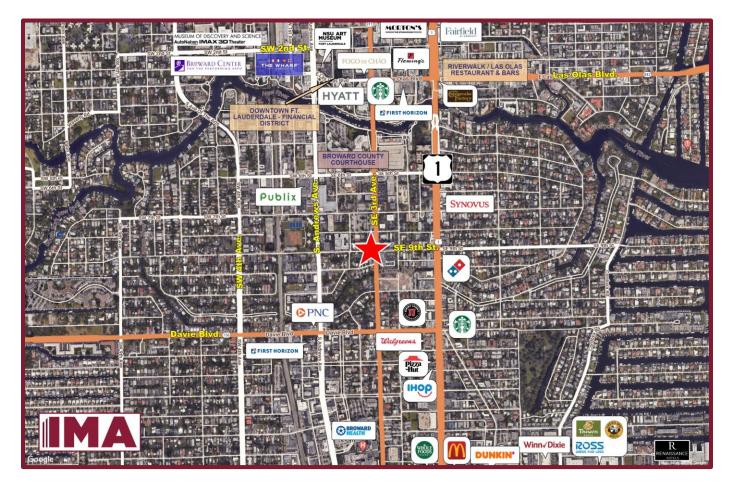
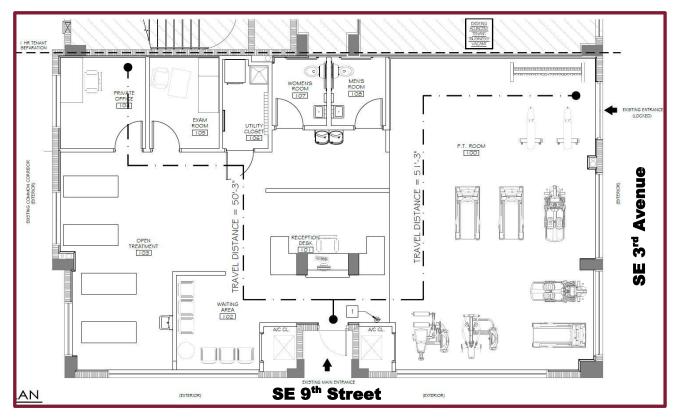
## **LOFTS OF TARPON RIVER**



### 805 SE 3<sup>rd</sup> Avenue, Ft. Lauderdale, FL



## LOFTS OF TARPON RIVER



#### GROUND FLOOR RETAIL/OFFICE SPACE (SE CORNER): 2,000 SF

POPULATION: 1 Mile: 27,420 3 Mile: 136,799 5 Mile: 292,397

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$182,278 3 Mile: \$150,651 5 Mile: \$132,728

#### TRAFFIC COUNT: 34,000+ ADT

#### HIGHLIGHTS:

- Ground floor retail space available, in this 10-story apartment building.
- Space is currently a fully built-out medical/physical therapy center.
- Located in the heart of downtown Fort Lauderdale, within walking distance of Broward County Courthouse, Broward Health, as well as shopping and transit, including one block from the planned urban trolley.
- Just blocks away from the shopping and dining district of Las Olas Boulevard.
- Onsite and streetside parking available.

#### FOR LEASING INFORMATION



INVESTMENT MANAGEMENT ASSOCIATES, INC. 2151 S. Le Jeune Road, Suite 202 Coral Gables, FL 33134

# RETAILBROKERS

#### T: 305.661.0110 | <u>www.ima-re.com</u>

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