



**FREE-STANDING
BUILDING
FOR LEASE**



15,250 +/- SF Showroom Building on a Corner Lot

29 parking spaces

5401 N Federal Hwy, Fort Lauderdale, Florida, 33308

Clinton Casey | 954-568-9015 ext. 227 | clint@rotellagroup.com

Michael Rotella | 954-802-3203 | mike@rotellagroup.com

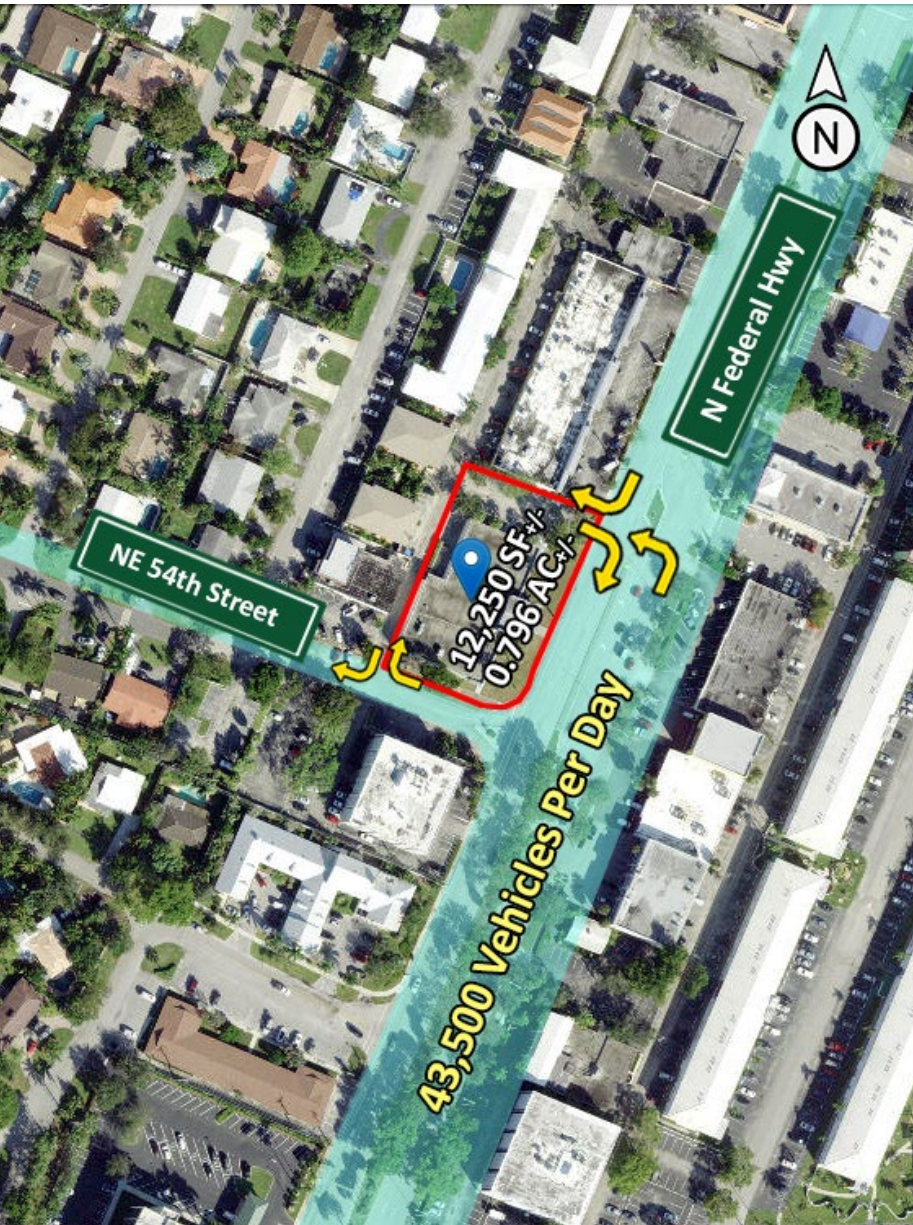
Office | 954-568-9015 | rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE

