

# FOR LEASE

## Existing Sears Dept Store and Auto Center

Located in

**DOWNTOWN FT LAUDERDALE  
(FLAGLER VILLAGE)**

901 North Federal Hwy  
Ft Lauderdale, FL 33304

**JUSTIN BERRYMAN**

SENIOR DIRECTOR

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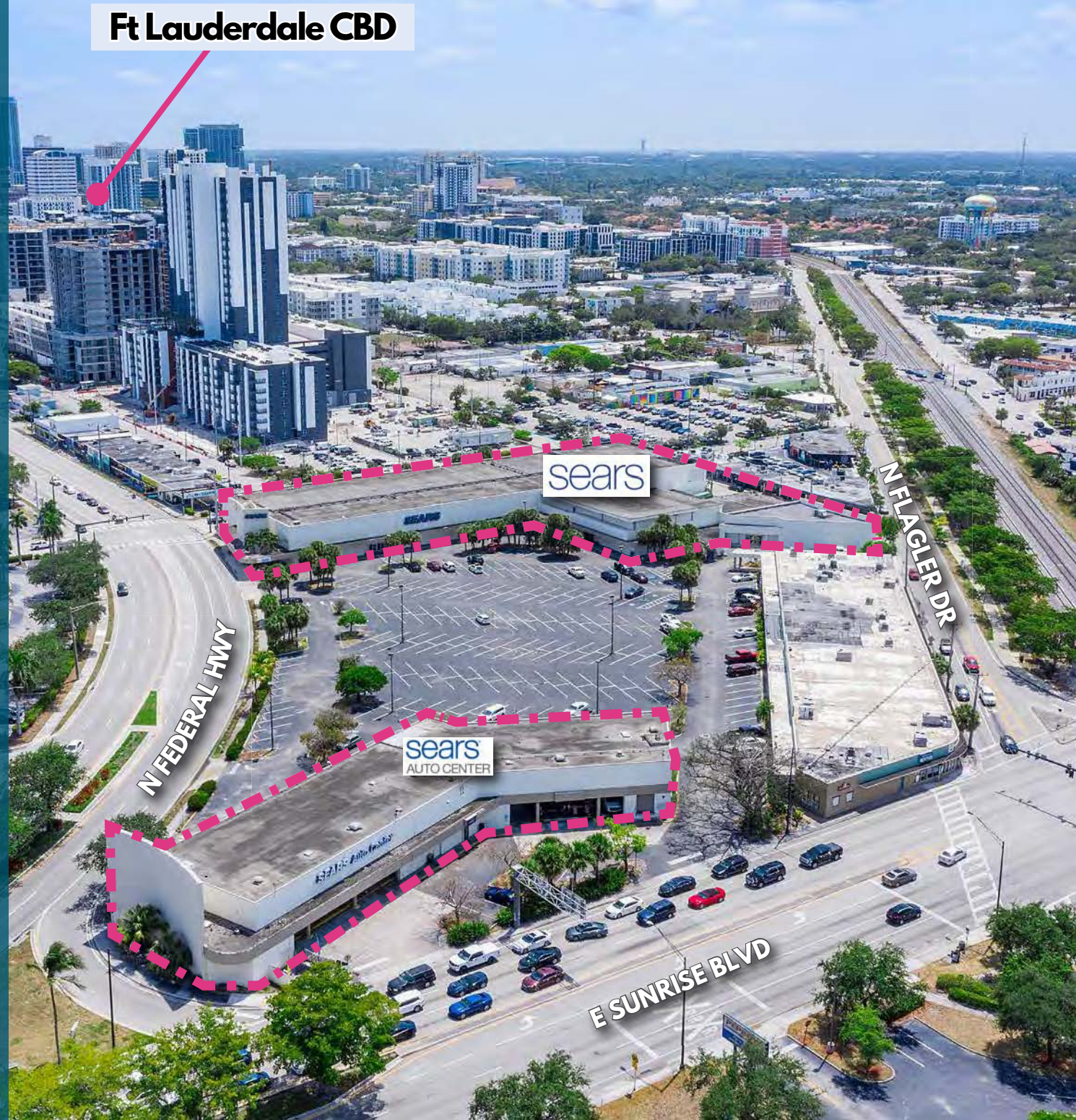
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# Sears | Ft Lauderdale / Flagler Village

901 North Federal Highway, Ft Lauderdale, FL 33304



## HIGHLIGHTS

Sears 2-level department store and stand alone auto center available for lease.

