

LAUDERDALE LIQUOR STORE

FOR LEASE

5479 N FEDERAL HWY
Fort Lauderdale FL 33308



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EXECUTIVE SUMMARY

Pricing Guidance	± \$35 PSF
Lease Type	NNN
Building Size	± 7,466 SF
Lot Size	± 20,000 SF
Zoning	B-1

Cross Streets NE 55th St / N Federal Hwy

LOCATION

Free Standing retail building on a 20,000 SF corner lot with direct frontage on Federal Hwy in Fort Lauderdale. Offers unbeatable visibility with over 44,000 vehicles per day and includes 27 on-site parking spaces. Ideal for a high-exposure retail or showroom user in a prime location.

****PLEASE DO NOT VISIT OR DISTURB OPERATING BUSINESS.****

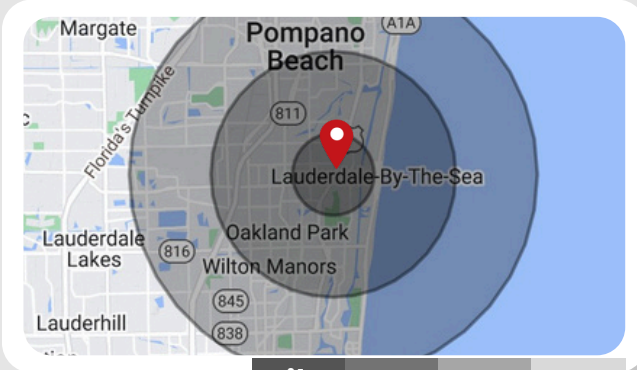
HIGHLIGHTS

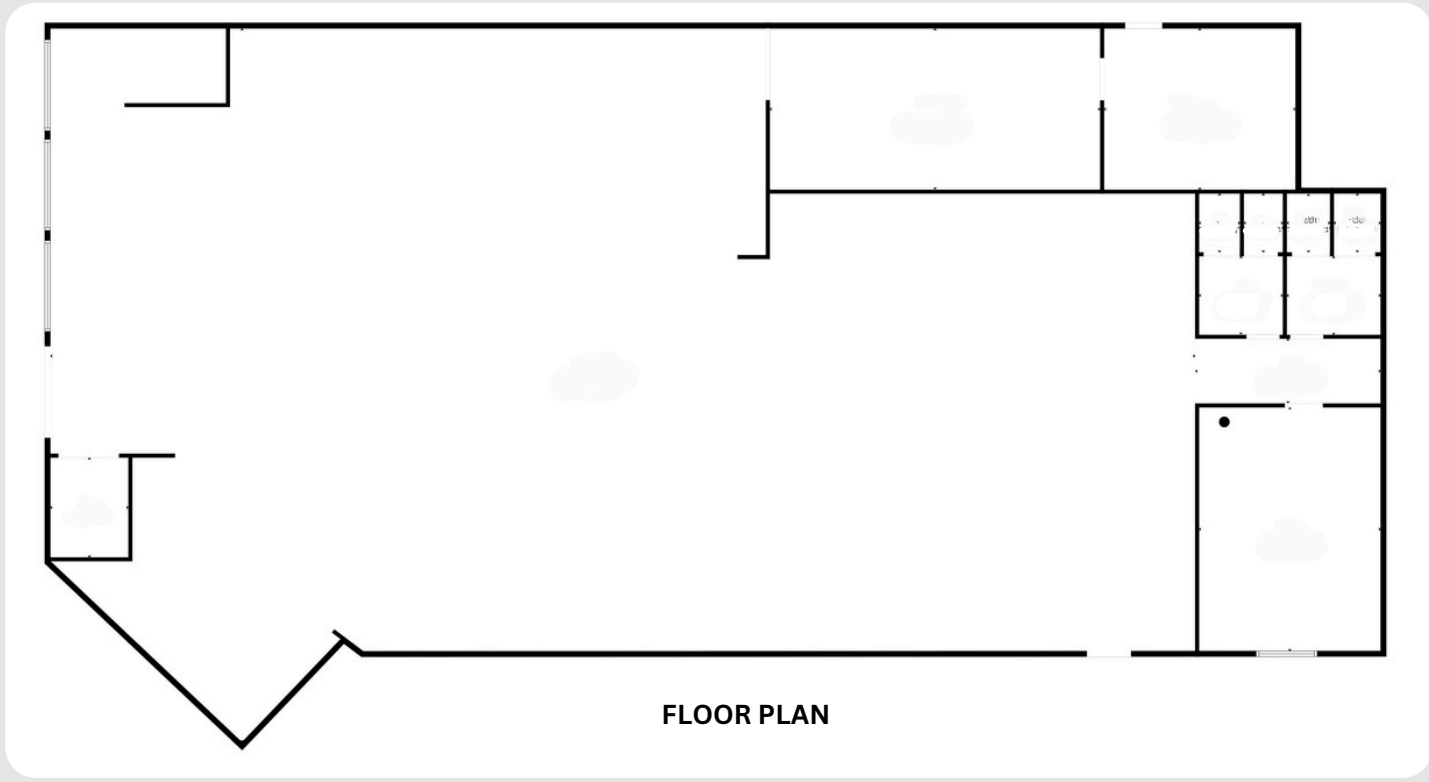
- Free standing building
- Daily traffic count in excess of 44,000 VPD
- Corner lot on Western side of street with direct frontage on Federal Hwy
- 20,000SF lot with 27 parking spaces

DEMOGRAPHICS

Within 3 mi Radius

- \$96,786 Avg. Household Income
- \$1.8 B Consumer Spending
- 121,400 Residential Population
- 68,865 Daytime Workforce
- 44,000 VPD On N Federal Highway





FLOOR PLAN

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