

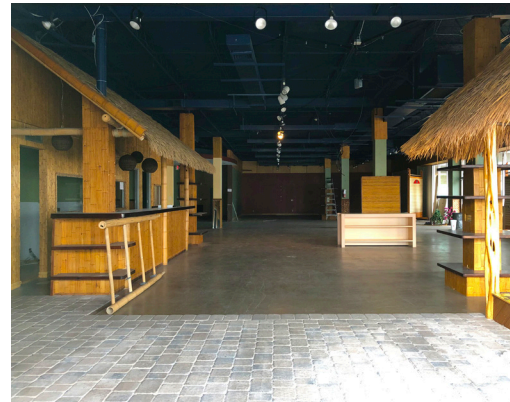
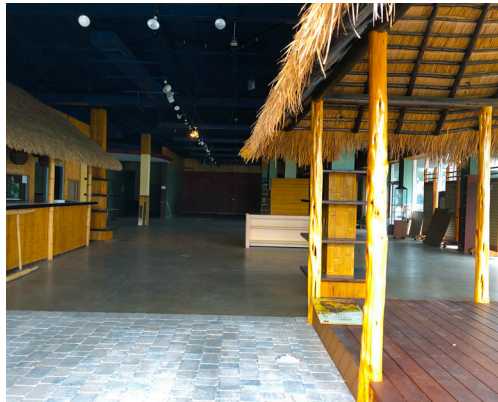
4500 N FEDERAL HWY

Fort Lauderdale, FL 33308 · 5,800 SF · Retail For Lease



PROPERTY FEATURES

- 5,800± sq ft premium retail space available
- Located between Oakland and Commercial Blvds., on US 1 across from Macy's Furniture Store and 1/4 mile from Holy Cross Hospital
- Easily accessible from both I-95, A1A (beach) & Downtown Ft Lauderdale
- Monument Sign Option
- Track lighting and a glass front for maximum display exposure options
- Open floor plan
- High Ceilings
- OPEX \$8.00 psf
- Individual A/C & water zones
- Median cut in front of Property



5,800 SF RETAIL SPACE FOR LEASE

For more information, please contact:

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DEMOGRAPHICS & TRAFFIC COUNTS

1 mi radius 3 mi radius 5 mi radius

Population	14,628	120,236	283,869
Median Household Income	\$71,158	\$64,303	\$59,244
Median Age	47.0	45.1	42.0
Households	7,146	57,115	126,937



N Federal Hwy: 50K ATD