

FOR LEASE

# THE WAVERLY AT LAS OLAS

100-110 N FEDERAL HIGHWAY/ , FORT LAUDERDALE, FL 33308

84 DEDICATED COVERED  
PARKING SPACES



GROUND FLOOR RETAIL ON BROWARD BOULEVARD AND N FEDERAL HIGHWAY/ 

EXCLUSIVE RETAIL LEASING

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# PROPERTY OVERVIEW

## HIGHLIGHTS

- Ground floor retail available on Broward Blvd and N Federal Highway/  in Downtown Fort Lauderdale
- Main signalized intersection with 82,000 cars per day
- Great signage opportunity at heavily trafficked intersection
- Retail dedicated parking garage with 84 free parking spaces
- Fully built out  $\pm 3,337$  SF office available (Unit B1)
- Fully built out  $\pm 3,357$  SF financial services/office space available (Unit C2)
- Fully built out  $\pm 2,025$  SF office/retail available (Unit C1)
- Units C1 & C2 can be combined for  $\pm 5,382$  SF
- Fully built out  $\pm 4,090$  SF office available (Unit C5 & C6)



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	27,159	136,151	287,590
HOUSEHOLDS	14,471	63,307	123,929
DAYTIME EMPLOYEES	21,744	110,989	233,171
AVERAGE HH INCOME	\$134,898	\$105,555	\$91,989
	5 Minutes	10 Minutes	15 Minutes
POPULATION	69,972	182,915	383,281
HOUSEHOLDS	34,672	80,803	310,118
DAYTIME EMPLOYEES	56,217	148,769	208,380
AVERAGE HH INCOME	\$109,178	\$99,162	\$87,609



