

FOR LEASE

# Satori Shoppes

1015-1201 E Sunrise Boulevard | Fort Lauderdale, FL



## Overview

AVAILABLE SF 1,205 SF

LEASE RATE Contact Broker



## Description

Highly visible storefront spaces available in mixed-use development featuring 279 luxury apartment units and 13,253 SF of ground floor retail and office space.

- Strategically located on the heavy trafficked E Sunrise Boulevard/ US-1 Highway stretch.
- Signalized intersection on 12th Avenue is conveniently integrated to the entrance of the Satori Apartments and Shoppes.
- Across the street from the 93-acre Holiday Park boasting several sport fields, a dog park and the \$45 million renovation project of the War Memorial Auditorium slated for completion in late 2021.
- Close proximity to Flagler Village, home to cutting-edge galleries, street art and creative professionals.
- Easy access from I-95 and US-1/Federal Highway.

## Demographics

	1 MILE	3 MILES	5 MILES
Total Population	24,056	140,754	290,412
2025 Growth	2.42%	1.76%	1.12%
Households	12,792	66,152	124,762
Avg. HH Income	91,733	95,904	86,691
Daytime Population	23,027	174,435	338,990

Year: 2020 | Source: ESRI

## Traffic Counts

E. Sunrise Blvd. at 12th Avenue 58,000 VPD

Year: 2019 | Source: FDOT

## Contact

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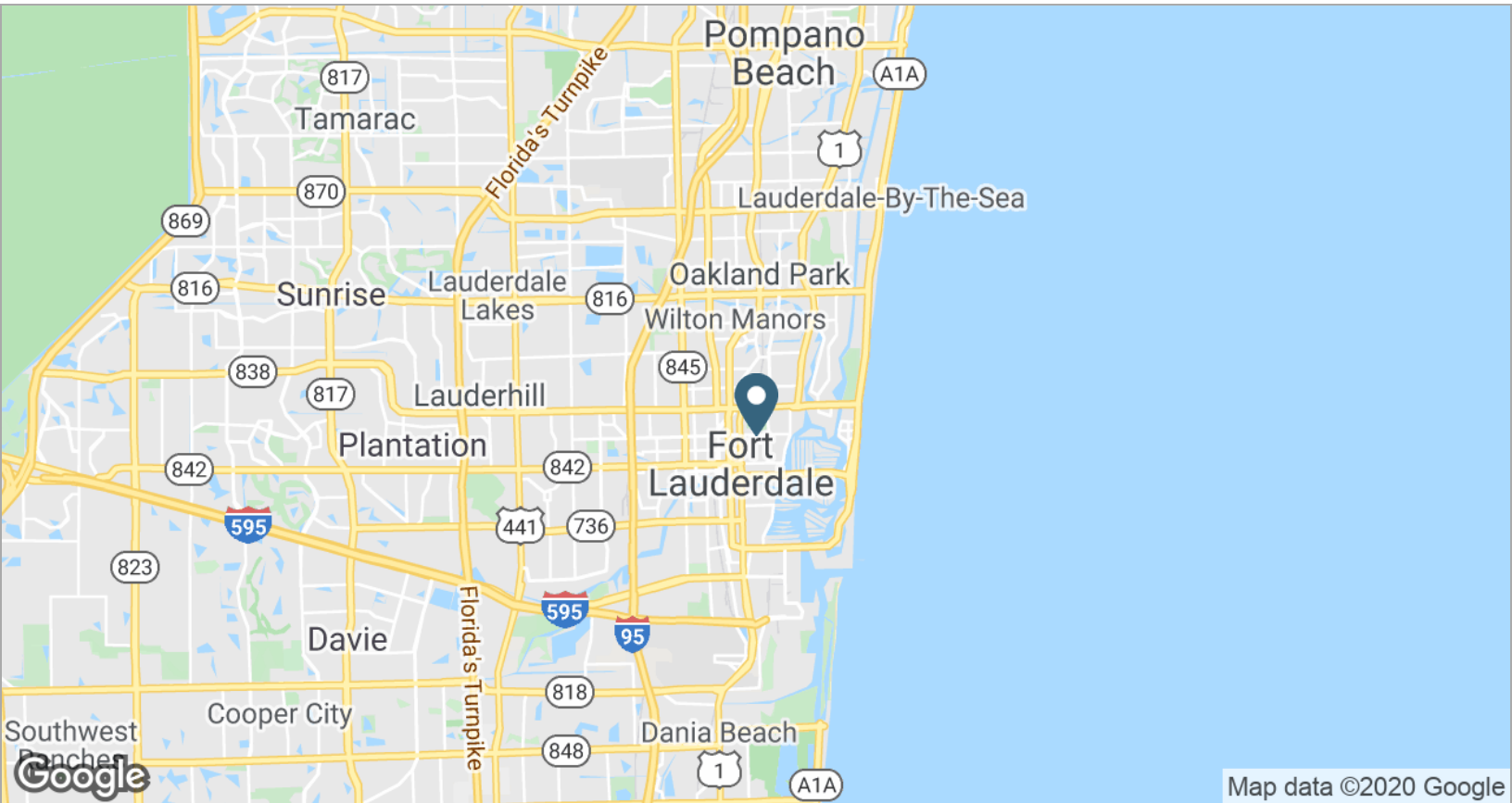
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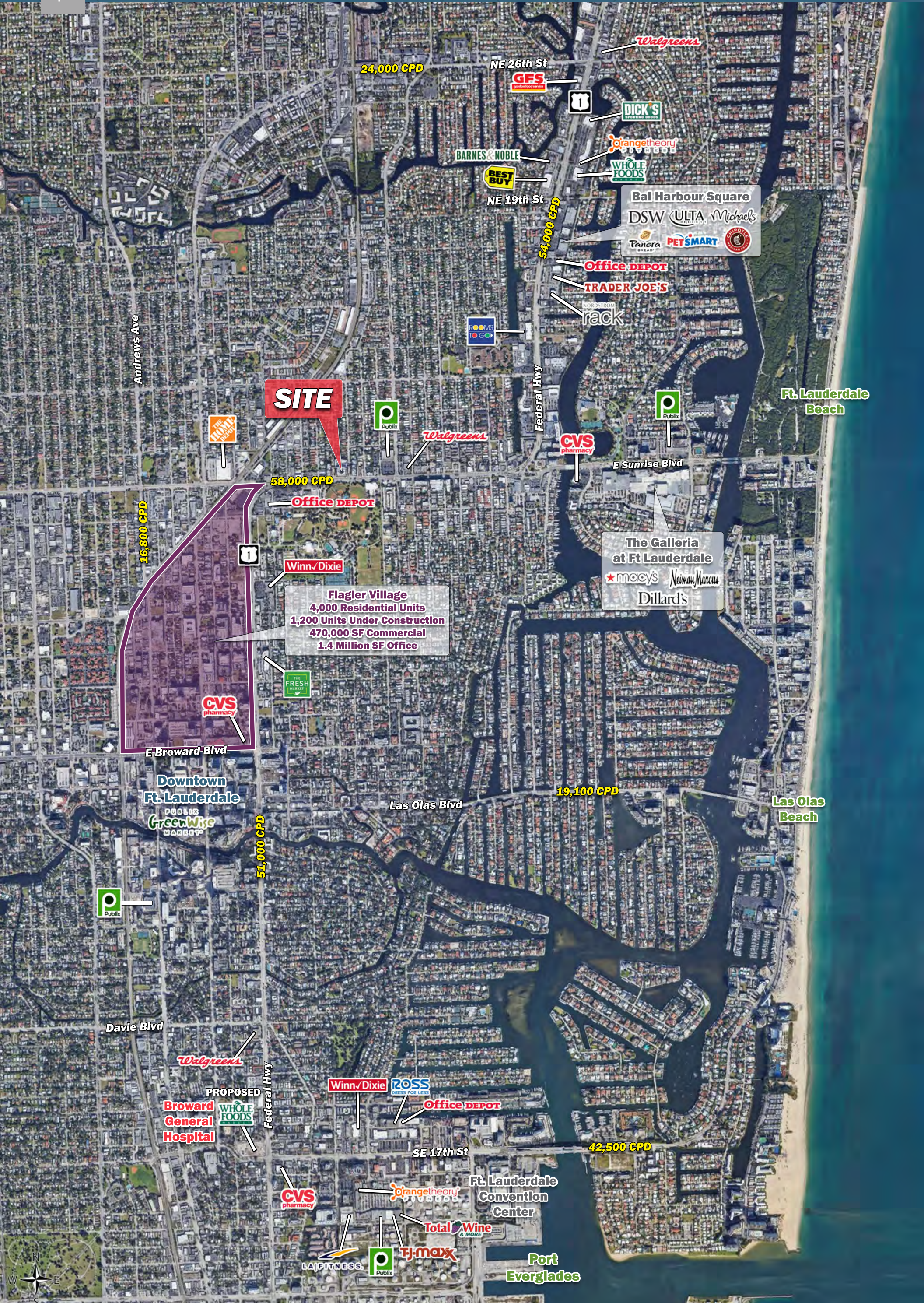
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Satori Apartments  
- 279 Units

