

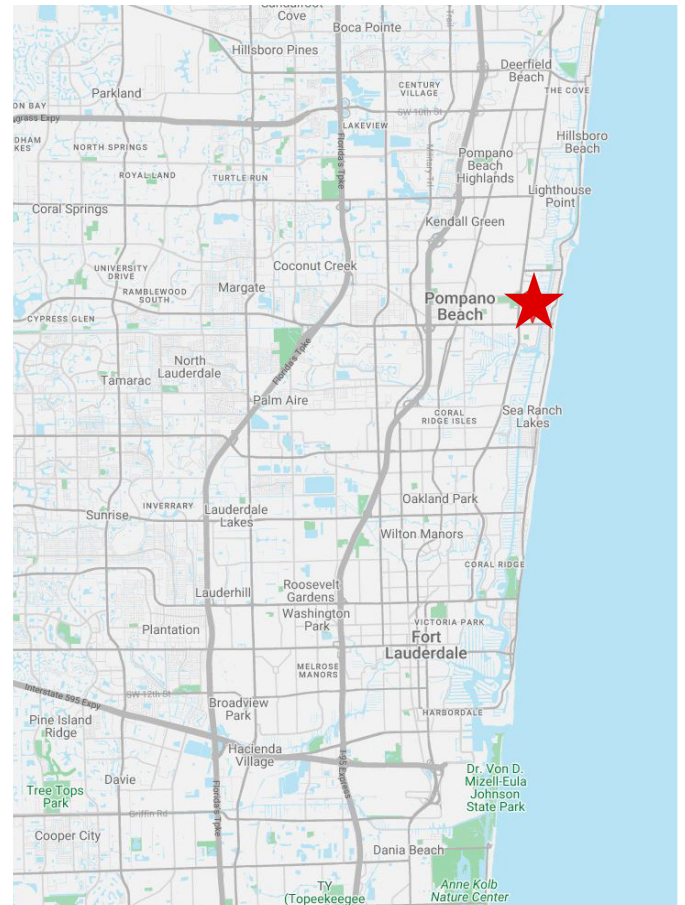


## Property Features

- Aggressive lease rates
- Prime location on East Atlantic Boulevard
- Secured building with 24-hour access
- Abundant parking - 6.41/1,000 square feet
- Locally owned and professionally managed

## Location Features

- Prominent frontage and exposure
- Daily traffic count over 27,000 vehicles per day
- Convenient access to
  - » Florida's Turnpike
  - » Interstate 95
  - » State Road 84
- Minutes from the Fort Lauderdale Airport (FTL)
- Nearby restaurants and shopping



## Demographics:



1 MILE  
3 MILES  
5 MILES



2023 POPULATION

15,276  
95,758  
226,550



AVERAGE INCOME

\$102,153  
\$107,681  
\$101,780

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**Timothy Merriman Jr. | Partner**

+1 954 668 5315

tmerriman@naift.com