# THE WAVERLY AT LAS OLAS | EXECUTIVE SUMMARY



The Waverly  
at Las Olas

SITE

N FEDERAL HIGHWAY// 1 - 47,000 ADT

GreenWise  
MARKET

E LAS OLAS BOULEVARD - 11,100 ADT

E BROWARD BOULEVARD - 35,000 ADT

brightline

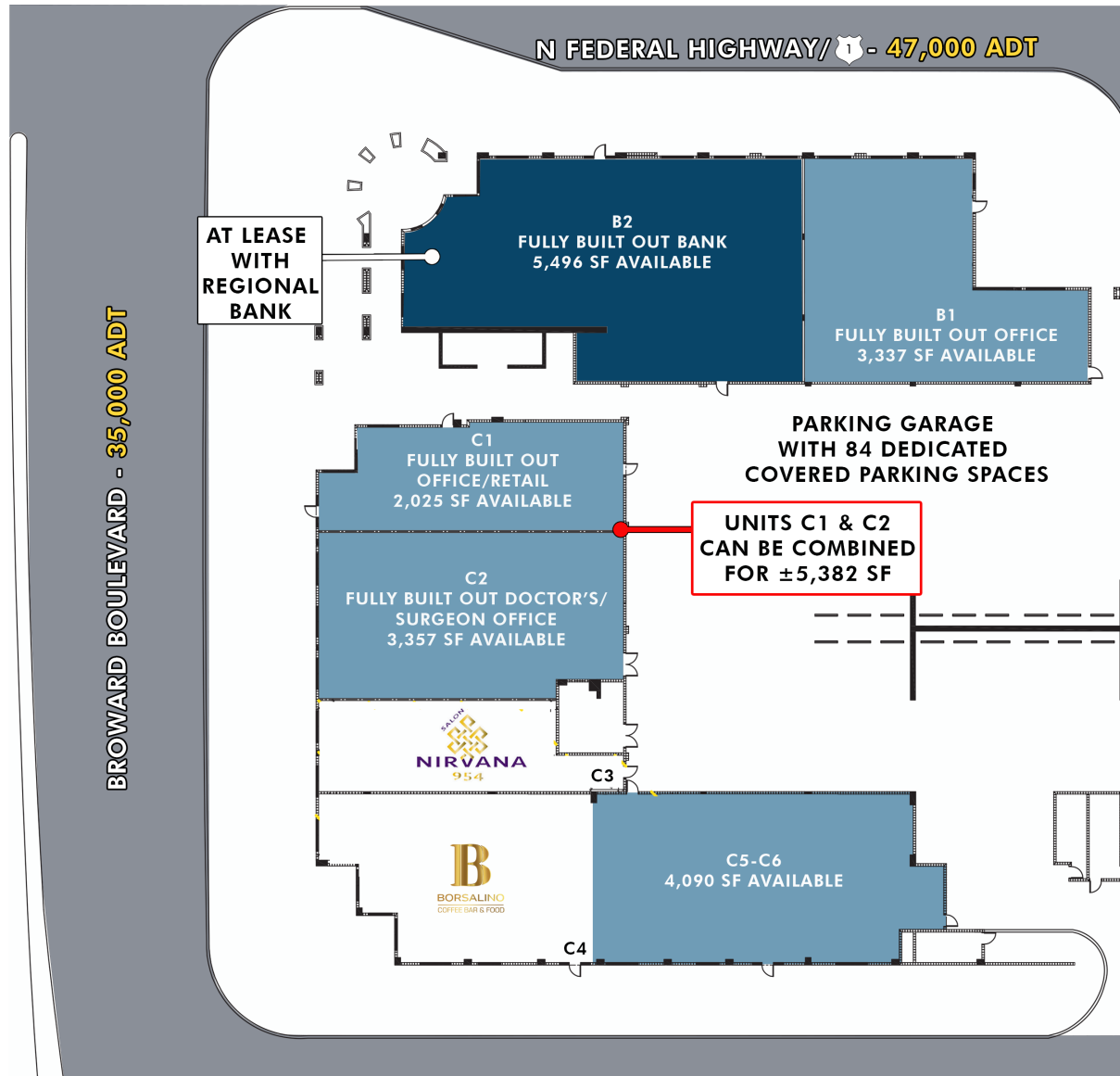


THE WAVERLY AT LAS OLAS | DRONE PHOTO FACING EAST



THE WAVERLY AT LAS OLAS | BUILDING RENOVATIONS COMING SOON

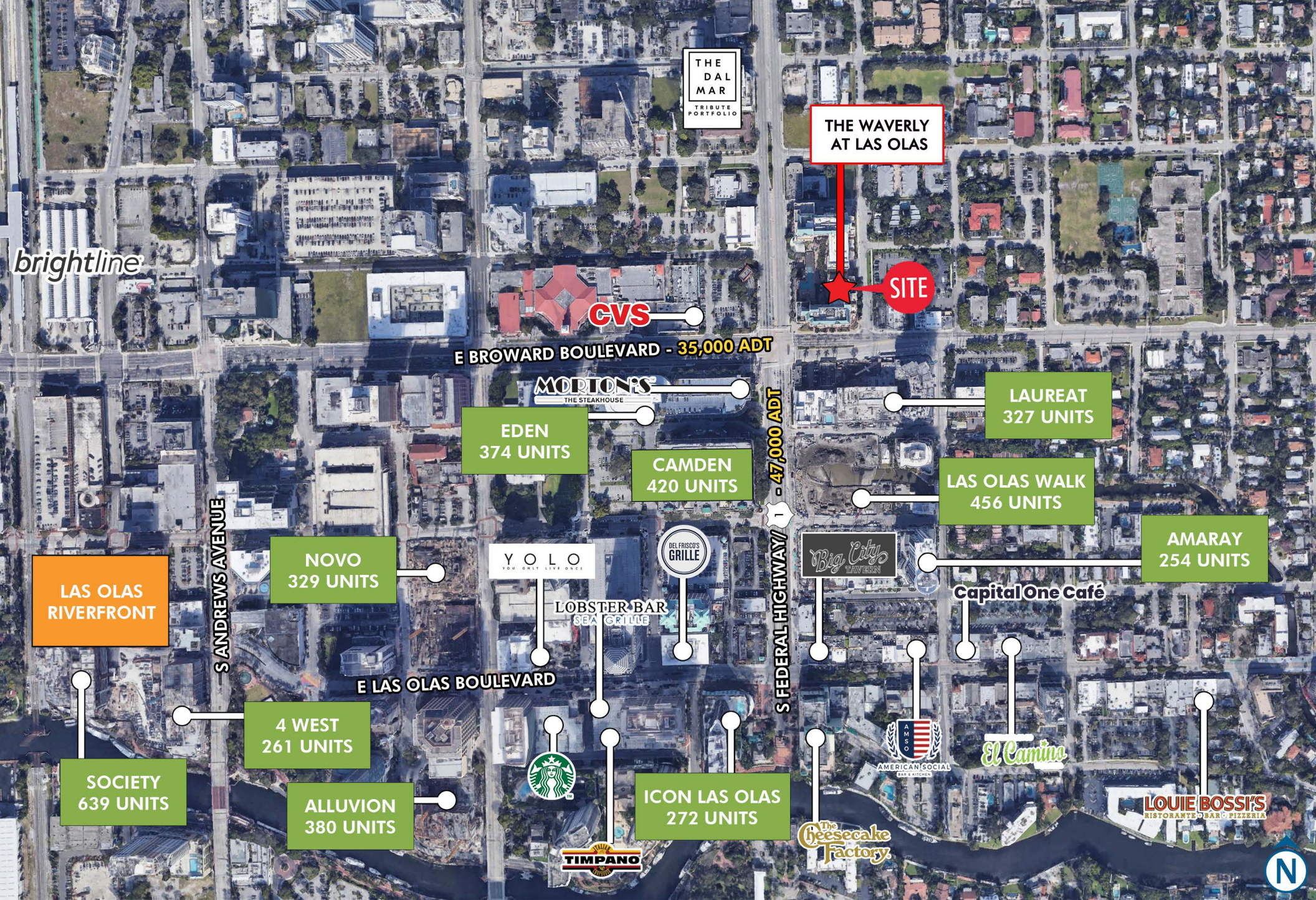
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# THE WAVERLY AT LAS OLAS | FLOOR PLANS



