and Port Everglades, providing air and sea transportation out of the City. The City is also served by bus and rail services including Brightline, Tri-Rail, and Broward County Transit.

5300 N Federal Hwy | Area Overview



Demographics | 5-Miles



250,667

Total Population
in 2022



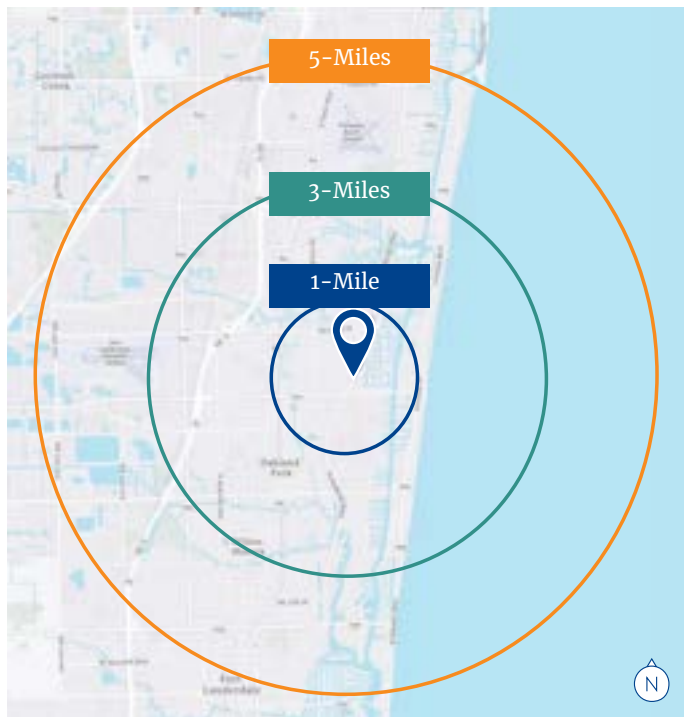
117,227

Total Current
Households



\$106,026

Average
Household
Income



Demographics | 1-3-5-Miles



Population	1-Mile	3-Miles	5-Miles
2022 Total Population	15,556	115,018	250,667
2027 Total Population	15,497	16,542	254,215
2022-2027 Pop. Change	-0.4%	1.3%	1.4%
2022 Median Age	52.5	50.1	46.9



Households	1-Mile	3-Miles	5-Miles
2022 Total Households	7,766	55,496	117,227
2027 Total Households	7,722	55,955	118,549
2022-2027 HH Change	-0.6%	0.8%	1.1%
2022 Average HH Size	1.96	2.04	2.11



Median HH Income	1-Mile	3-Miles	5-Miles
2022 Median HH Income	\$86,240	\$73,119	\$67,099
2027 Median HH Income	\$106,518	\$87,013	\$80,831
2022-2027 Income Change	4.31%	3.54%	3.79%



Average HH Income	1-Mile	3-Miles	5-Miles
2022 Average HH Income	\$137,472	\$117,053	\$106,026
2027 Average HH Income	\$163,674	\$139,437	\$126,712
2022-2027 Income Change	3.55%	3.56%	3.63%



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