

THE WAVERLY AT LAS OLAS

100-110 N Federal Highway, Fort Lauderdale, Florida

N NEAL
LEASE · MANAGE · SELL

**Ground Floor Retail on
Broward Boulevard & North Federal Highway
2,025 – 3,357 sqft. Available**



For Information Contact: Timothy Neal // Neal Realty & Investments // (954) 568-0530 // Tim@NealRealty.net

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Property Highlights

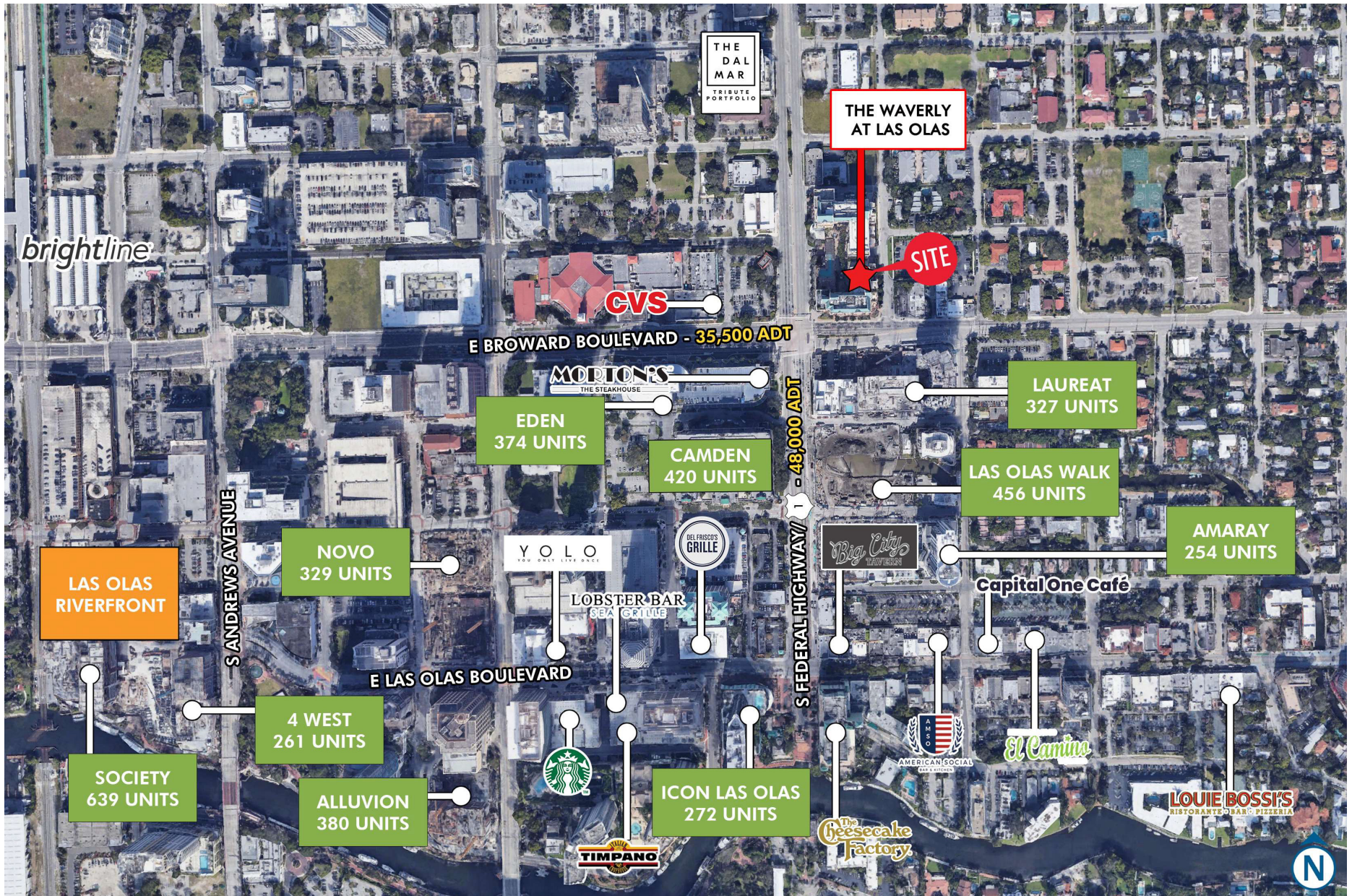
- Ground floor retail available located on the corner of N Federal Highway and Broward Blvd. An Intersection with an AADT of 83,500.
- 95 free and covered garage parking spaces dedicated to the retail tenants.
- A 300-unit condominium above the retail shops.
- Great signage opportunity at a heavily trafficked intersection.
- Offers access to an incredible customer base, in a walkable neighborhood and ever-growing Downtown Fort Lauderdale market.
- Connectivity to all of the downtown residential and office towers.