THE WAVERLY AT LAS OLAS | TRADE AERIAL



THE DALMAR  
TRIBUTE PORTFOLIO

THE WAVERLY  
AT LAS OLAS

SITE

brightline

E BROWARD BOULEVARD - 35,000 ADT

EDEN  
374 UNITS

CAMDEN  
420 UNITS

LAURET  
327 UNITS

LAS OLAS WALK  
456 UNITS

AMARAY  
254 UNITS

LAS OLAS  
RIVERFRONT

NOVO  
329 UNITS

YOLO  
YOU ONLY LIVE ONCE

DEL FRISCO'S  
GRILLE

LOBSTER BAR  
SEA GRILLE

Big City  
Tavern

Capital One Café

S ANDREWS AVENUE

E LAS OLAS BOULEVARD

S FEDERAL HIGHWAY // 1 - 47,000 ADT

4 WEST  
261 UNITS

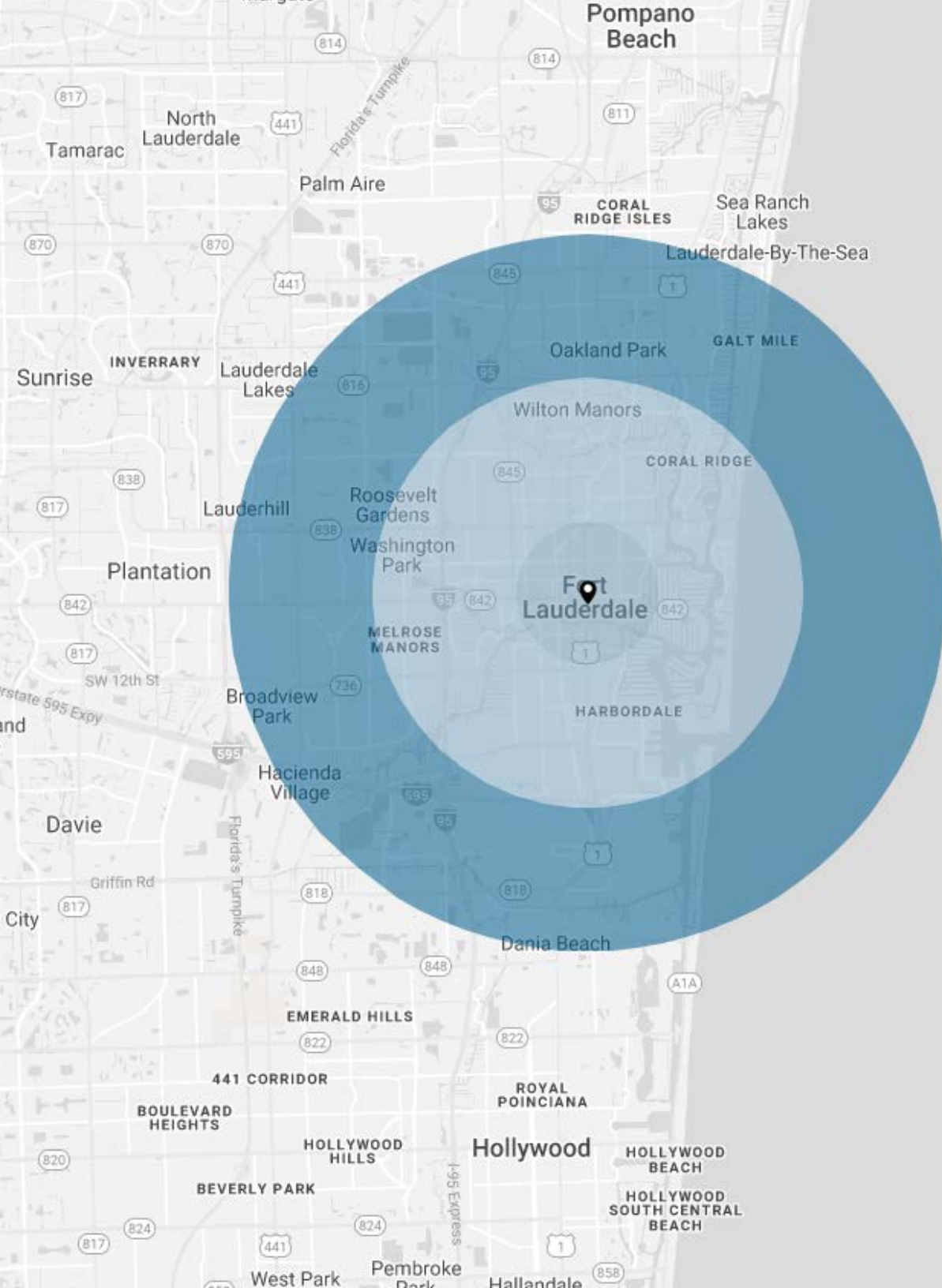
SOCIETY  
639 UNITS

ALLUVION  
380 UNITS

ICON LAS OLAS  
272 UNITS



# THE WAVERLY AT LAS OLAS | CLOSE AERIAL



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