



FOR LEASE

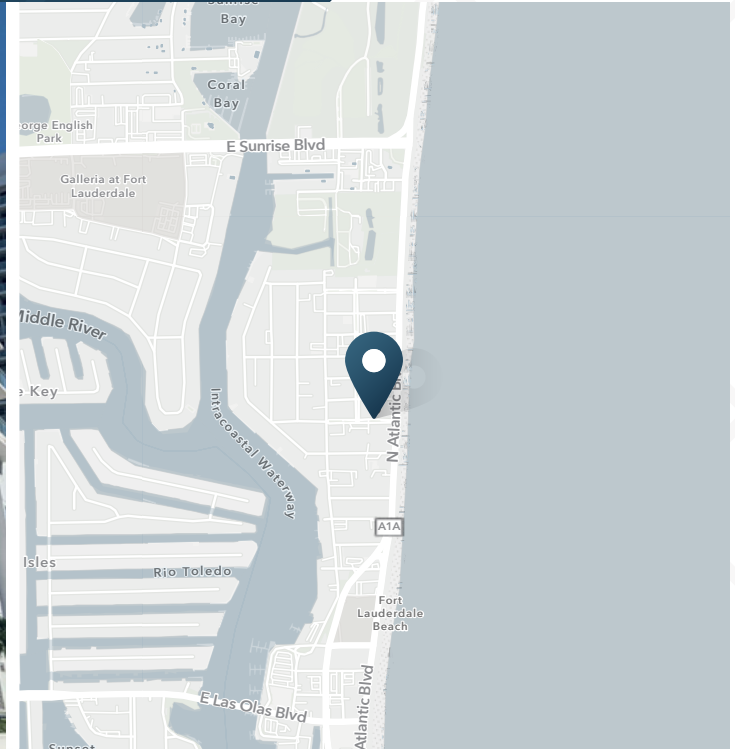
Retail/Restaurant Space on Fort Lauderdale Beach

505 N Fort Lauderdale Beach Blvd, #CU7 | Fort Lauderdale, FL



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FOR LEASE | Immediate Availability

2,035 SF
Available

26,500 CPD
TRAFFIC COUNT

Contact
Broker
Rate

ABOUT THE PROPERTY

- Unit sits at the base of the Hilton Fort Lauderdale Beach Resort.
- Prime ground floor retail/restaurant space presents a unique opportunity to service the increasing residential density in the hospitality/tourism industry within the neighborhood.
- Luxurious build out throughout with modern finishes and abundant natural lighting
- Conference room and kitchen with appliances
- Separate entrance from hotel

