

FORMER FREESTANDING MEDICAL BUILDING FOR LEASE
2780 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FLORIDA 33306



- **2,763 SF FREESTANDING 1-STORY BUILDING FOR LEASE**
- **IMMEDIATE OCCUPANCY / EXISTING PYLON SIGNAGE**
- **PARKING: TOTAL (16) SPACES INCLUDING (4) COVERED AND (2) HANDICAP**
- **FEDERAL HIGHWAY FRONTAGE**
- **CLOSE PROXIMITY TO FORT LAUDERDALE - HOLLYWOOD INTERNATIONAL AIRPORT, PORT EVERGLADES, I-595 AND I-95**

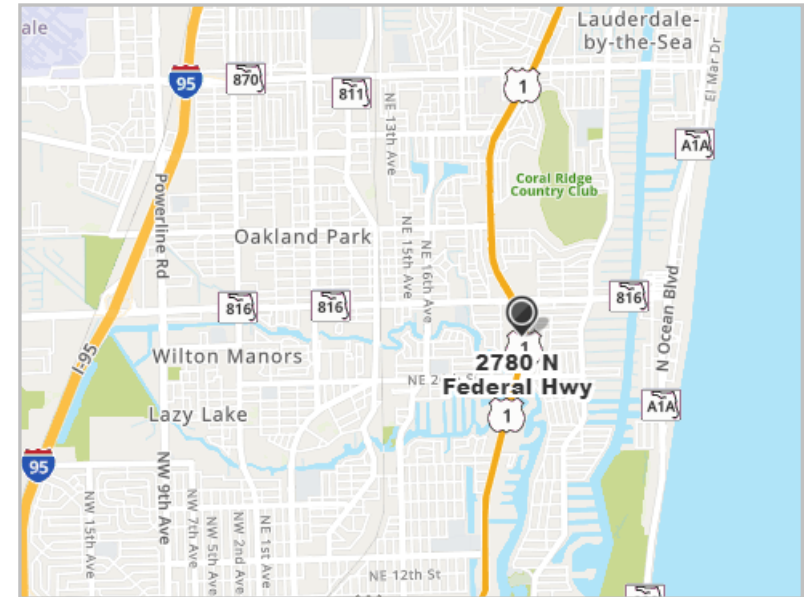
The Rotella Group Inc.
Commercial Real Estate

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DEMOGRAPHICS		1 MILE	3 MILE	5 MILE
	2021 POPULATION	14,317	122,006	268,042
	AVG HH INCOME	\$132,661	\$103,562	\$94,675
	MEDIAN AGE	53.8	47.4	45.3
	TOTAL BUSINESSES	2,152	11,908	28,650
	TOTAL DAYTIME POP	15,049	84,285	238,018



TRAFFIC COUNTS
2020 FDOT AADT

N FEDERAL HIGHWAY N OF NE 26TH ST - 51,000

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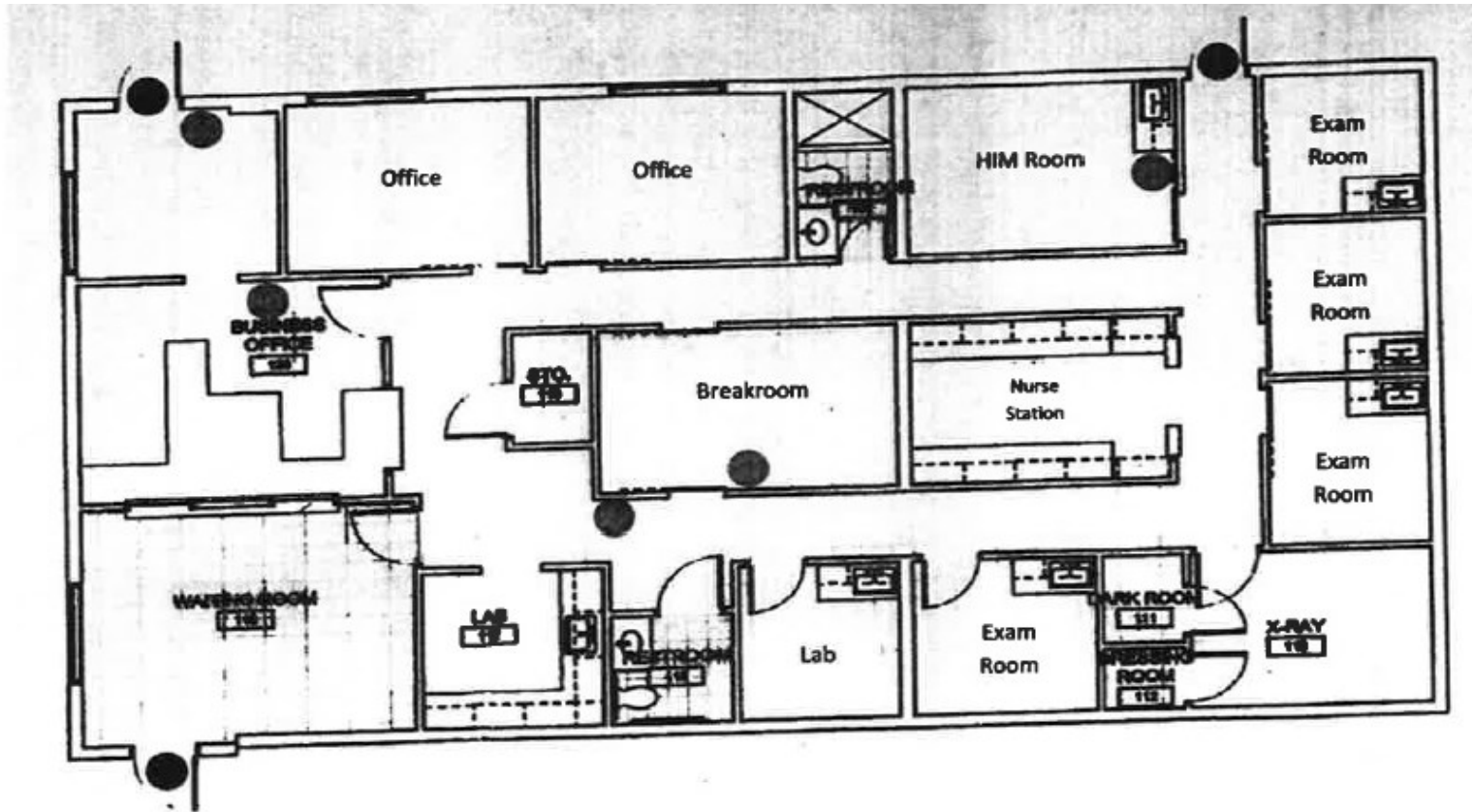
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