Satori Shoppes  
SALON Bongini  
SMOOTHIE JUICE CAFE  
XS MED SPA



58,000 CPD

39,500 CPD

20,500 CPD

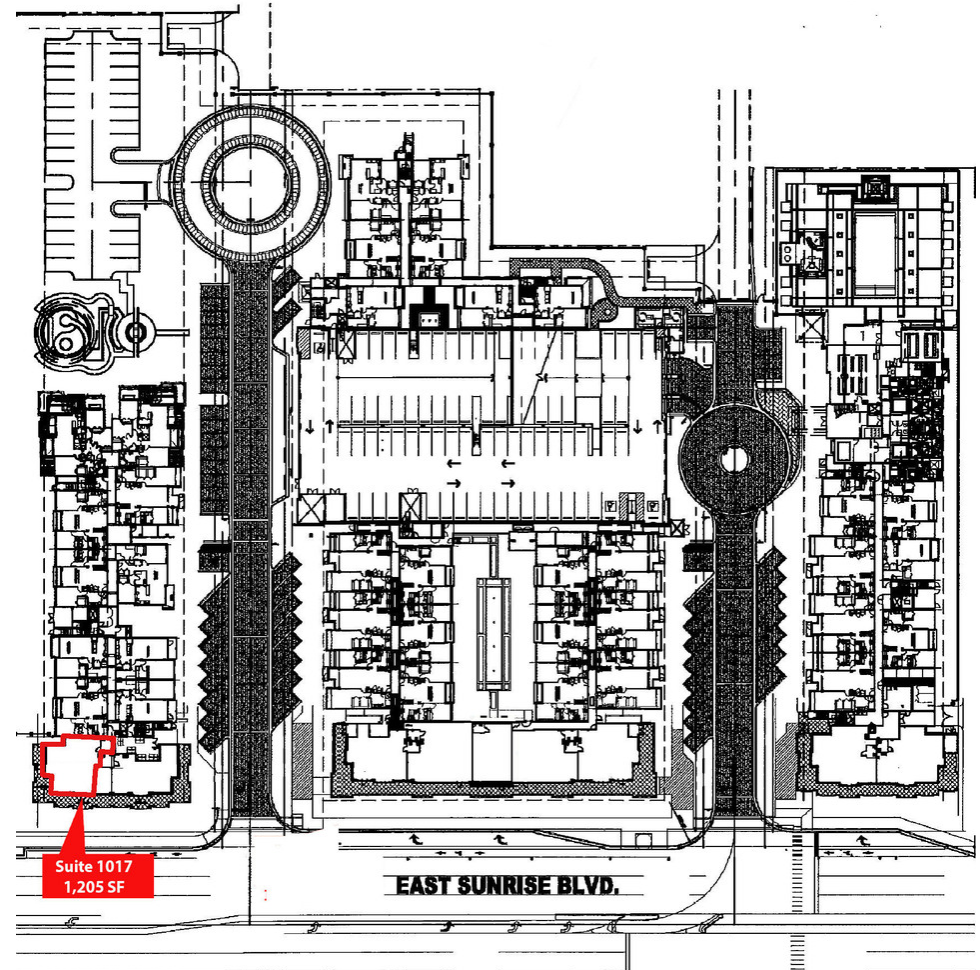


## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,205 SF	Lease Rate:	Contact Broker

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1017	Available	1,205 SF	NNN	Contact Broker	Vanilla shell Entrance on E. Sunrise Blvd Corner unit Floor to ceiling windows Perfect space for office, pet grooming or boutique, yoga studio, etc.



# Satori Shoppes

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	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	24,056	140,754	290,412
2000 Population	20,600	130,917	272,626
2010 Population	19,970	126,637	267,727
2025 Population	27,113	153,589	307,081
2000-2010 Annual Rate	-0.31%	-0.33%	-0.18%
2010-2020 Population: Annual Growth Rate	1.83%	1.04%	0.80%
2020-2025 Population: Annual Growth Rate	2.42%	1.76%	1.12%
2020 Median Age	39.5	43.6	42.4
<b>Households</b>			
2000 Households	10,301	58,173	114,491
2010 Households	10,657	59,557	115,591
2020 Total Households	12,792	66,152	124,762
2025 Total Households	14,393	72,753	132,400
2000-2010 Annual Rate	0.34%	0.24%	0.10%
2010-2020 Households: Annual Growth Rate	1.80%	1.03%	0.75%
2020-2025 Households: Annual Growth Rate	2.39%	1.92%	1.20%
2020 Average Household Size	1.85	2.07	2.29