\*Tenant is currently open and operating, please DO NOT DISTURB

Located near the heavily trafficked, signalized intersection of E Sunrise Blvd (56,000 AADT) and N Federal Hwy (39,500 AADT), Ft Lauderdale's main east-west thoroughfare

Flagler Village and Downtown Ft Lauderdale has transformed into a true live, work and play community thriving with new development that includes over 750 hotel rooms, 10,000 residential units, 500,000 SF retail, and 1M SF of office either approved or under construction

Surrounded by unique shopping and entertainment destinations such as Las Olas Blvd, Flagler Village, Riverwalk, and the Galleria at Ft Lauderdale attracting locals and tourists alike

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Parcel ID	50-42-03-12-0010
Retail Submarket	Downtown Ft Lauderdale / Flagler Village
Sears Dept Store GLA	± 103,077 SF
Sears Auto Center GLA	± 15,000 SF

Zoning	RAC-UV
Number of Floors	Two (2)
Total Parking Spaces	411
Year Built	1956



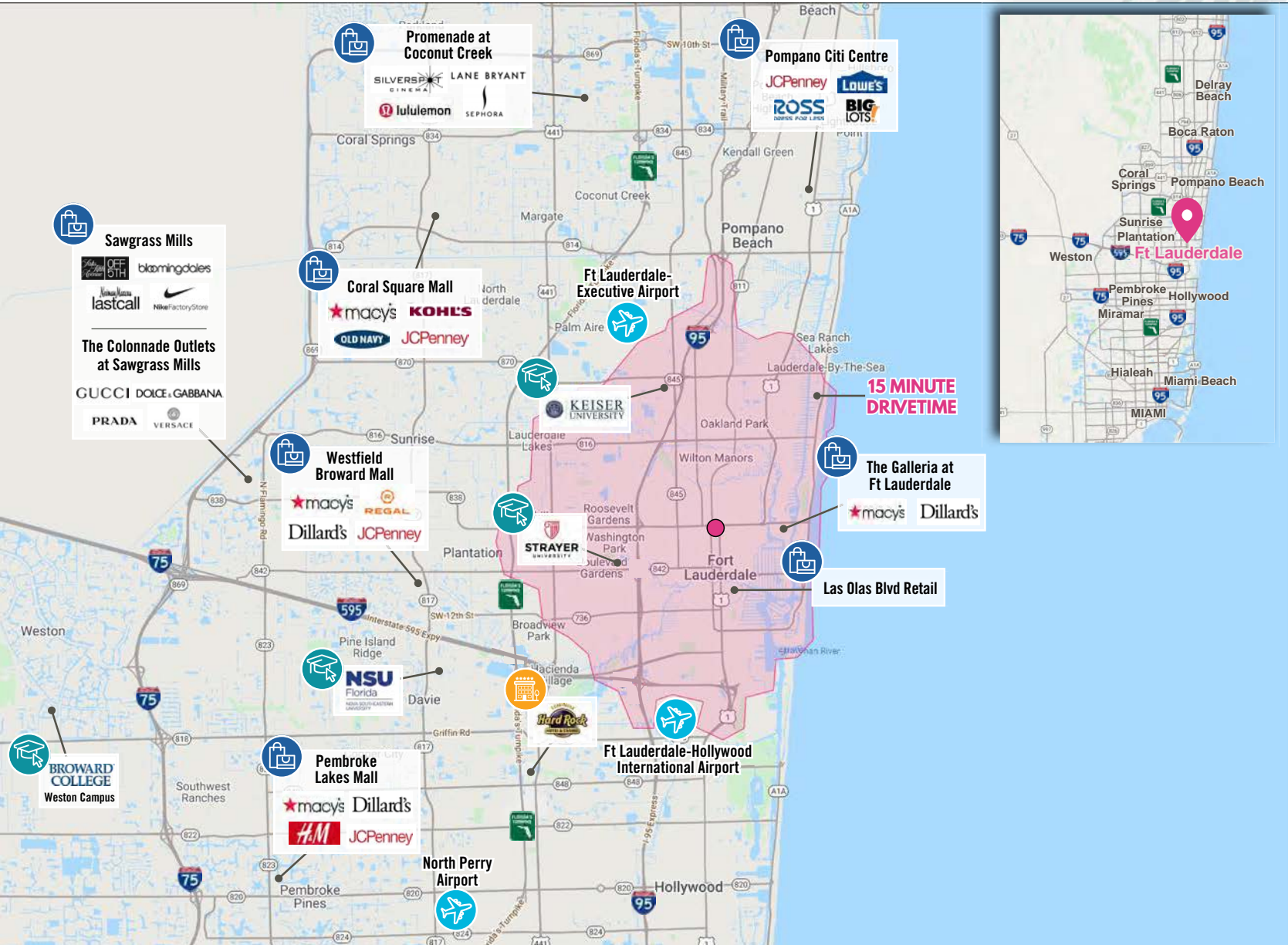
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## 2020 DEMOGRAPHICS

