

EAST FORT LAUDERDALE RETAIL / OFFICE SPACE FOR LEASE
2940 EAST COMMERCIAL BOULEVARD, FORT LAUDERDALE FLORIDA 33308



- 1,400 SF FORMER CHIROPRACTOR OFFICE SPACE FOR LEASE @ \$22 GROSS
- AMPLE FREE AND CITY PARKING
- LOCATED ON E COMMERCIAL BLVD WITH ACCESS TO A1A, I-95, FLORIDA'S TURNPIKE & THE SAWGRASS EXPRESSWAY
- CLOSE PROXIMITY TO AREA BEACHES, RESTAURANTS, BANKS AND SHOPPING
- CLOSE PROXIMITY TO AFFLUENT NEIGHBORHOODS CORAL RIDGE, THE LANDINGS & LAUDERDALE-BY-THE-SEA
- AREA SCHOOLS INCLUDE PINE CREST, WESTMINSTER ACADEMY, CARDINAL GIBBONS & CHRIST CHURCH

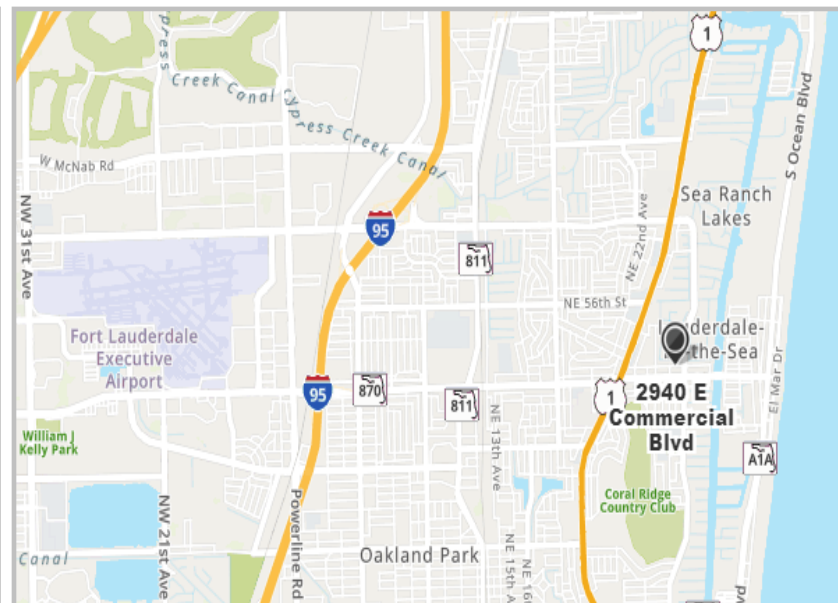
The Rotella Group Inc.






Commercial Real Estate

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 2020 POPULATION	18,762	131,799	318,896
 AVG HH INCOME	\$78,457	\$89,820	\$81,538
 MEDIAN AGE	43.1	48.3	44.1
 TOTAL BUSINESSES	2,145	14,687	29,478
 TOTAL DAYTIME POP	16,320	117,413	255,569



TRAFFIC COUNTS
2020 FDOT AADT

E COMMERCIAL BLVD W OF BAYVIEW DR - 41,500
BAYVIEW DR S OF E COMMERCIAL BLVD - 6,700

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