

BUILD-TO-SUIT OPPORTUNITY ON N FEDERAL HIGHWAY

1620 N Federal Hwy
Fort Lauderdale, FL



FOR ADDITIONAL INFORMATION PLEASE CONTACT

Kimberly Barbar

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Licensed Real Estate Broker | WWW.STILES.COM

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

PROPERTY HIGHLIGHTS

- > Build-to-suit
- > 1.23 acres
- > 52,000 daily traffic counts
- > Located on a hard corner with dedicated turn in
- > Neighbors include Trader Joe's, Ulta and Nordstrom Rack
- > Great visibility
- > Incredible signage
- > Located in Ft. Lauderdale's Premiere Retail Corridor

DEMOGRAPHICS

2018	.5 Mile	1 Mile	3 Miles
Population	2,615	15,832	129,523
Household Income	\$131,397	\$109,428	\$97,832

**Source: SitesUSA, 2018*

Dedicated turn in



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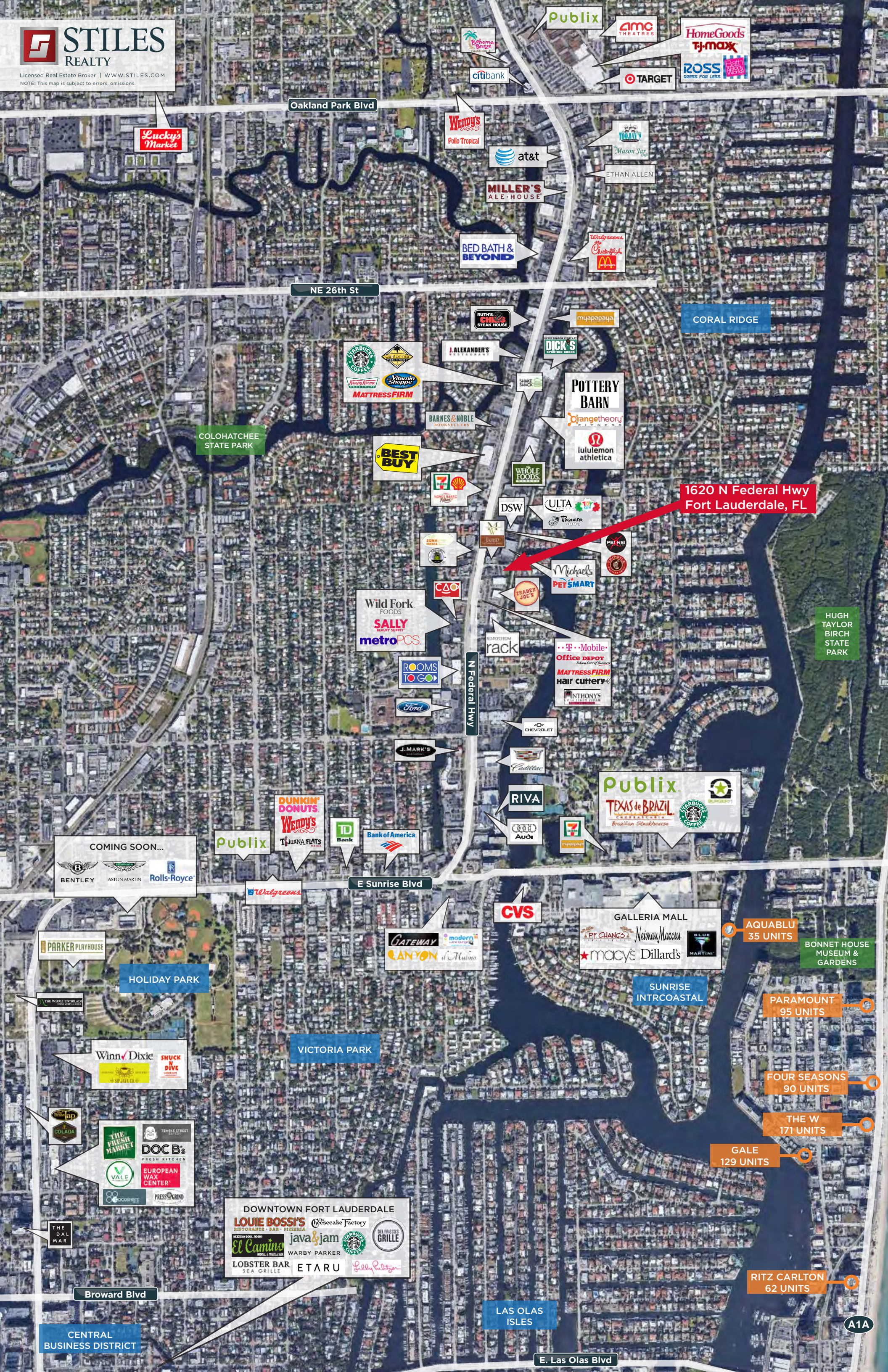
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Oakland Park Blvd

NE 26th St

COLOHATCHEE STATE PARK

CORAL RIDGE

1620 N Federal Hwy
Fort Lauderdale, FL

HUGH
TAYLOR
BIRCH
STATE
PARK

COMING SOON...

BENTLEY ASTON MARTIN Rolls-Royce

HOLIDAY PARK

VICTORIA PARK

SUNRISE
INTRACOASTAL

AQUABLU
35 UNITS

BONNET HOUSE
MUSEUM &
GARDENS

PARAMOUNT
95 UNITS

FOUR SEASONS
90 UNITS

THE W
171 UNITS

GALE
129 UNITS

RITZ CARLTON
62 UNITS

A1A

CENTRAL
BUSINESS DISTRICT

LAS OLAS
ISLES

E. Las Olas Blvd

Broward Blvd

DOWNTOWN FORT LAUDERDALE

LOUIE BOSSI'S
RESTAURANTE • BAR • PIZZERIA
El Camino
LOBSTER BAR
SEA GRILLE
java&jam
WARBY PARKER
ETARU
Lilly Pulitzer

GALLERIA MALL

PF CHANG'S
Neiman Marcus
macy's Dillard's

CVS

GATEWAY
CANYON

Bank of America

TD Bank

DUNKIN' DONUTS
Wendy's

J.MARK'S

Ford

ROOMS
TO GO

Wild Fork
FOODS
SALLY
BEAUTY SUPPLY
metroPCS

CAO

ZONA

7-Eleven

BEST BUY

BARNES & NOBLE
BOOKSELLERS

STARBUCKS COFFEE
MATTRESS FIRM

ALEXANDER'S
RESTAURANT

RUTH'S
STEAK HOUSE

POTTERY
BARN

Orangetheory
FITNESS

lululemon
athletica

WHOLE
FOODS

DSW

ULTA

Tanera

PET WEI

Michael's

PET SMART

rack

Office DEPOT

MATTRESS FIRM

hair cutters

ANTHONY'S

Chevrolet

Cadillac

RIVA

Audi

Publix

TEXAS de BRAZIL

Starbucks

Starbucks

Starbucks

Starbucks

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