



GROUND FLOOR END CAP FOR LEASE



East Fort Lauderdale 1,138 to 5,600 +/- SF

3099 East Commercial Boulevard, Fort Lauderdale, FL 33308

Michael Rotella | 954-802-3203 | mike@rotellagroup.com

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



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The Rotella Group has been retained as the exclusive agent for the lease of 1,138 to 5,600 SF of the new **Roselli Plaza East**, a space located at 3099 East Commercial Boulevard, Fort Lauderdale, Broward County, in the Southeast Florida Market.

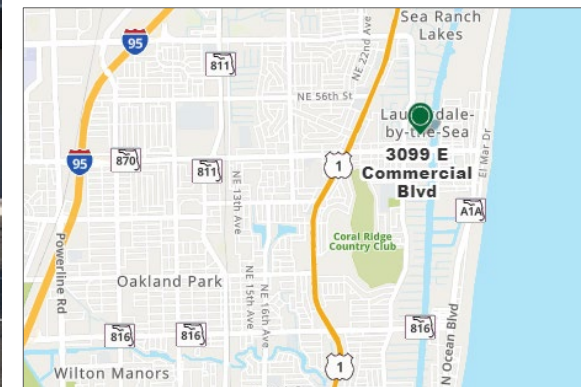
The landlord is in the process of renovating the building.



Original Building



*Renovations expected
to be completed by
SUMMER 2023*



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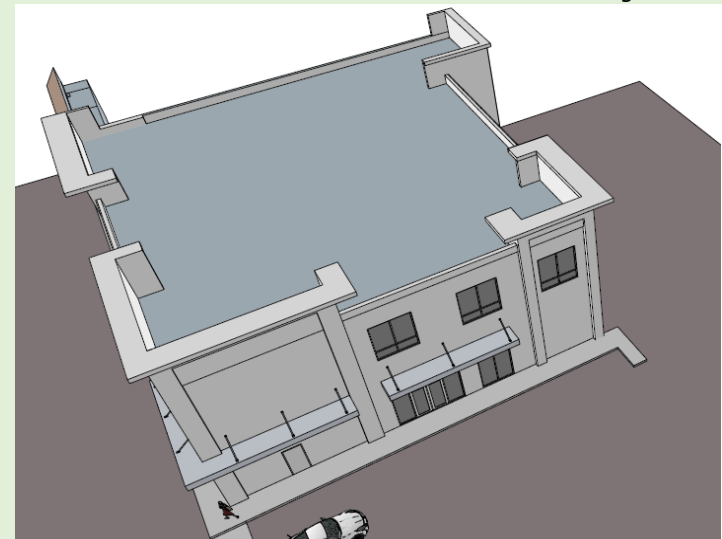


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East Fort Lauderdale Ground Floor End Cap **For Lease**



Renderings 2022



- 1,138 to 5,600 +/- SF End Cap for Lease
- USES: Retail, Office, Restaurant, Showroom
- Gray Shell with Slab Floor
- Ceiling 14'6" Clear / 17'2" To Deck +/-
- High Visibility with Great Signage
- Abundant Parking Both Private and Public

