

FOR LEASE

# Prime Las Olas Ground Floor Space

111 E Las Olas Boulevard | Fort Lauderdale, FL 33301



## Overview

LEASE RATE	Contact Broker
AVAILABLE SF	1,565 SF
YEAR BUILT	2001
SUBMARKET	Downtown



## Description

Retail/office corner space at the base of the 12-story FAU/Broward College Higher Education Complex fronting E Las Olas

- Street level space with entrance directly from large sidewalks in front
- Covered large front entrance for outdoor seating
- Exterior street-level sign opportunity in a highly sought location
- Across the street from the new four-star Hyatt Centric Hotel and Residential Units, the tallest building in the city
- Steps from the NSU Museum of Art and Huizenga Plaza
- Surrounded by office towers, residential high-rises, restaurant/bars, shops, museums and cultural events
- One block to the Fort Lauderdale Riverwalk

## Demographics

	1 MILE	3 MILES	5 MILES
AVG Household Income	\$112,414	\$93,132	\$84,260
Households	13,278	61,852	121,859
Daytime Population	50,160	172,711	327,340

Year: 2020 | Source: ESRI

## Contact

**MARY HARRIS**

954.703.3603 | mary.harris@srsre.com

**BRANDON WOULFE**

954.703.3604 | brandon.woulfe@srsre.com

## Traffic Counts

E Las Olas bet N Andrews Ave & SE 2nd Ave	15,100 VPD
SE 3rd Ave North & South of E Las Olas	24,500 VPD
S Andrews Ave North & South of Las Olas	16,800 VPD

Year: 2019 | Source: FDOT

SRS REAL ESTATE PARTNERS | 200 SW 1st Avenue, Suite 970 | Fort Lauderdale, FL 33301 | 954.703.3600

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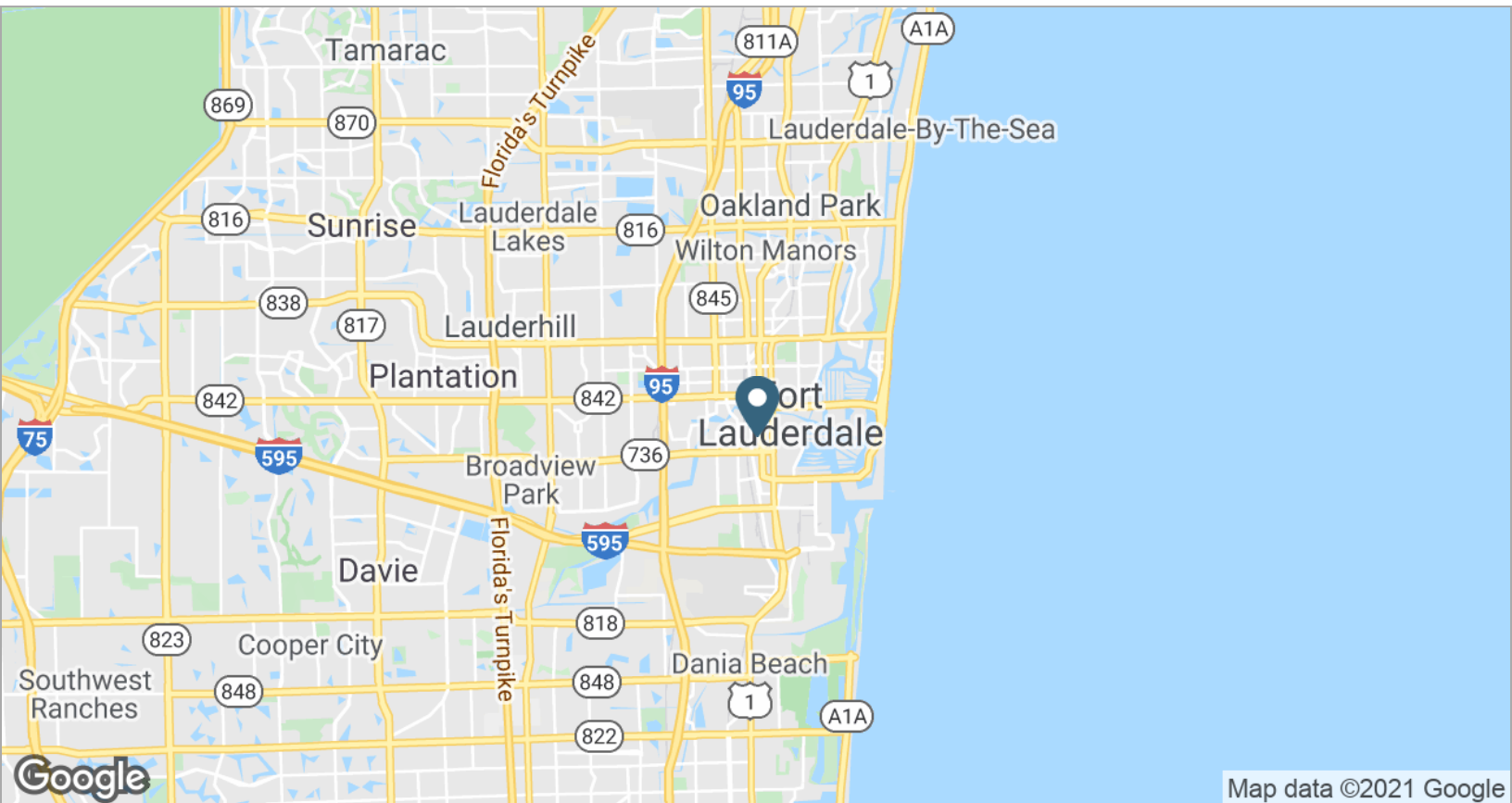
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Ground floor space with frontage on E Las Olas Blvd