NEARBY RETAILERS

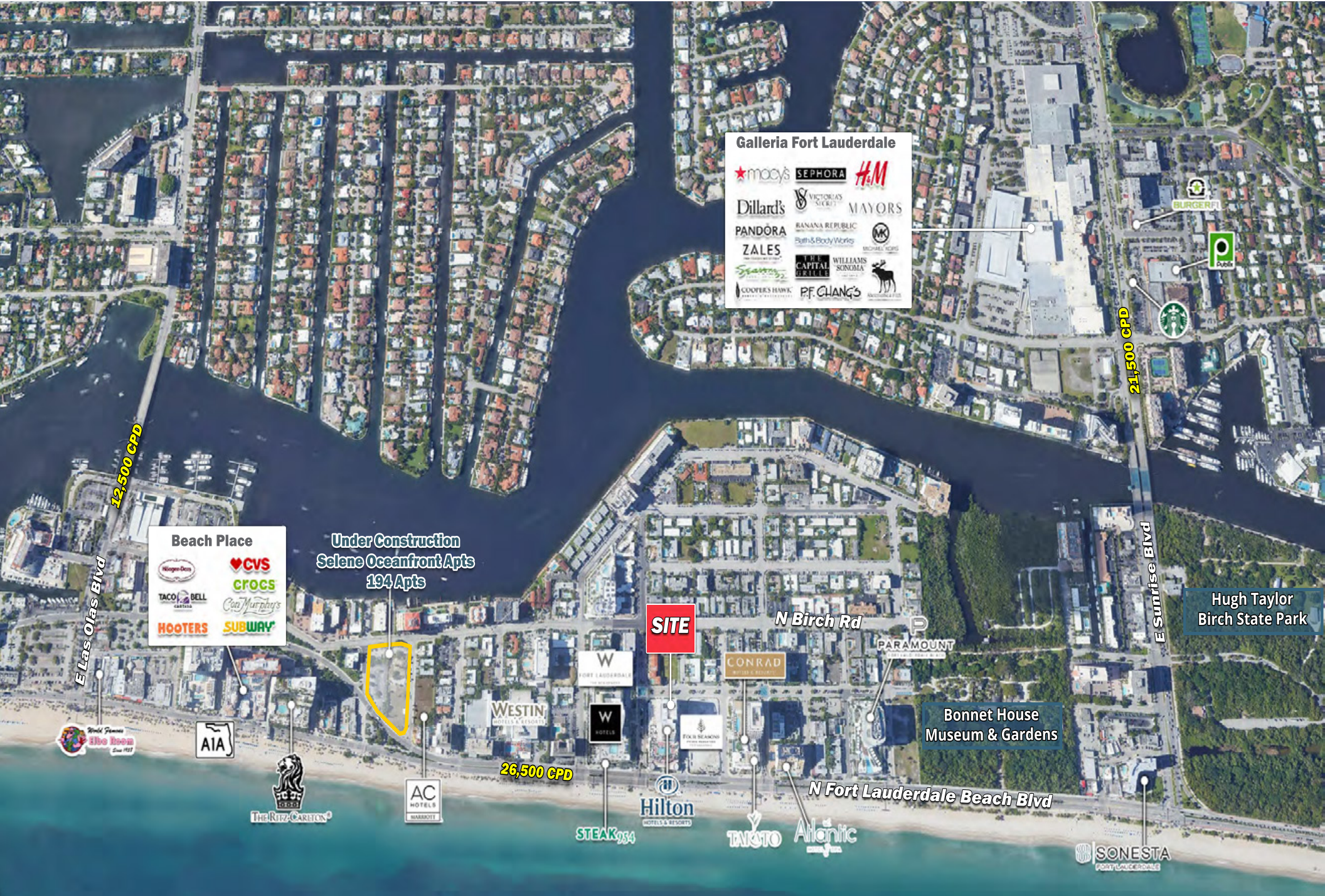
STEAK 954

TAKATO



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Space on Fort Lauderdale Beach

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W Fort Lauderdale
517 Guestrooms, Guest Suites
& Residence Suites

**Hilton Fort Lauderdale
Beach Resort**
374 Hotel Rooms & Suites

Four Seasons Private Residences
42 Private Residences
41 Hotel Residences
148 Hotel Rooms



Breakers Ave

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MARKET OVERVIEW



Traffic Counts

N Fort Lauderdale Beach Blvd	26,500 VPD
Las Olas Blvd, S of Site	12,500 VPD
E Sunrise Blvd, N of Site	24,000 VPD

Year: 2021 | Source: Insert Source Name Here



Consumer Profiles

Area: MSA, 2-mile from site
Source: Esri



TRENDSSETTERS

- Single, well educated with a median age of 36.3 years
- 75% are renters
- Image is important, buying the latest fashion and technology
- They choose to spend their disposable income on upscale city living, entertainment and travel



Market Highlights

1.9M+
residents in Broward County
USCB 2020

11.2%
population increase in Broward County from 2010 to 2020
USCB 2020

\$11.4 B+
tourism expenditure in Broward County
GFLCVB 2018

\$1.36 B+
hotel revenue in Fort Lauderdale
GFLCVB 2021

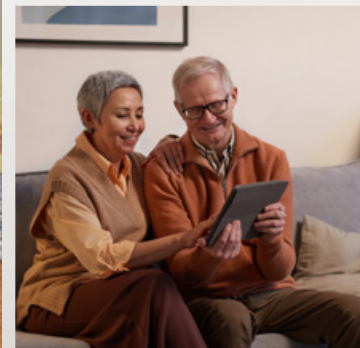
13 M+
overnight hotel visitors in Broward County
GFLCVB 2018

\$35 B+
retail sales in Broward County
USCB 2017



GOLDEN YEARS

- Independent and active with a median age of 52 years
- 62% own homes
- Good health is a priority
- Maintain actively managed financial portfolios
- They subscribe to cable TV



SILVER AND GOLD

- Primarily retired but still active with a median age of 63.2 years
- Pursue the luxuries that well-funded retirement affords: an active social life, travel, hobbies, and sports (especially golf and boating)

