

+/- 2,500 – 5,100 SF OF FLAGSHIP RETAIL SPACE FOR LEASE
617-629 E. SUNRISE BOULEVARD FORT LAUDERDALE, FL 33304

- **MOVE IN READY**
- **OPEN FLOOR PLAN**
- **RECENTLY REMODELED**



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The
RG Rotella Group Inc.
COMMERCIAL REAL ESTATE
3300 N. Federal Hwy. Suite 200 Fort Lauderdale, FL 33306

PROPERTY HIGHLIGHTS

+/- 2,500 – 5,100 SF OF FLAGSHIP RETAIL SPACE FOR LEASE
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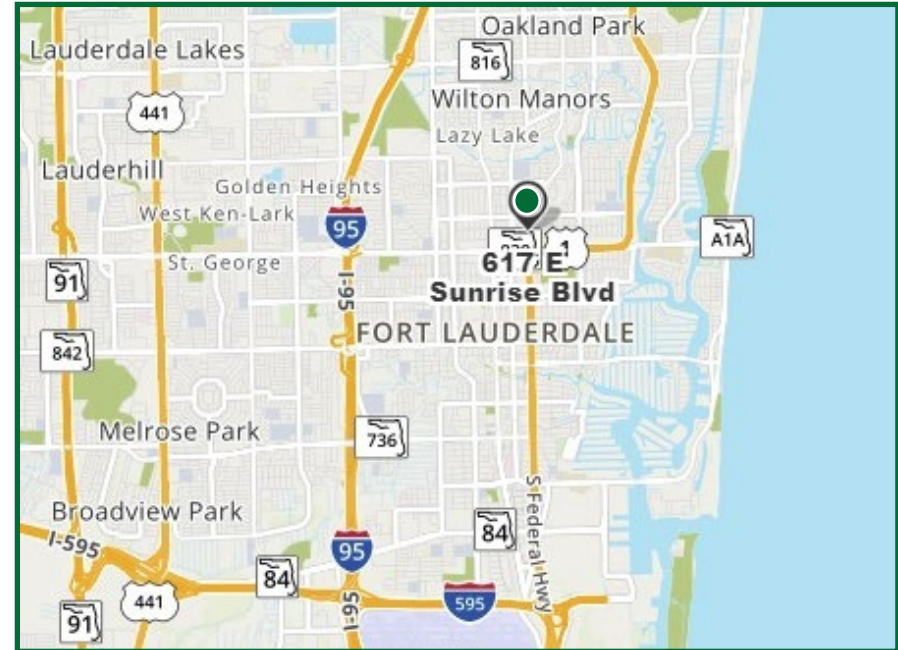


- Move In Ready / Open Floor Plan / Recently Remodeled / Approx. 2,500 SF Spaces
- 122' of Frontage / Unmatched Visibility / Phenomenal Signage Opportunities / Parking Spaces in Rear
- B-3 Zoning / Ideal for Automotive-Marine Showroom, Furniture, Retailer or Health Market
- Located at intersection of N Federal Highway & E Sunrise Boulevard in the Heart of Fort Lauderdale
- Surrounded by Rapidly Growing East Broward Neighborhoods Including Flagler Village, Victoria Park and Wilton Manors

PLEASE CALL LISTING AGENTS FOR LEASING RATES

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	2021 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
	EST POPULATION	26,824	148,512	300,182
	AVG HH INCOME	\$88,390	\$97,667	\$96,647
	MEDIAN AGE	38.2	42.9	42.4
	TOTAL BUSINESSES	2,400	16,284	28,629
	TOTAL DAYTIME POP	31,826	183,130	353,371

Source: esri



TRAFFIC COUNTS 2021 AADT	
E SUNRISE BOULEVARD E OF US1	53,000
E SUNRISE BOULEVARD W OF US1	49,000
US1 S OF E SUNRISE BOULEVARD	37,500