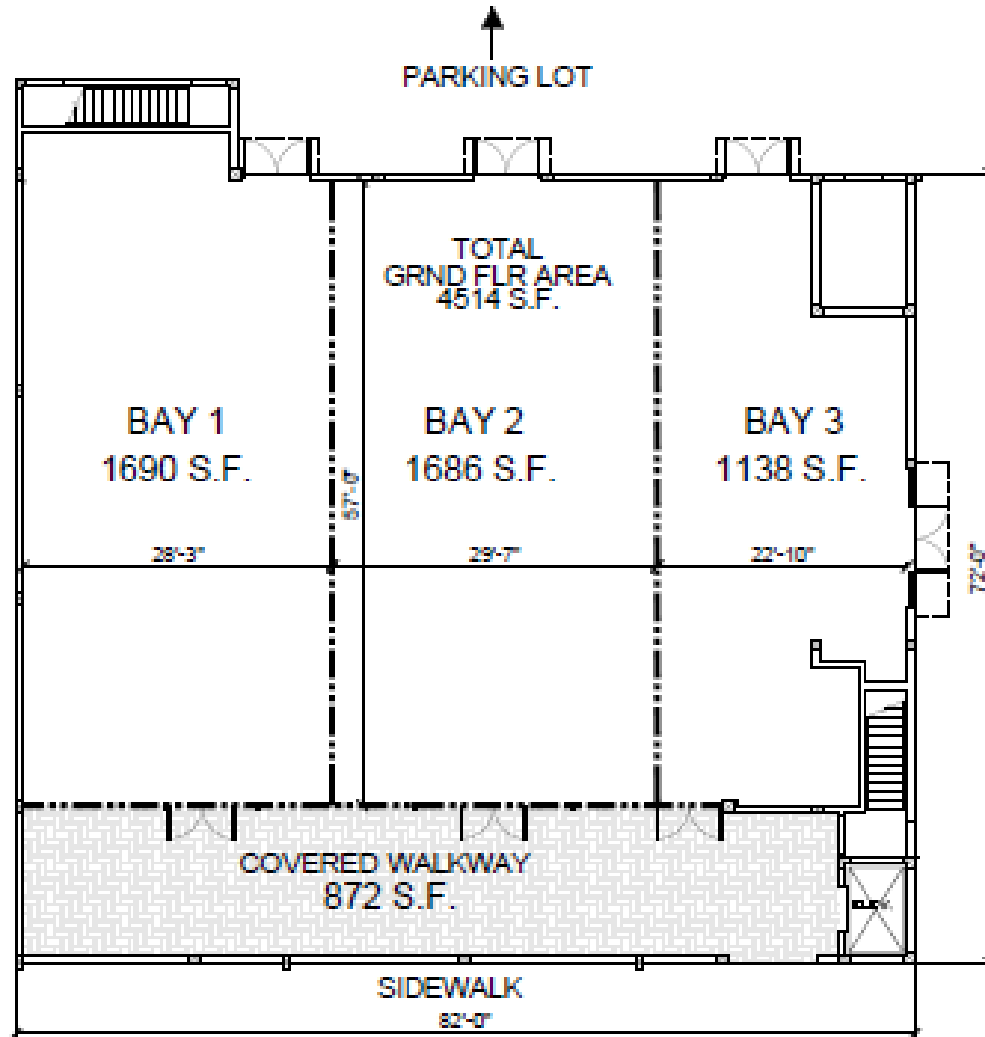


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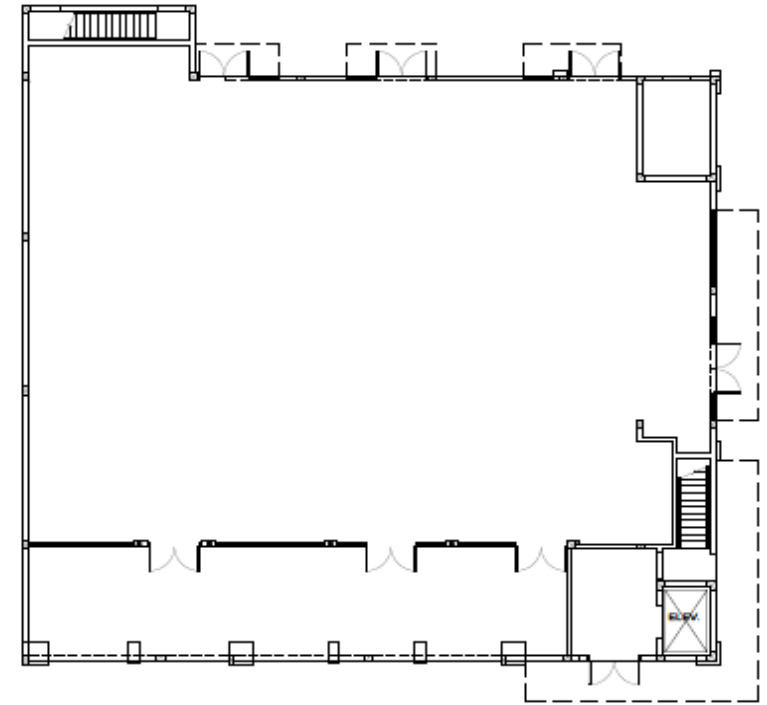


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Ground Floor Proposed Division



Ground Floor Plan



Side / Back View

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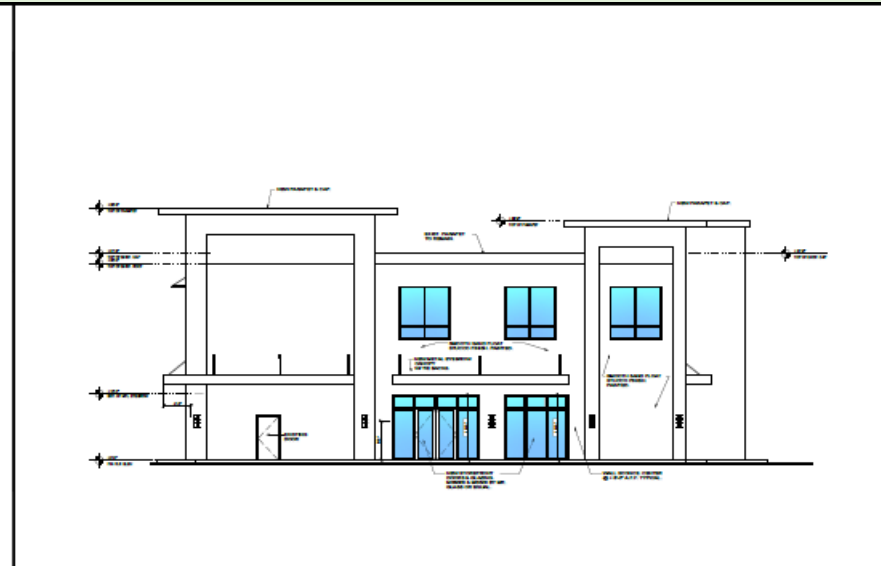


