

# riverbend marketplace

W BROWARD BLVD & SW 27 AVE • FORT LAUDERDALE, FL • 33312

**CENTRE-LINE**  
pure retail

## PROPERTY HIGHLIGHTS

Brand new construction Class "A" regional shopping center  
 Shadow-anchored by a new 186,933 sf Walmart Supercenter  
 Exceptional regional location where Broward Blvd intersects I-95  
 Located 1¾ miles from Fort Lauderdale Central Business District  
 GLA: 103,452 sf  
 Total parking spaces: 1,541  
 Traffic counts:  
 42,500 vpd on Broward Blvd  
 18,400 vpd on SW 27 Ave  
 296,000 vpd on I-95



## AVAILABLE

- #301: 4,646 sf
  - #302: 1,500 sf
  - #303: 1,200 sf
  - #304: 1,500 sf
  - #305: 1,500 sf
  - #306: 1,500 sf
  - #105: 1,600 sf
- (Spaces can be combined)



## JOIN THESE RETAILERS



## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	20,000	77,100	165,200
Daytime Pop.	11,600	54,800	163,400
Avg. HH Income	\$50,700	\$66,300	\$70,000



## LEASING INFORMATION

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