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Available Units

Unit B1

Fully built out 3,337 SF retail/office space available

Unit C1

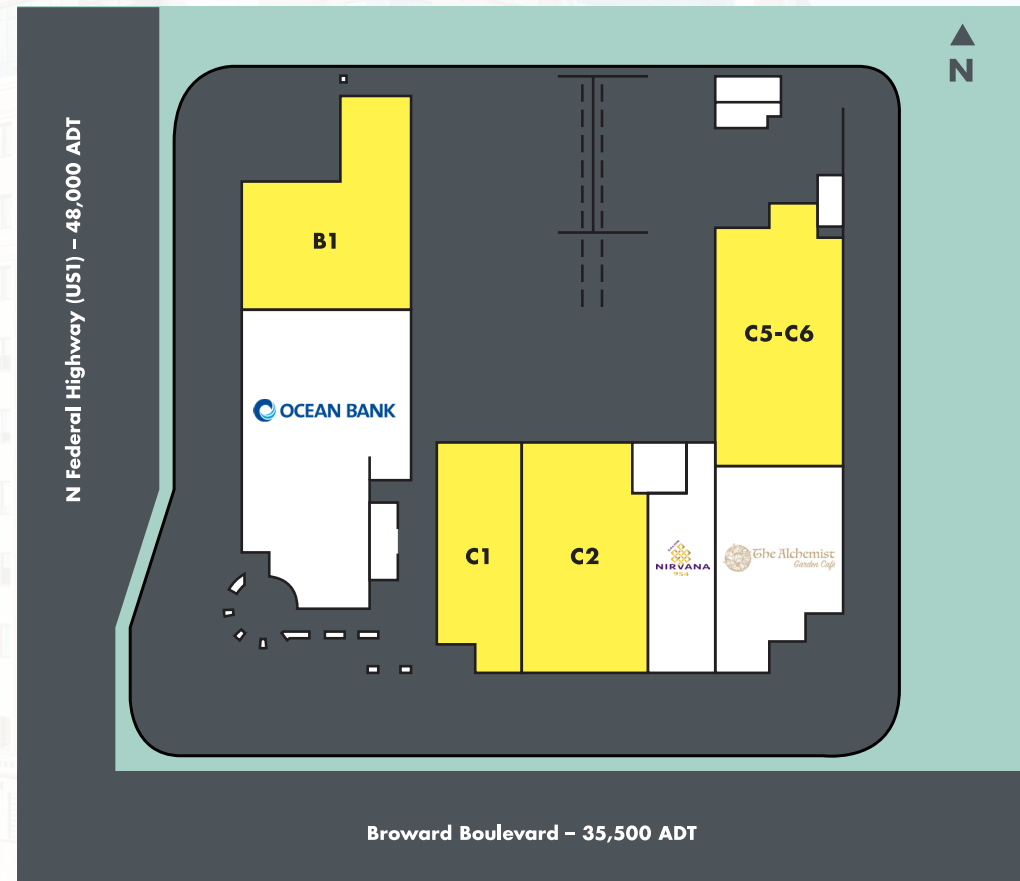
Fully built out 2,025 SF office/retail available

Unit C2

Fully built out 3,357 SF doctor's/surgeon office with operating room built out available

Unit C5-C6

Fully built out 4,090 SF retail/office available



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Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	26,392	135,839	287,174
HOUSEHOLDS	13,491	60,805	119,306
DAYTIME EMPLOYEES	42,500	122,735	220,527
AVERAGE HH INCOME	\$121,674	\$100,792	\$91,376

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