### POPULATION



1 Mile	26,556
3 Mile	149,930
5 Mile	304,089

### DAYTIME POPULATION



1 Mile	35,233
3 Mile	180,597
5 Mile	349,929

### HOUSEHOLDS



1 Mile	12,997
3 Mile	67,940
5 Mile	128,965

### AVG HH INCOME



1 Mile	\$84,062
3 Mile	\$91,563
5 Mile	\$85,260

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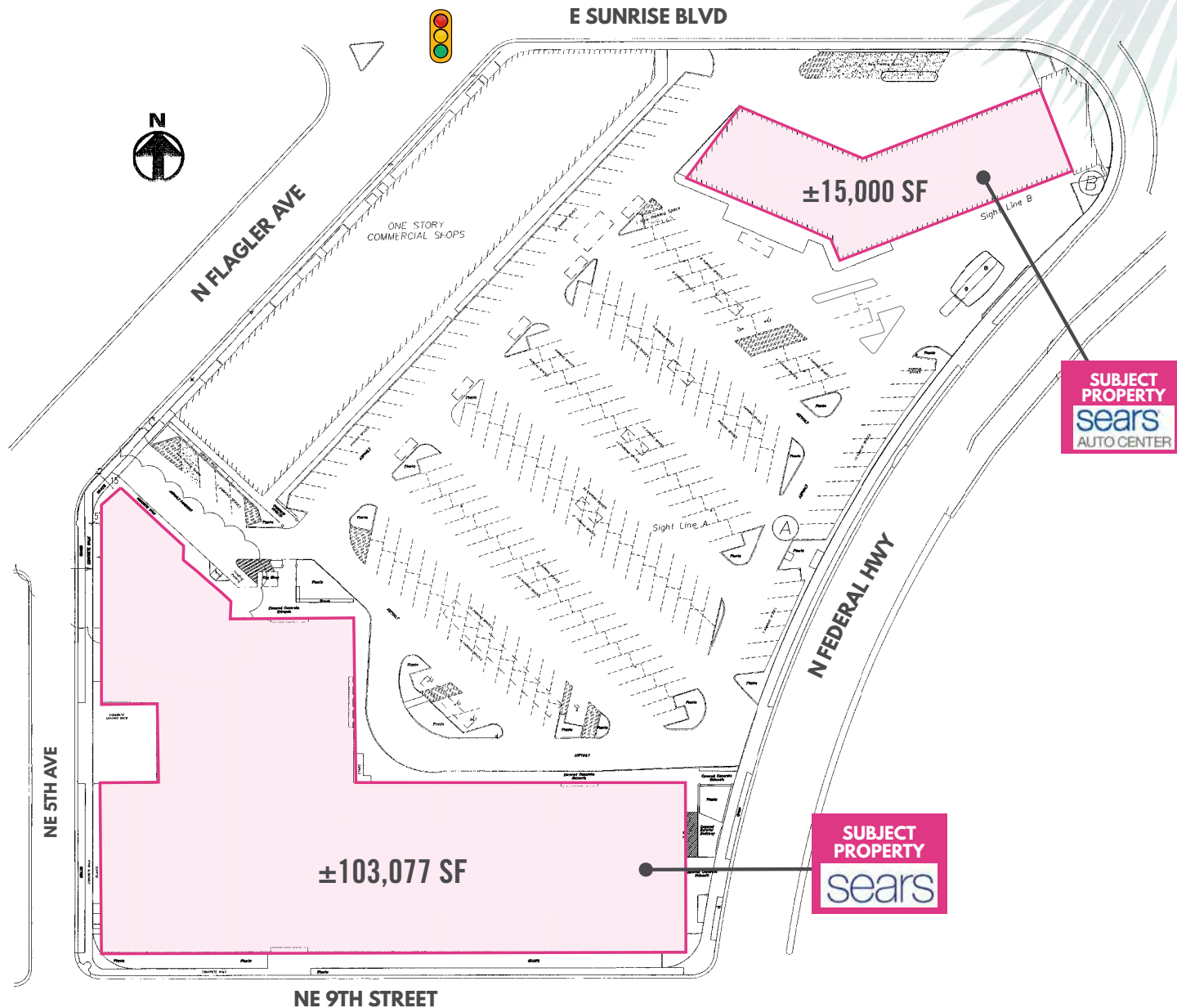
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## SITE PLAN



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