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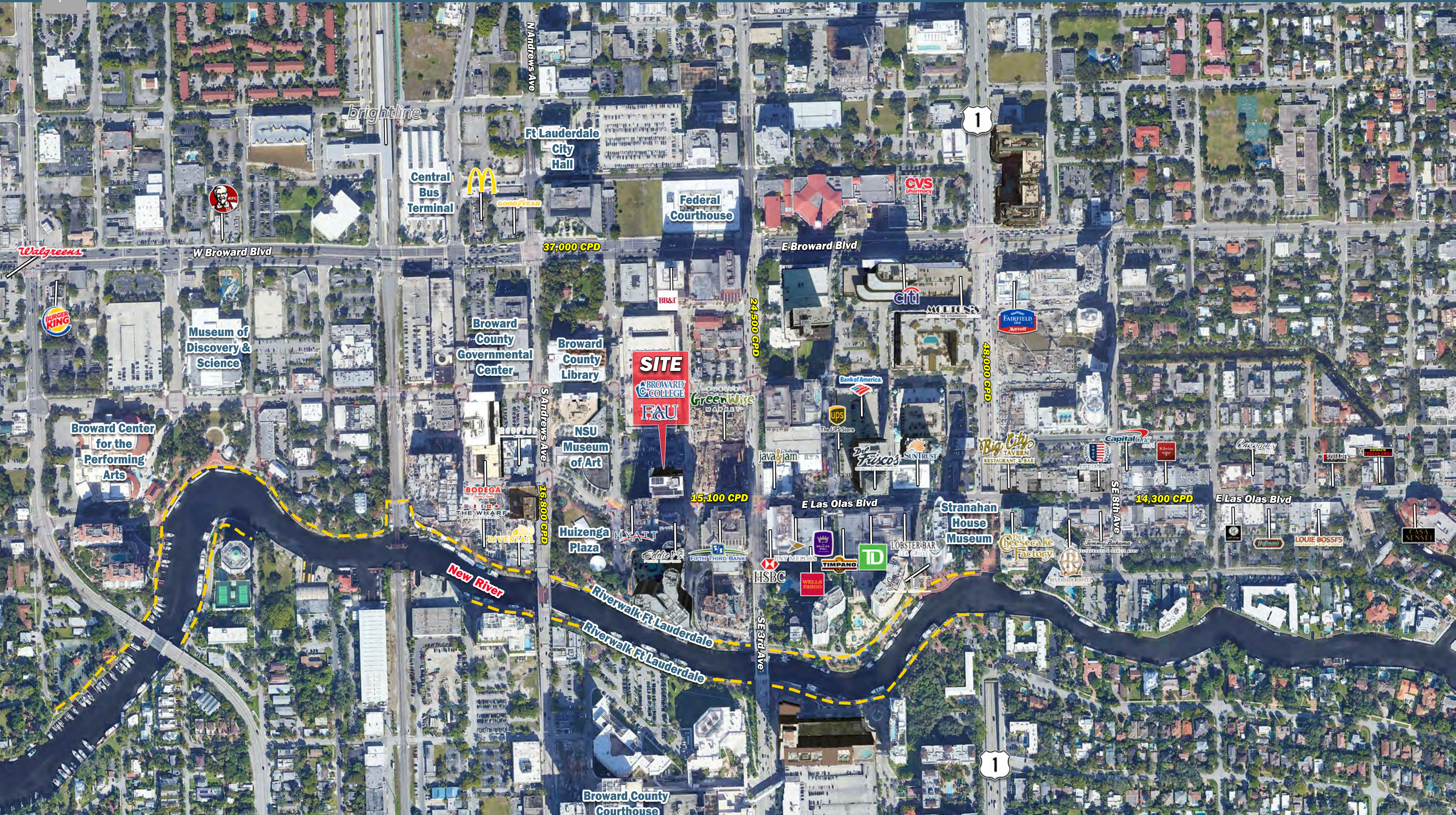
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# FAU/Broward College Higher Education Complex