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

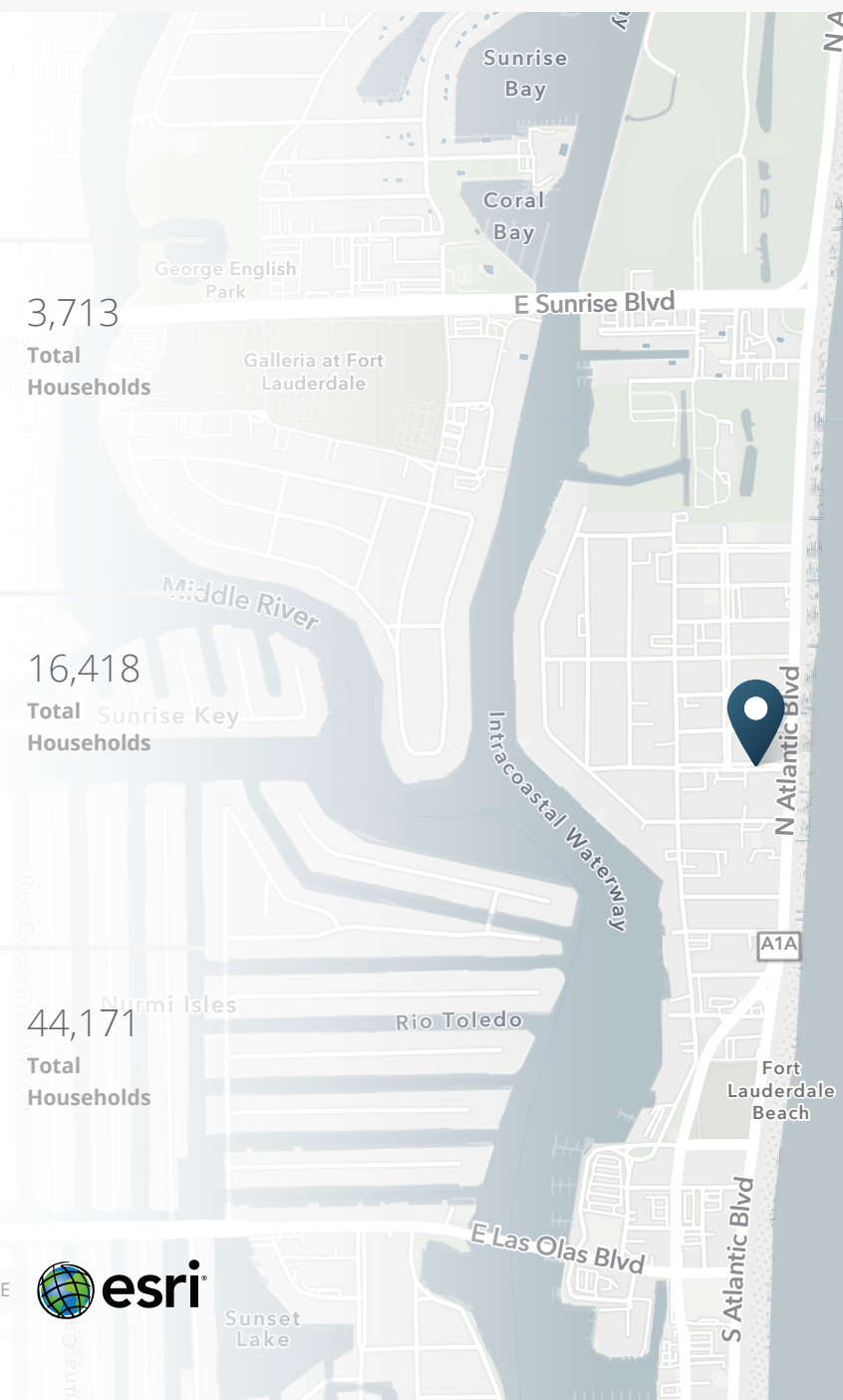
6,251 Population	9,448 Total Daytime Population	\$141,631 Average Household Income	3,713 Total Households
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2 MILES

29,540 Population	33,966 Total Daytime Population	\$135,193 Average Household Income	16,418 Total Households
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3 MILES

82,895 Population	125,643 Total Daytime Population	\$122,364 Average Household Income	44,171 Total Households
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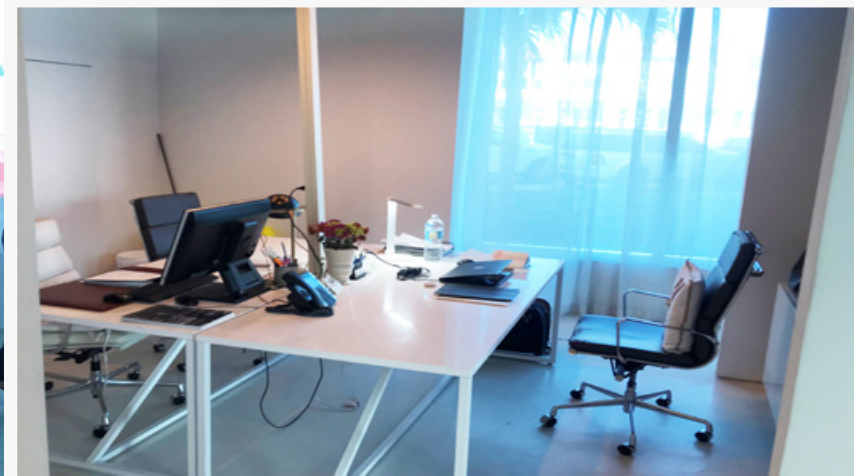
> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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