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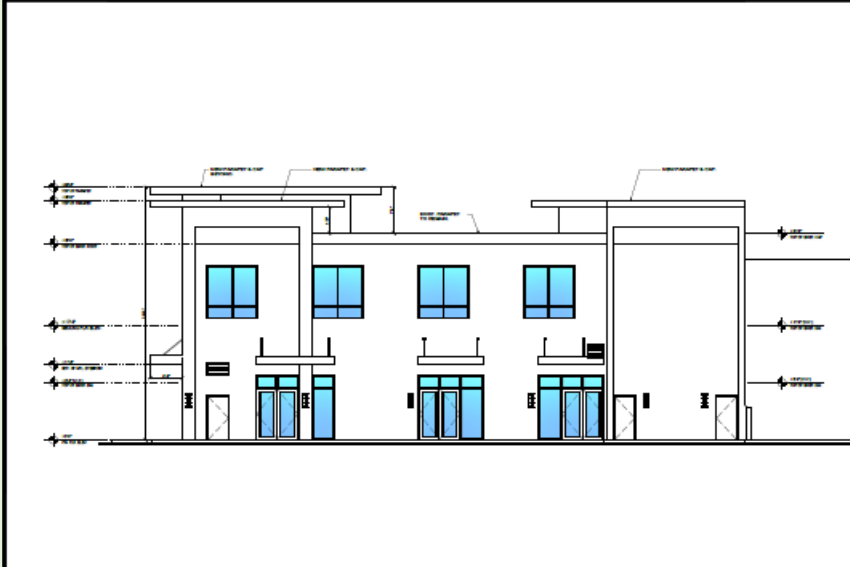
East Fort Lauderdale Ground Floor End Cap For Lease



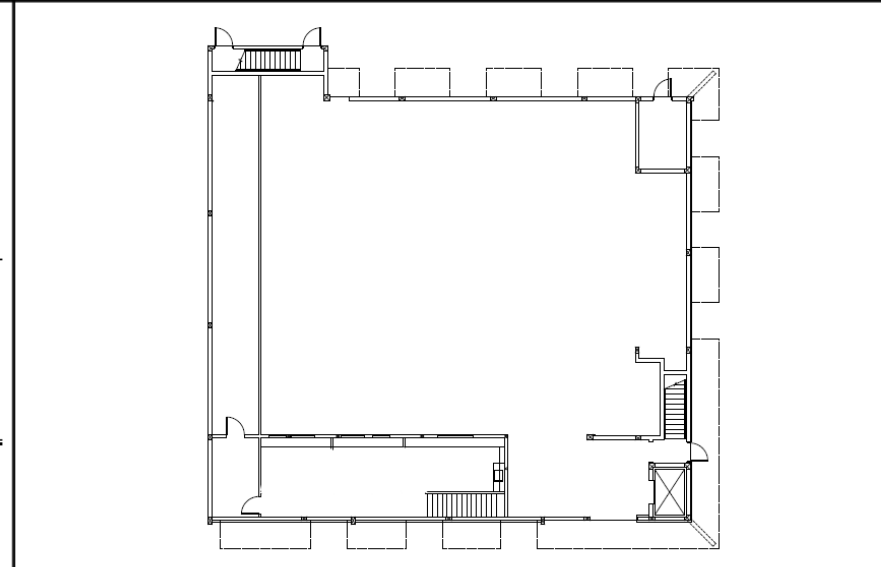
1 NEW SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NEW EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NEW NORTH ELEVATION
SCALE: 1/8" = 1'-0"



MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE	BY

GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 NE 4th Ave
Ft. Lauderdale, Florida 33304
(954) 462-6565
Member American Institute of Architects

**PROPOSED EXTERIOR RENOVATION FOR:
THE 3099 BUILDING
3099 EAST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33308**