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	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	26,273	137,799	289,540
2000 Population	17,212	127,014	269,114
2010 Population	20,525	124,077	266,985
2025 Population	35,073	150,434	306,871
2000-2010 Annual Rate	1.78%	-0.23%	-0.08%
2010-2020 Population: Annual Growth Rate	2.44%	1.03%	0.79%
2020-2025 Population: Annual Growth Rate	5.95%	1.77%	1.17%
2020 Median Age	38.7	42.0	41.7
<b>Households</b>			
2000 Households	7,431	54,058	110,800
2010 Households	10,142	55,523	112,777
2020 Total Households	13,278	61,852	121,859
2025 Total Households	18,289	68,333	129,770
2000-2010 Annual Rate	3.16%	0.27%	0.18%
2010-2020 Households: Annual Growth Rate	2.66%	1.06%	0.76%
2020-2025 Households: Annual Growth Rate	6.61%	2.01%	1.27%
2020 Average Household Size	1.84	2.17	2.34
<b>Housing Units</b>			
2020 Total Housing Units	16,426	74,634	145,469
2020 Owner Occupied Housing Units	3,770	25,006	58,373
2020 Renter Occupied Housing Units	9,508	36,846	63,486
2020 Vacant Housing Units	3,148	12,782	23,610
<b>Race and Ethnicity</b>			
2020 White Alone	63.9%	51.6%	47.8%
2020 Black Alone	27.5%	40.1%	43.4%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2020 Asian Alone	2.0%	1.9%	1.9%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	17.7%	17.4%	19.7%
<b>Income</b>			
2020 Median Household Income	\$71,612	\$55,737	\$53,200
2020 Average Household Income	\$112,414	\$93,132	\$84,260
2020 Per Capita Income	\$57,392	\$41,772	\$35,534
<b>2020 Population 25+ by Educational Attainment</b>			
Total	20,998	103,860	212,996
High School Graduate	11.6%	19.6%	23.5%
GED/Alternative Credential	1.7%	3.2%	3.5%
Some College, No Degree	14.8%	17.5%	18.1%
Associate Degree	9.6%	8.3%	8.4%
Bachelor's Degree	31.2%	23.8%	20.1%
Graduate/Professional Degree	23.5%	15.0%	12.5%
<b>Data for all businesses in area</b>			
Total Businesses:	5,384	13,875	25,680
Total Employees:	59,338	128,904	217,645
Total Residential Population:	26,273	137,799	289,540
Employee/Residential Population Ratio:	2:1	1:1	1:1
2020 Total Daytime Population	50,160	172,711	327,340
Workers	39,964	106,210	180,958
Residents	10,196	66,501	146,382

Source: Esri, Esri and Infogroup, U.S. Census