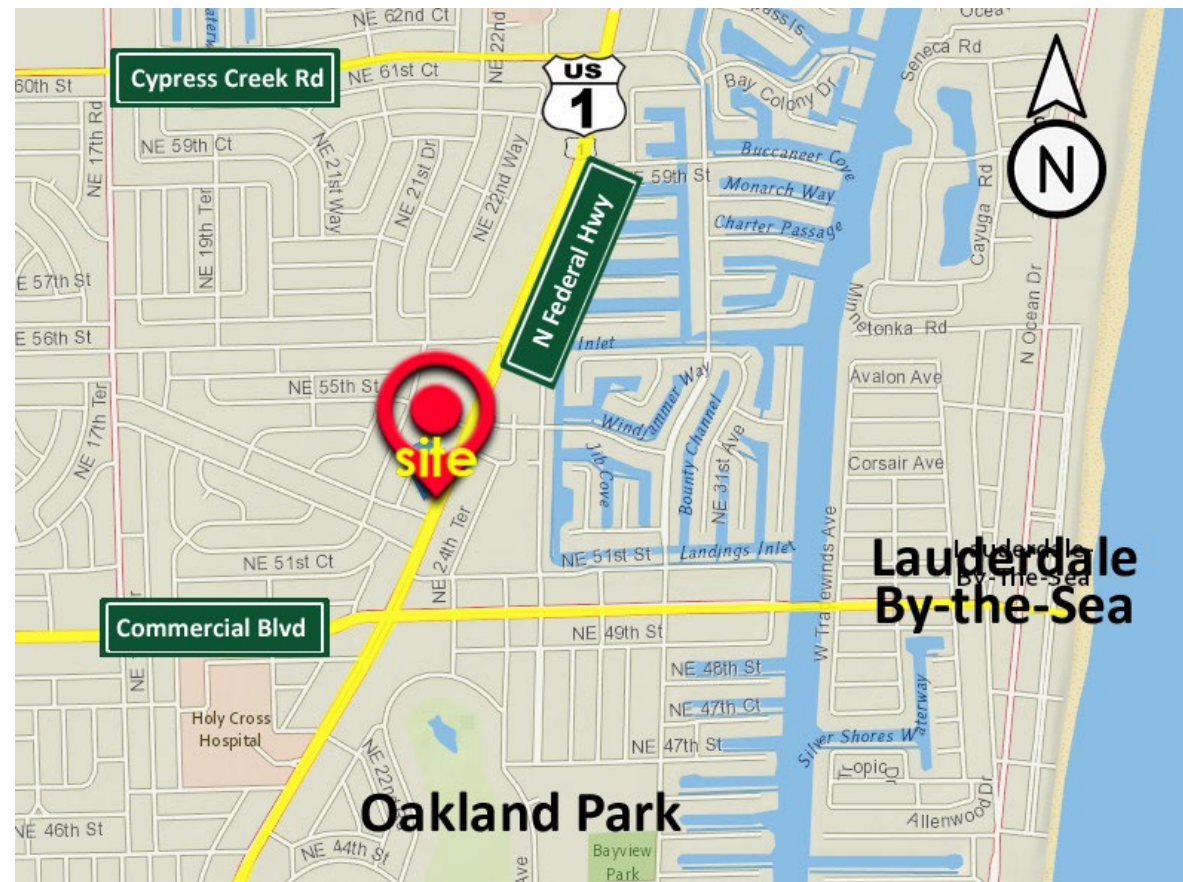


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15,250 +/- SF Showroom Building **For Lease**



Free-standing build-out showroom **for immediate occupancy** located in a very busy commercial area of Fort Lauderdale.



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15,250 +/- SF Showroom Building **For Lease**

- 34,686 +/- SF Land
- 160' building frontage
- 230' land frontage
- 10' ceilings to tiles
- Showroom build-out
- Kitchenette
- High hat lights
- 3 restrooms
- Electric sliding front doors
- 1 ground-level roll-up
- Impact windows
- Heavy power
- 19 on-site parking spaces
- 10 off-site parking spaces per easement and monthly fee



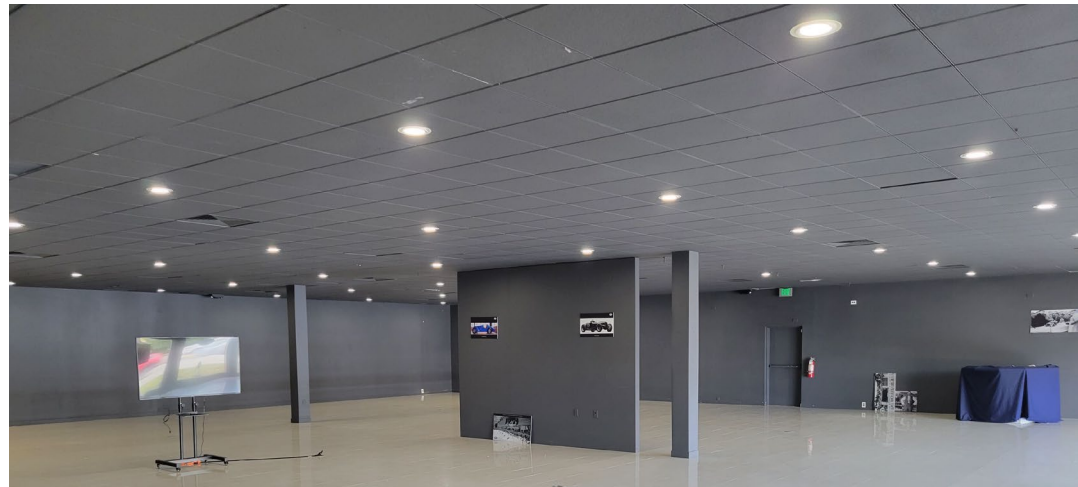
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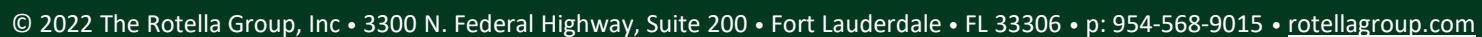