SCALE	W1 NO. 0007837

DESIGNED BY	DBK
DRAWN BY	B.J.C.
DATE	1-20-22
SCALE	AS NOTED
JOB NO.	21-008
TEXT	

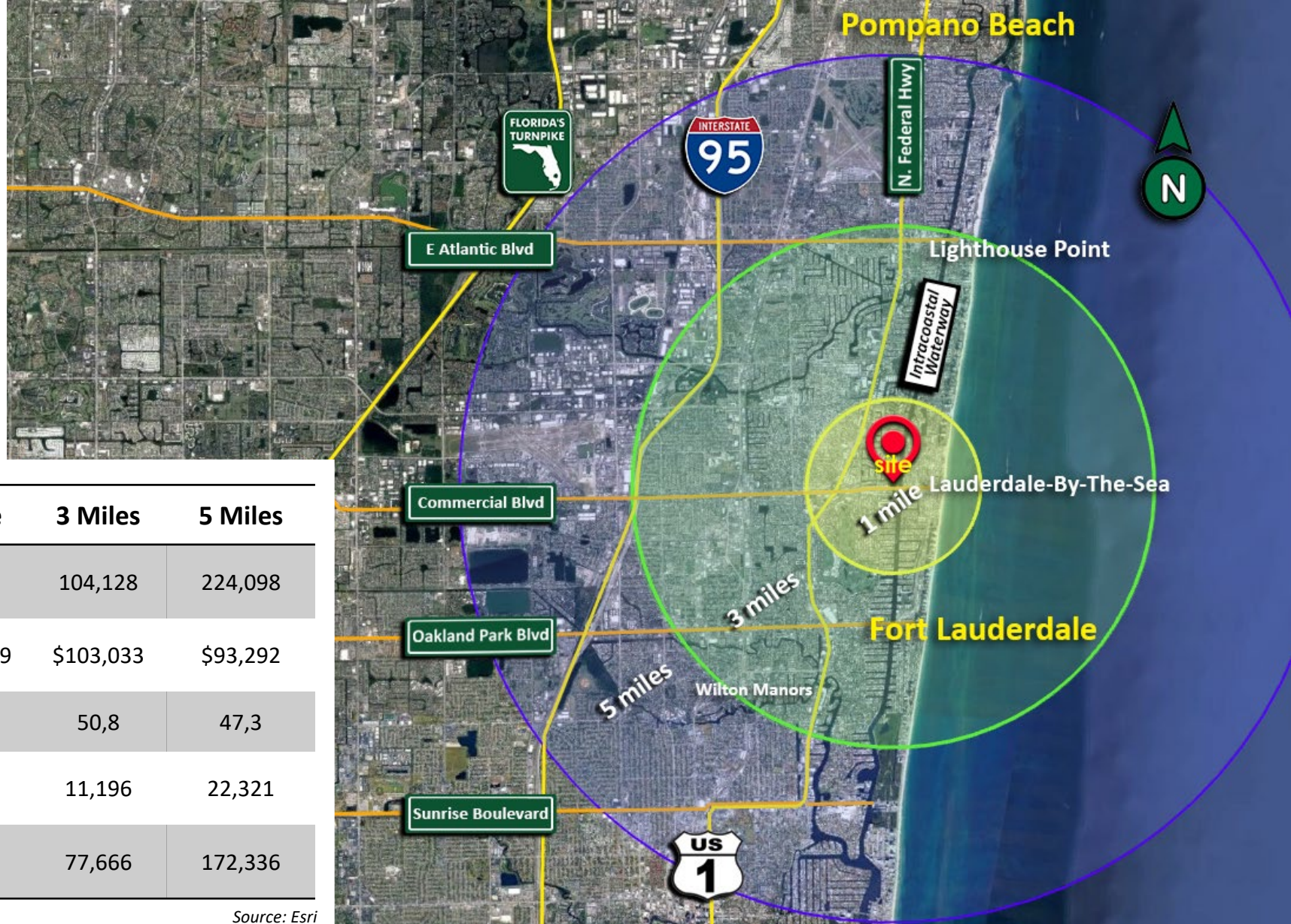
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Demographics

2021	1 Mile	3 Miles	5 Miles
Total Population	14,262	104,128	224,098
Average HH Income	\$122,239	\$103,033	\$93,292
Median Age	59,2	50,8	47,3
Total Businesses	1,556	11,196	22,321
Total Daytime Population	10,645	77,666	172,336

Source: Esri

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Traffic Counts 2021

E Commercial Blvd E of
Bayview Dr

41,500 AADT

Source: FDOT

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Abundant Parking Spaces, either from the building, or public.



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Work in progress – ongoing renovations

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Commercial Real Estate Brokers

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