Source: FDOT

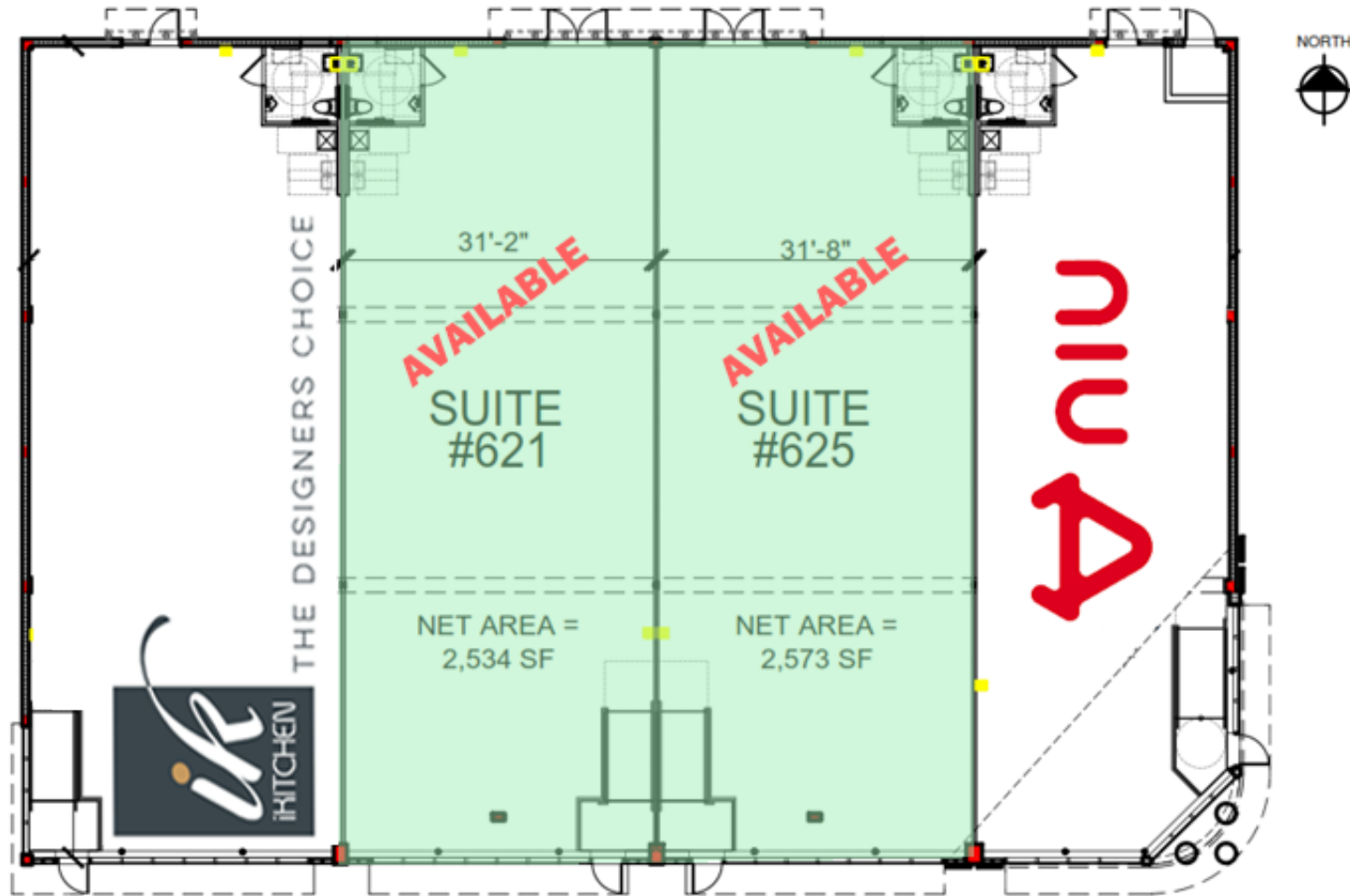


**BUILDING
PHOTOS**

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