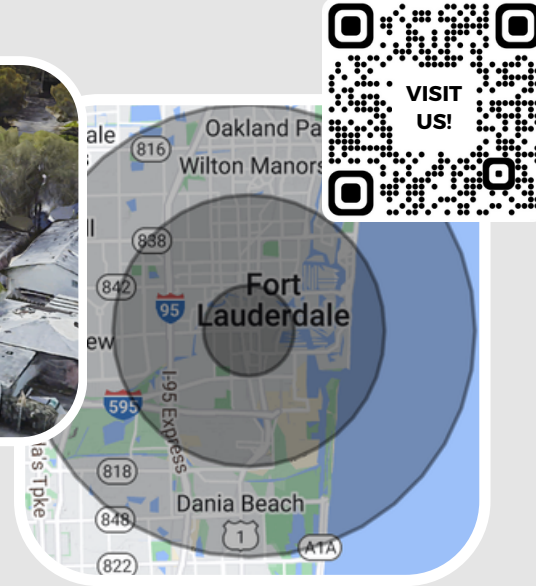


RETAIL FOR LEASE

 200 Davie Blvd Fort Lauderdale, FL 33315



LOCATION

200 Davie is situated on the outskirts of a bustling downtown market seeing a slew of mixed use development projects. There are over a 1000 new units in the pipeline, further strengthening local businesses in the area. The courthouse, Publix, Las Olas Blvd, and multiple class A office buildings, restaurants, and parks, are only 2-3 minutes away. This site sits only minutes away from Downtown Fort Lauderdale and I-95. Proximity to I95 creates an opportunity to service people commuting to and from work, as well as the downtown workforce

DESCRIPTION

Set up shop in a turn key convenience store location! Walk in coolers, racks, and ample storage in the back make this site plug and play for any convenience store operator. Roughly 3,000 SF of retail space is available for lease. The interior would also work well for any dry retail user looking to capitalize on a high traffic count and a freestanding building.

EXECUTIVE SUMMARY

Lease Rate	\$29 psf NN
NN CAM	\$4.30
Lot Size	0.22 AC
Building SF	2,913 SF
Parking	6 / 2/1000
Traffic Count	32,000 VPD

DEMOGRAPHICS

Within 3 mi Radius



\$104,630
Avg. Household Income



115,481
Residential Population



\$1.5 B
Consumer Spending



142,309
Daytime Workforce



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