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Floor Plan

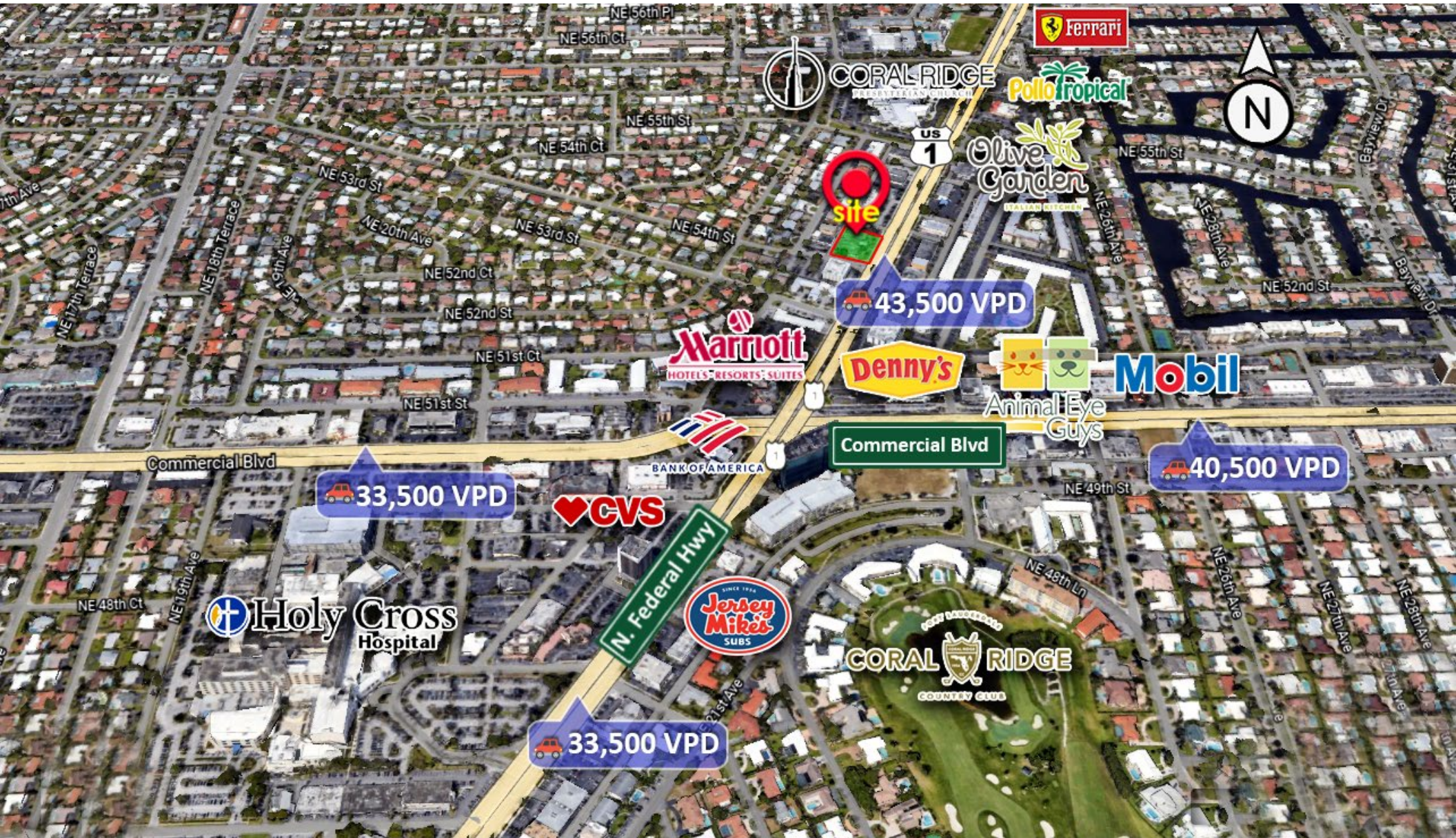


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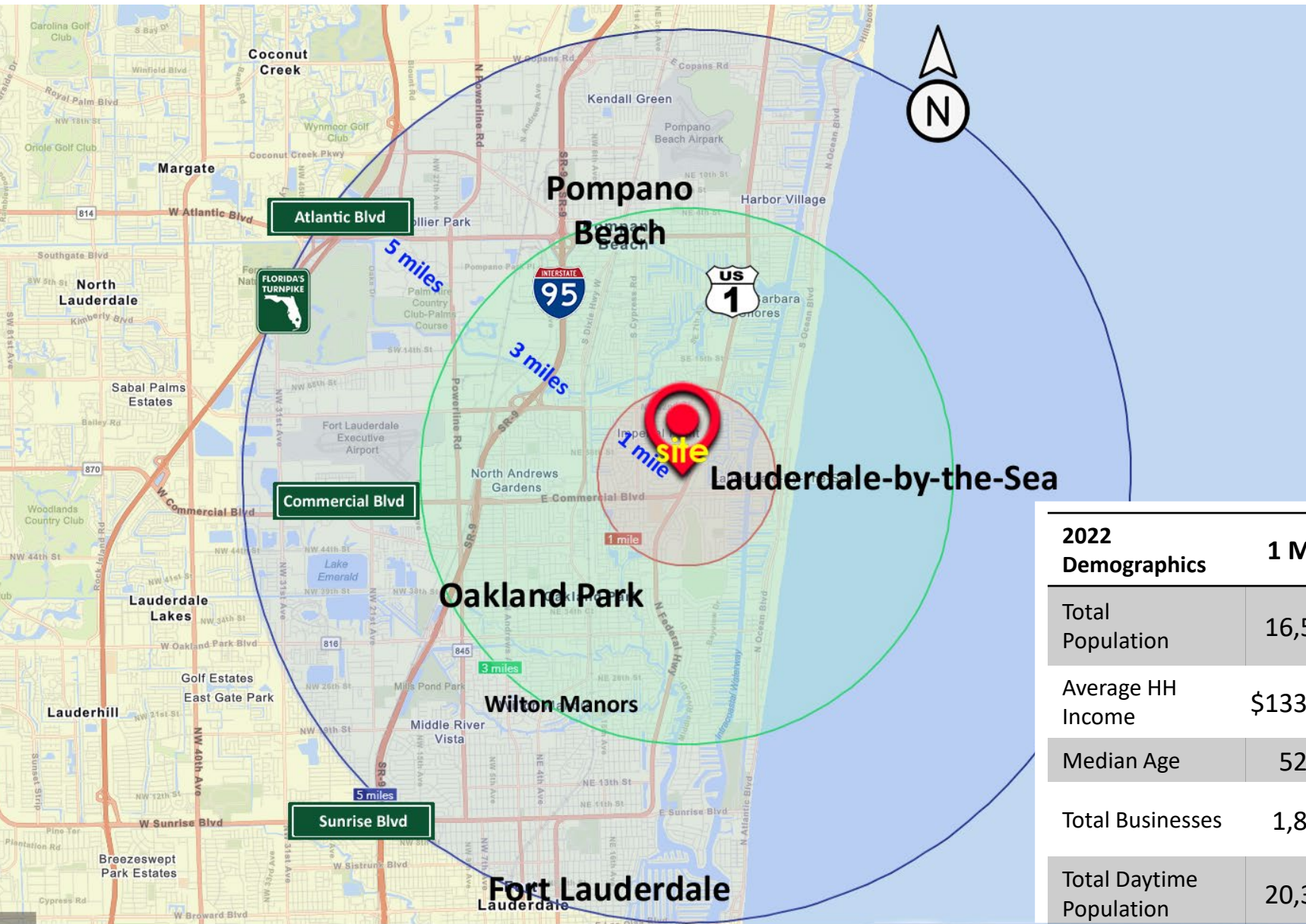
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2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	16,586	116,797	260,160
Average HH Income	\$133,470	\$117,168	\$105,356
Median Age	52.1	50.0	46.5
Total Businesses	1,854	14,618	26,450
Total Daytime Population	20,372	145,996	318,169

Source: Esri

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Commercial Real Estate Brokers

The Rotella Group, Inc.

3300 North Federal Highway, Suite 200
Fort Lauderdale, Florida 33306

Phone
954-568-9015

www.rotellagroup.com
info@rotellagroup.com

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