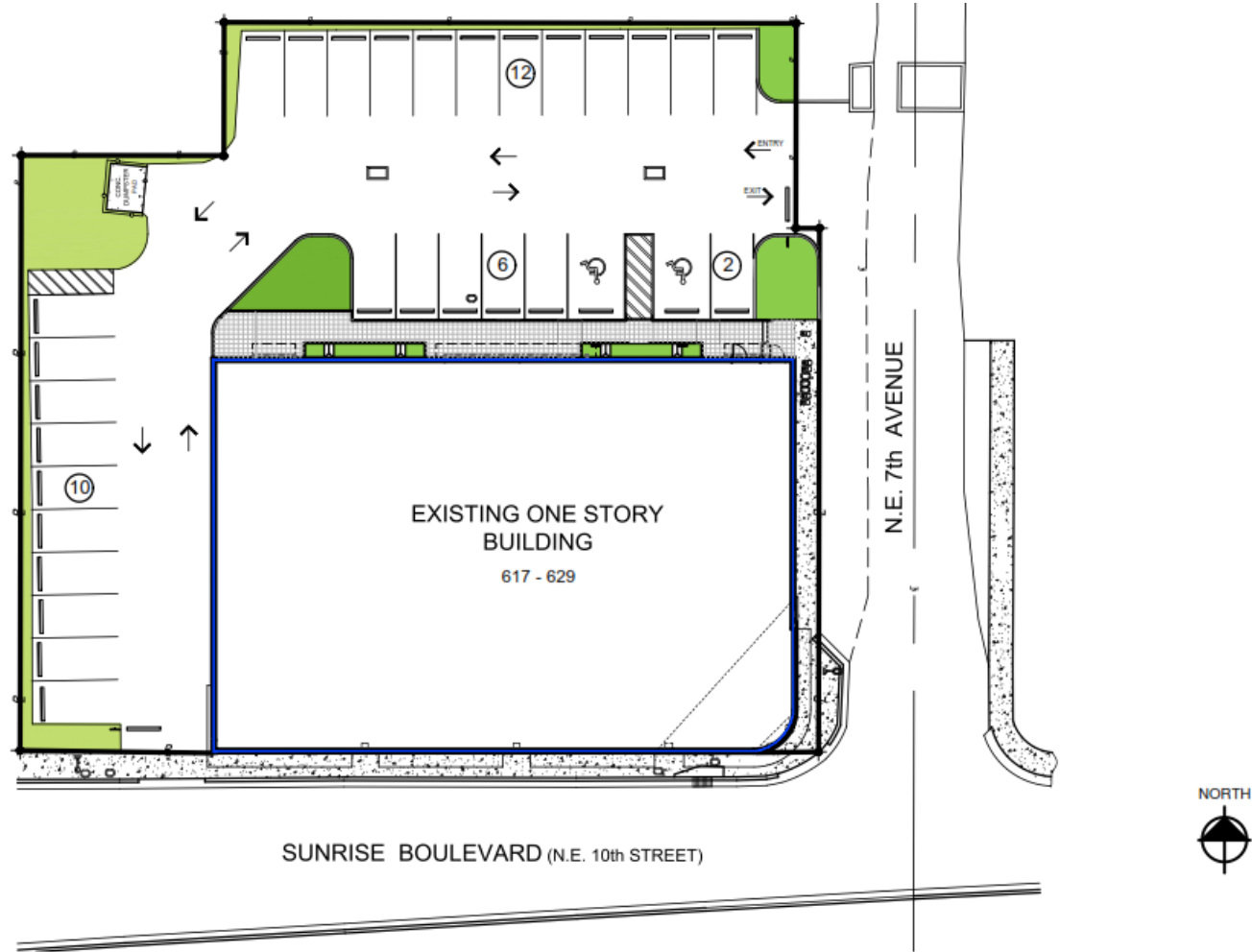
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THE WOHL BUILDING

