

EAST FORT LAUDERDALE SHOWROOM BUILDING FOR LEASE
3550 N FEDERAL HIGHWAY, FORT LAUDERDALE, FLORIDA 33308



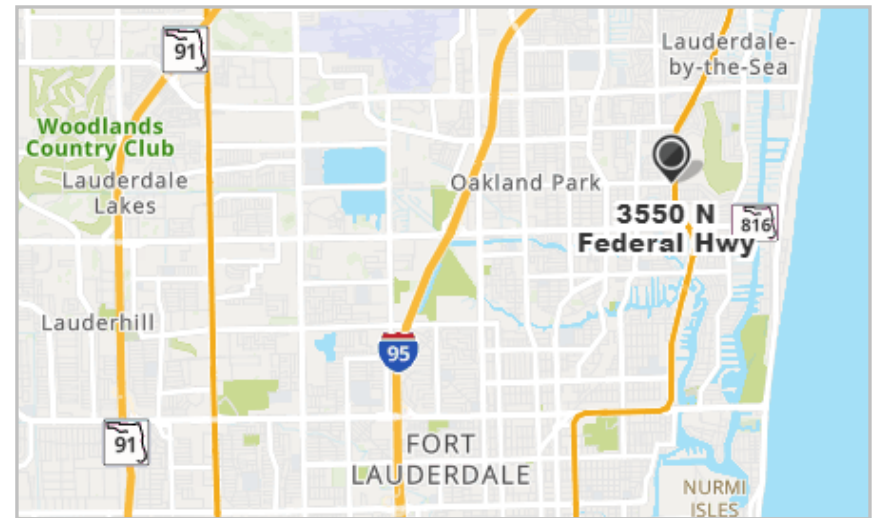
- 14,017 +/- RENTABLE SF / FREESTANDING 2-STORY SHOWROOM BUILDING **FOR LEASE @ \$19 NNN**
- BUILT OUT WITH LIGHTING / TURN KEY WITH IMMEDIATE OCCUPANCY
- GREAT VISIBILITY WITH PYLON SIGNAGE
- LOCATED IN THE MIDDLE OF EAST FORT LAUDERDALE'S FURNITURE ROW
- WITHIN 1/4 MILE OF CITY FURNITURE, ASHLEY, BAER'S, SCAN DESIGN AND HAVERTYS

The Rotella Group Inc.
Commercial Real Estate

CONTACT: CLINT CASEY CLINT@ROTELLAGROUP.COM

3300 N. FEDERAL HIGHWAY, SUITE 200, FORT LAUDERDALE, FLORIDA 33306 P: 954.568.9015 M: 954.684.2686 WWW.ROTELLAGROUP.COM

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 2021 POPULATION	13,954	123,611	280,427
 AVG HH INCOME	\$112,294	\$100,024	\$92,985
 MEDIAN AGE	50.6	48.3	45.1
 TOTAL BUSINESSES	2,172	12,770	29,292
 TOTAL DAYTIME POP	16,232	92,638	244,587



TRAFFIC COUNTS
2020 FDOT AADT

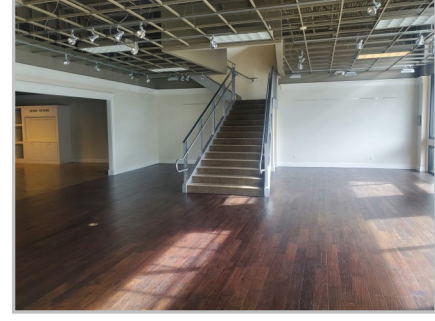
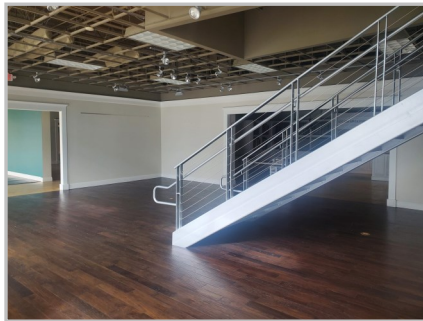
N FEDERAL HWY N OF E OAKLAND PARK BLVD - 38,000

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