<b>Housing Units</b>			
2020 Total Housing Units	15,643	80,560	149,997
2020 Owner Occupied Housing Units	3,331	27,563	59,691
2020 Renter Occupied Housing Units	9,461	38,589	65,071
2020 Vacant Housing Units	2,851	14,408	25,235
<b>Race and Ethnicity</b>			
2020 White Alone	61.5%	56.4%	48.9%
2020 Black Alone	27.8%	35.1%	42.4%
2020 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2020 Asian Alone	2.4%	1.9%	1.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	20.9%	17.3%	18.6%
<b>Income</b>			
2020 Median Household Income	\$60,558	\$56,549	\$53,646
2020 Average Household Income	\$91,733	\$95,904	\$86,691
2020 Per Capita Income	\$48,739	\$45,094	\$37,289
<b>2020 Population 25+ by Educational Attainment</b>			
Total	19,051	108,046	215,311
High School Graduate	13.5%	18.8%	22.8%
GED/Alternative Credential	3.2%	2.8%	3.5%
Some College, No Degree	18.2%	17.4%	18.0%
Associate Degree	9.8%	8.1%	8.3%
Bachelor's Degree	28.9%	25.1%	20.7%
Graduate/Professional Degree	20.2%	16.5%	13.2%
<b>Data for all businesses in area</b>			
Total Businesses:	2,065	16,018	28,030
Total Employees:	17,753	132,809	236,938
Total Residential Population:	24,056	140,754	290,412
Employee/Residential Population Ratio:	1:1	1:1	1:1
2020 Total Daytime Population	23,027	174,435	338,990
Workers	14,086	107,413	192,894
Residents	8,941	67,022	146,096