



**RETAIL
SPACE
FOR LEASE**

NEW ROOF
**FALL
2022**



1,500 to 11,262 SF Available

Shoppes at 18th & Commercial

1701-1799 East Commercial Boulevard, Fort Lauderdale, FL 33334

Michael Rotella | 954-802-3203 | mike@rotellagroup.com
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**The
R&G Rotella Group Inc.**
COMMERCIAL REAL ESTATE

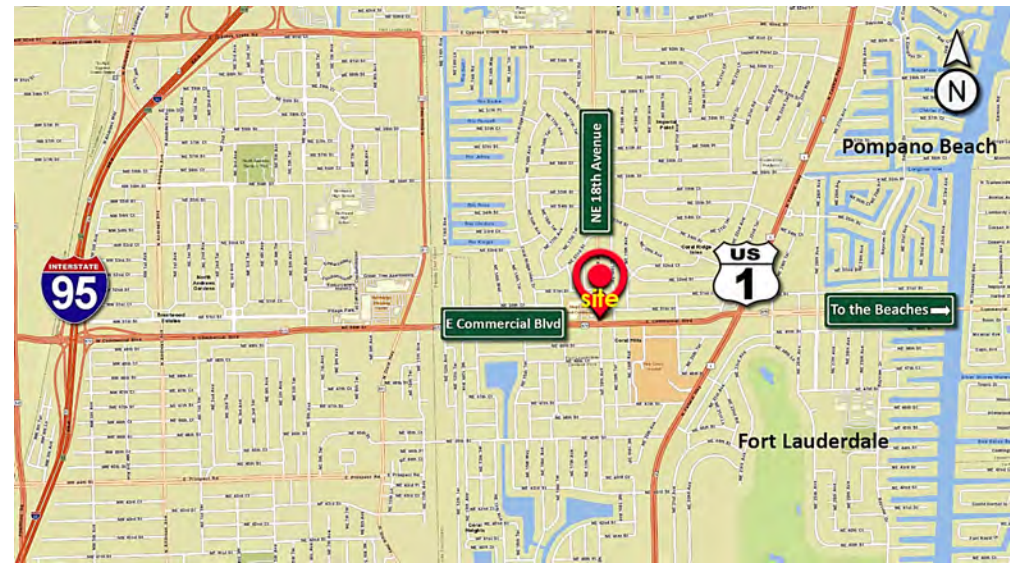


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The Rotella Group has been retained as the exclusive agent for leasing **available spaces**, located at 1701-1799 E Commercial Blvd, Ft. Lauderdale, Broward County, in the Southeast Florida Market, **on the corner of NE 18th Avenue**.

Shoppes at 18th & Commercial is a Neighborhood Shopping Center with **80,316 SF of GLA** Anchored by Aldi Food Market.



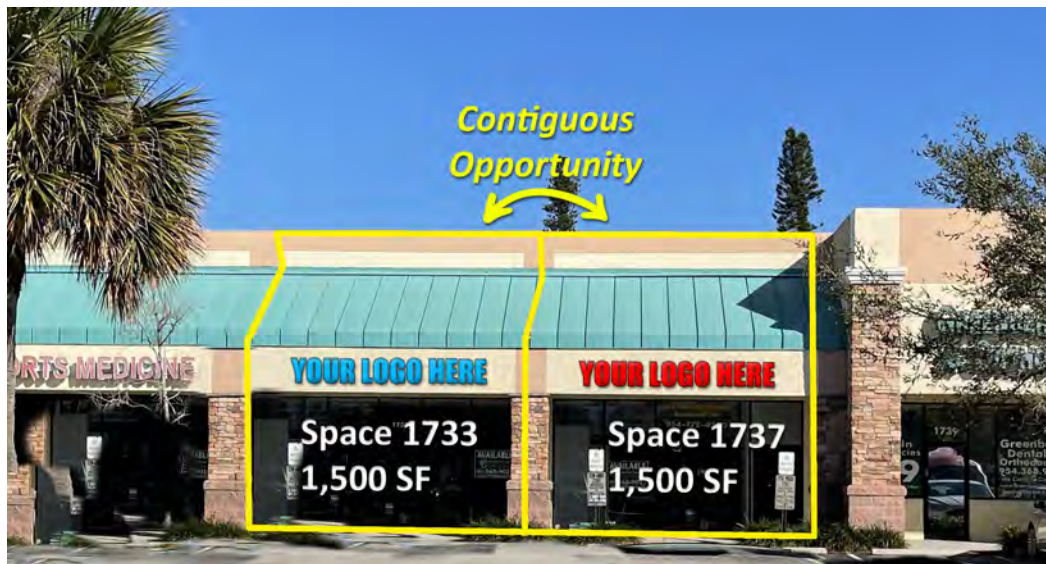
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- Join Orange Theory, Sally Beauty Supply, Auto Zone, Verizon, Wing Stop, Boston Market, and coming soon Wellmax Medical Center.
- Excellent Monument Sign Availability / Great Visibility at Signalized Intersection.
- Dense Housing, Hospital, and School District with Ingress and Egress from E Commercial Boulevard and NE 18th. Avenue.



Unit	SqFt	Base Rent per SF	Common Area Maintenance
1733	1,500	\$32.00	Est \$6.50
1737	1,500	\$32.00	Est \$6.50
1715	11,262	\$32.00	Est \$6.50

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2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	17,076	124,112	299,765
Average HH Income	\$109,289	\$116,077	\$103,559
Median Age	47.2	49.5	45.0
Total Businesses	2,205	15,300	30,577
Total Daytime Population	22,275	159,027	374,278

Source: Esri

2027 Demographics Forecast	1 Mile	3 Miles	5 Miles
Total Population	16,925	125,244	304,538
Average HH Income	\$129,805	\$138,198	\$123,735
Median Age	47.1	50.0	45.4

Source: Esri

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Site Plan



- **11,262 SF Junior Anchor**
- **(2) 1,500 SF up to 3,000 SF (Contiguous Retail)**
- **Total GLA 80,316 SF**
- **New Roof (Fall 2022)**

Aerial



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The Rotella Group, Inc.

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