

ZOO HEALTH CLUB SHOPPING CENTER RESTAURANT, OFFICE SPACES FOR LEASE
1417 - 1437 E COMMERCIAL BOULEVARD, FORT LAUDERDALE, FLORIDA 33334



- 869 SF & 884 SF OFFICE SPACE FOR LEASE / ALL SPACES ARE MOVE-IN READY
- 50,646 SF GLA NEIGHBORHOOD SHOPPING CENTER ANCHORED BY ZOO HEALTH CLUB AND SHERWIN WILLIAMS
- JOIN LOUNGE 14 BAR & GRILL AND LITTLE MARKET INDIAN GROCER
- DIRECT COMMERCIAL BOULEVARD FRONTAGE / AMPLE PARKING / PYLON SIGNAGE AVAILABLE
- GREAT LOCATION IN THE EAST FORT LAUDERDALE MARKET JUST EAST OF DIXIE HIGHWAY
- EASY ACCESS TO US-1 AND I-95

The Rotella Group Inc.

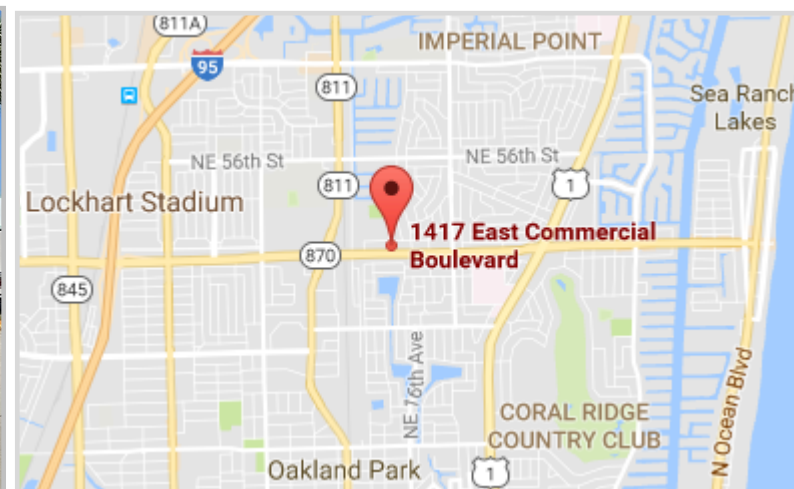
Commercial Real Estate

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3300 N. FEDERAL HIGHWAY, SUITE 200, FORT LAUDERDALE, FLORIDA 33306 P: 954.568.9015

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 2021 POPULATION	17,118	126,297	304,015
 AVG HH INCOME	\$88,227	\$98,266	\$88,100
 MEDIAN AGE	45.2	49.1	44.5
 TOTAL BUSINESSES	2,073	14,376	29,066
 TOTAL DAYTIME POP	20,555	151,641	351,168



TRAFFIC COUNTS
2021 FDOT AADT

COMMERCIAL BLVD E OF DIXIE HWY - 54,000

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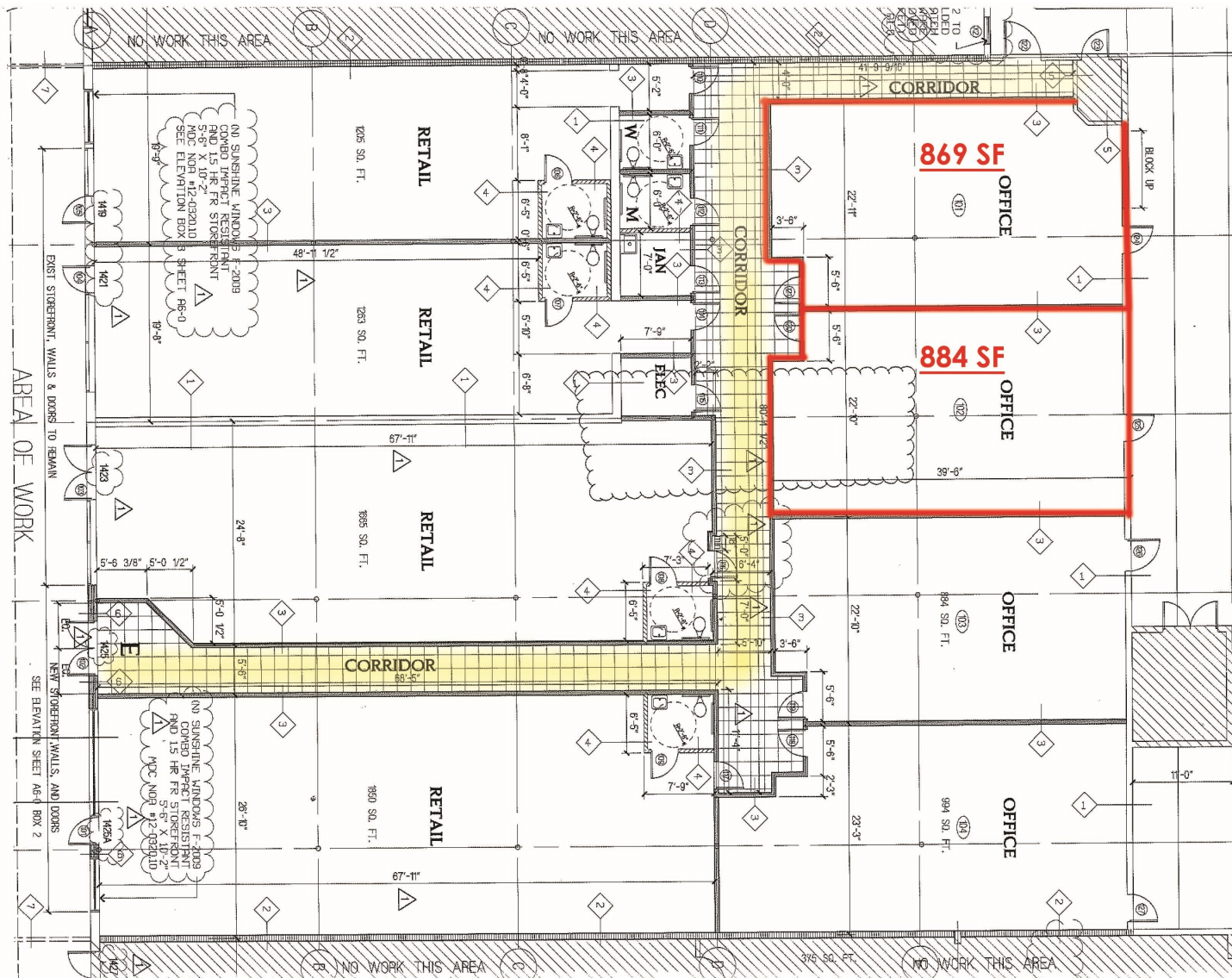
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