

**RETAIL  
SPACE  
FOR LEASE**

**SECOND  
GENERATION  
RESTAURANT**

**4700 N FEDERAL HIGHWAY**

FORT LAUDERDALE, FL

**TENANT SIGNAGE**



Brad Dinneen | Brad.Dinneen@Stiles.com  
**954.627.9017**

Building Better Retail Experiences



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RETAIL GROUP  
Invest-Build-Manage

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

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## PROPERTY HIGHLIGHTS

# 4700 N FEDERAL HIGHWAY

FORT LAUDERDALE, FL



- 1,350 SF freestanding former pizza take out and delivery restaurant
- Available immediately in turn-key condition
- Brand new roof and A/C
- 10 parking spaces
- Includes hood, vent, bathroom, A/C and walk-in cooler
- Directly fronting N Federal Hwy with easy accessibility and visibility
- Immediate proximity to Holy Cross Hospital drives strong daytime demand for dining and retail services
- +/-40,500 cars per day on N Federal Hwy

## DEMOGRAPHICS

2020	1 Mile	3 Mile	5 Mile
Est. Population	22,334	176,895	391,707
Average HH Income	\$51,430	\$75,220	\$77,089
Labor Force	17,489	143,477	319,742

*\*Source: SitesUSA, 2020*

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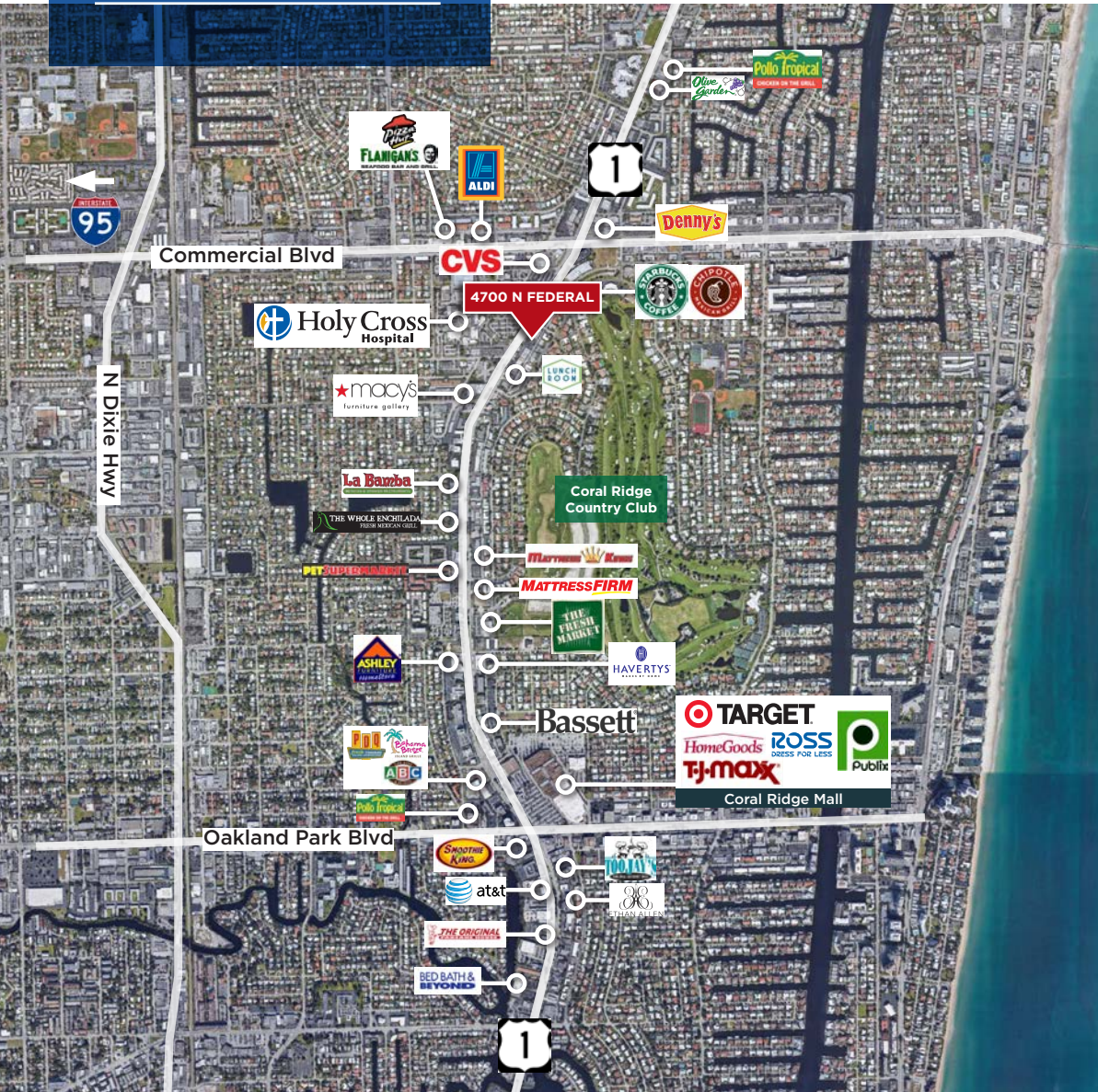
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# RETAIL AERIAL

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