617-629 EAST SUNRISE BLVD
FORT LAUDERDALE, FLORIDA 33304

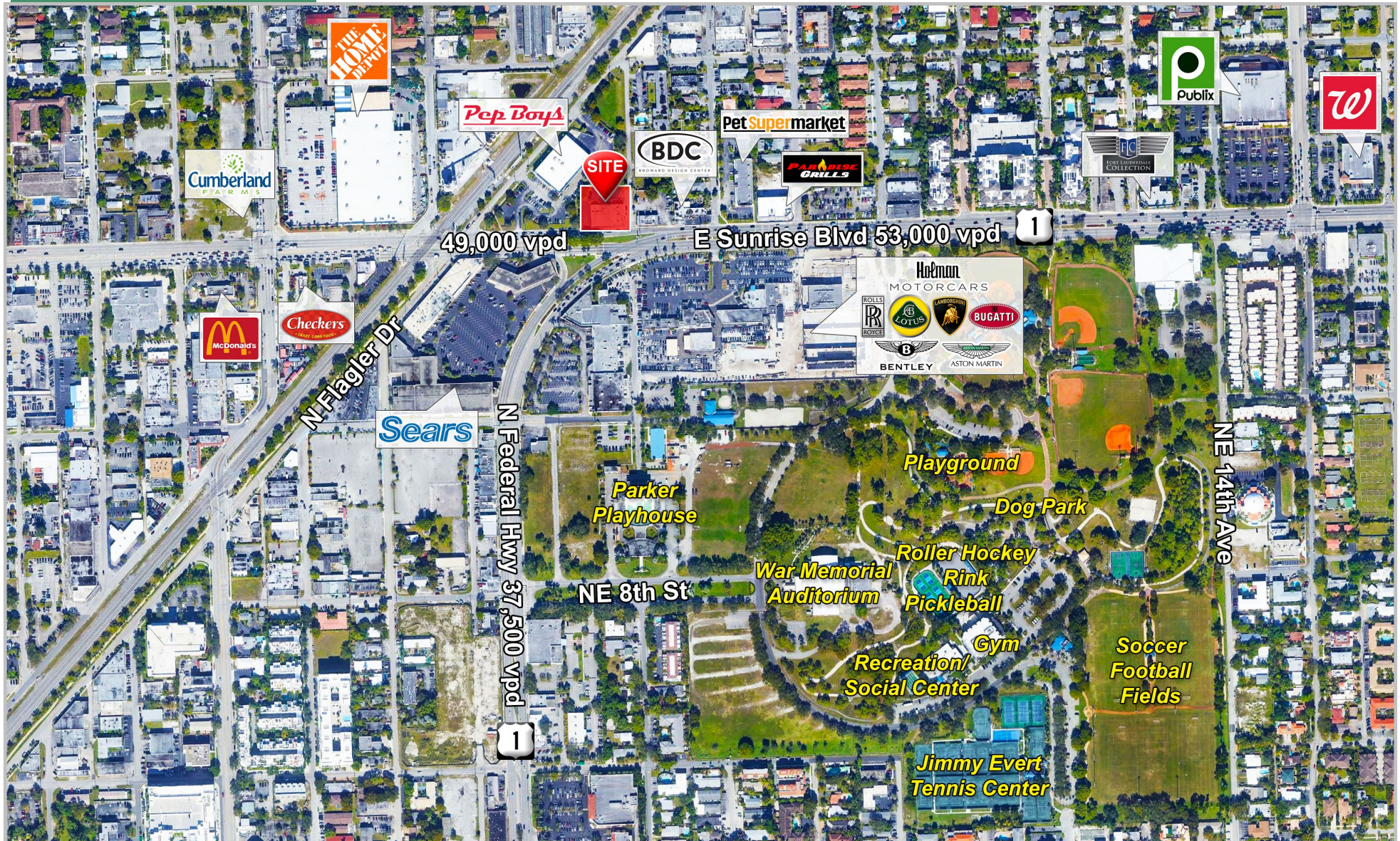
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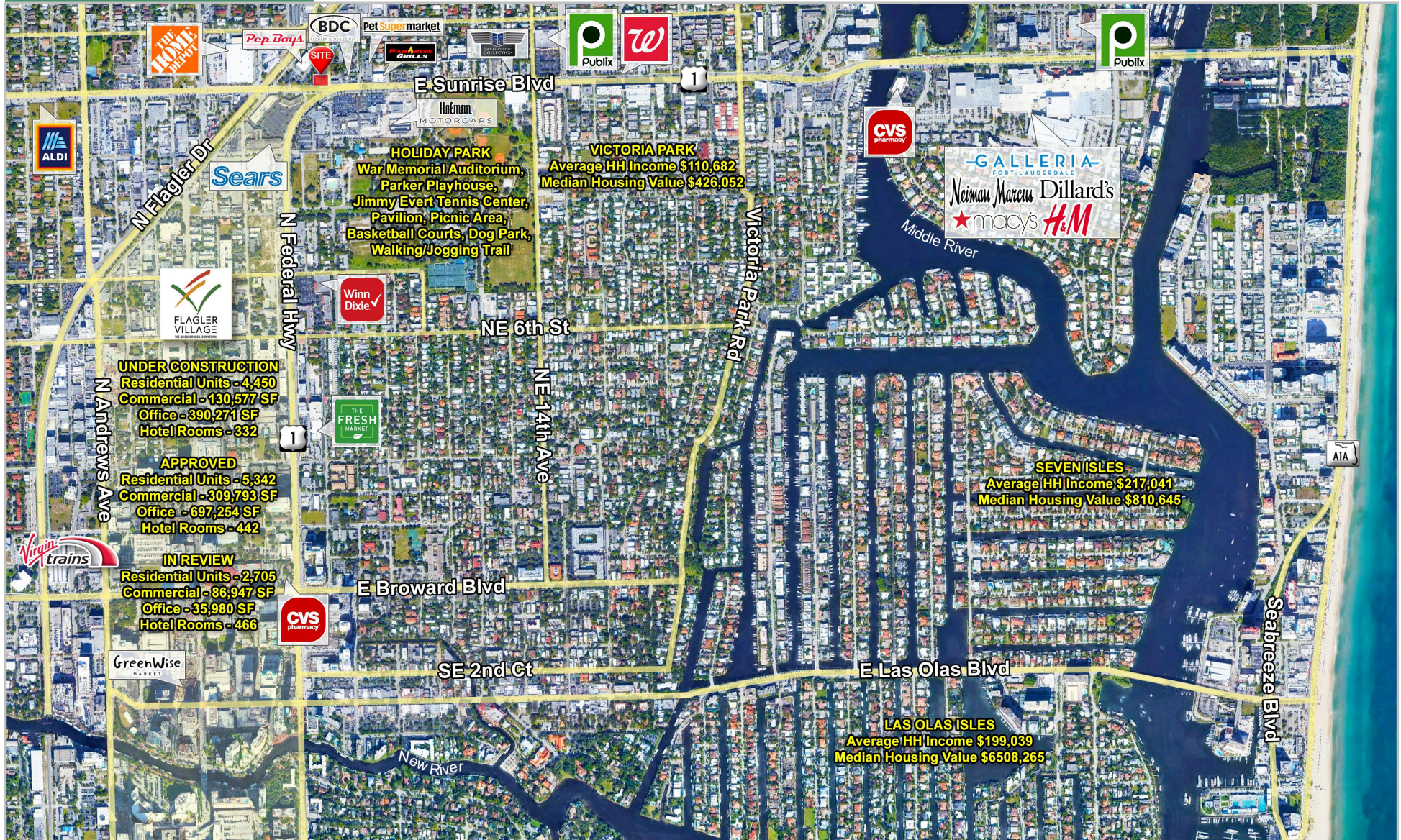
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PLEASE CONTACT YOUR ROTELLA GROUP AGENT FOR MORE DETAILS.

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