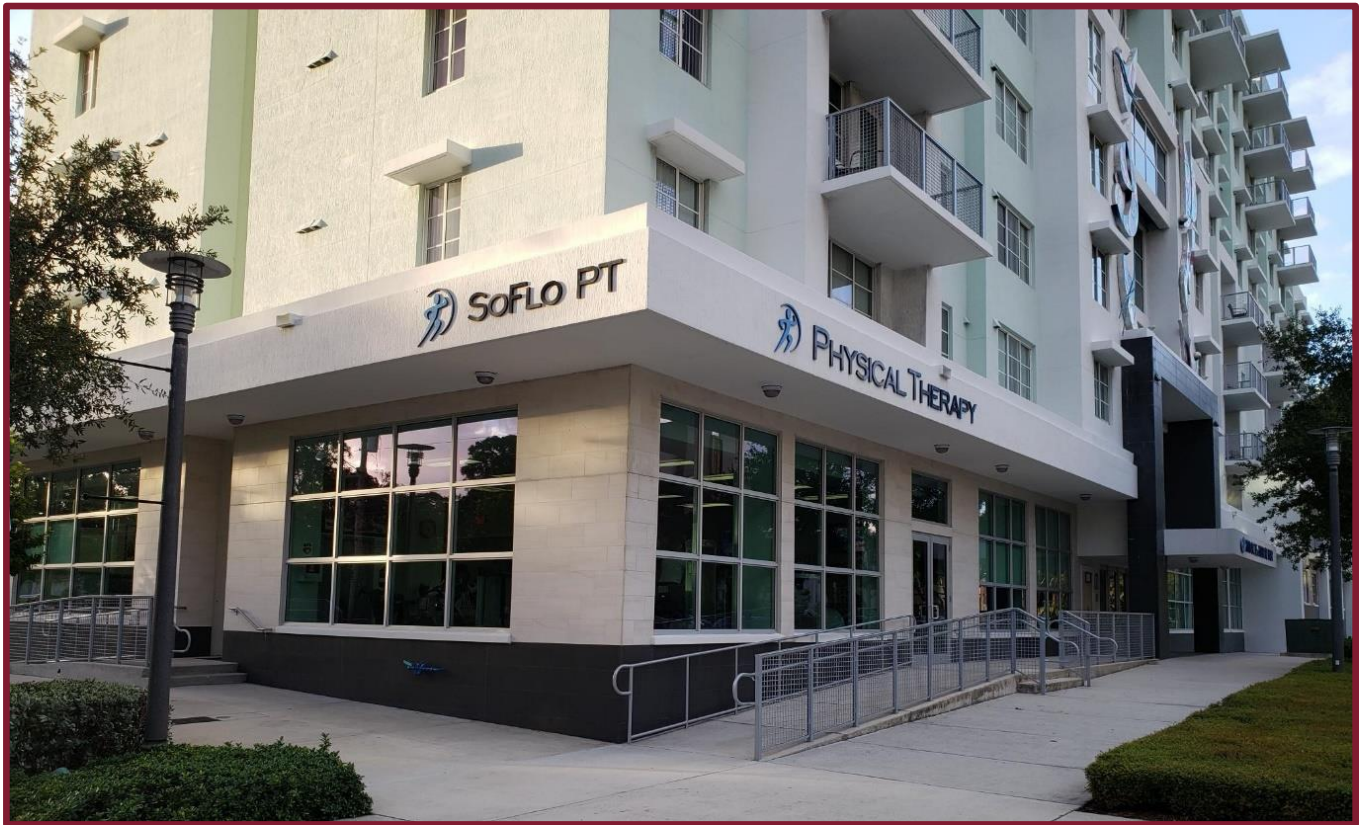
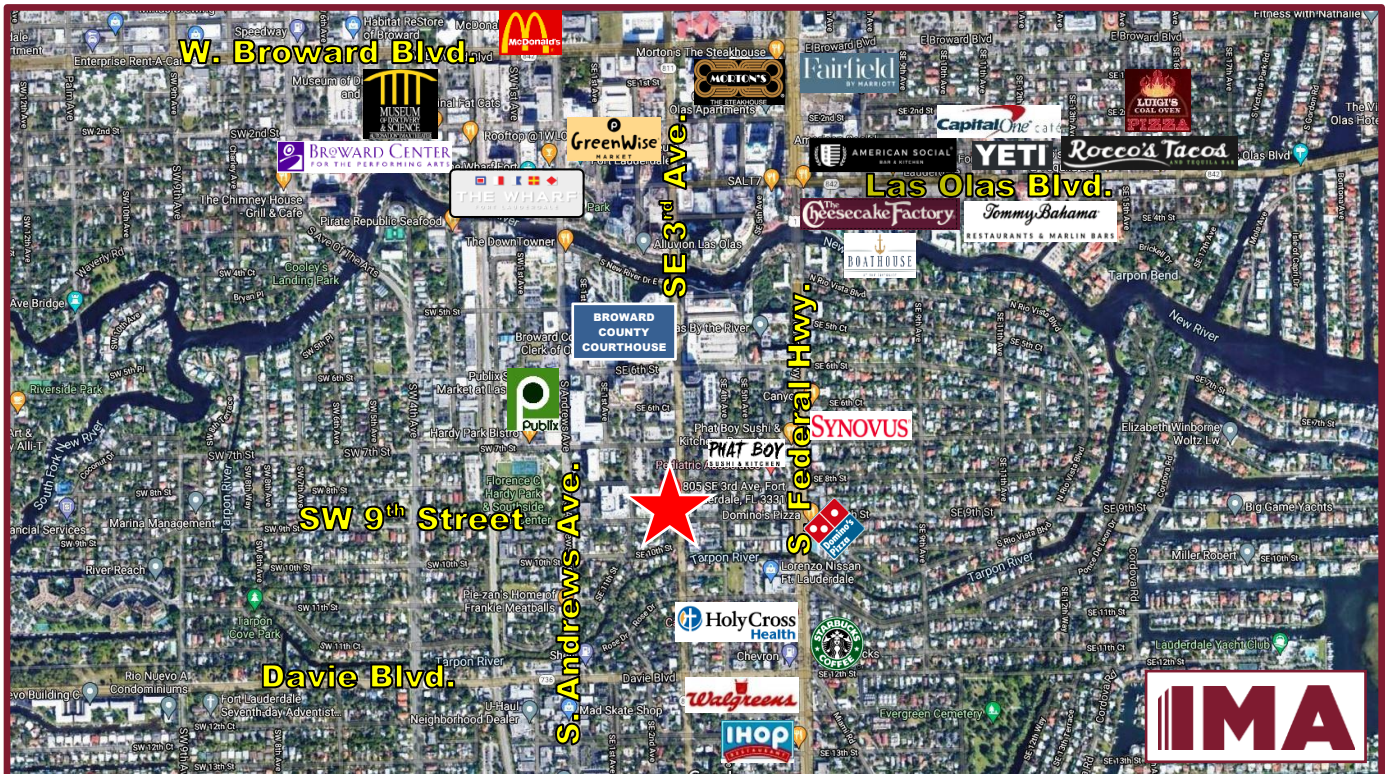


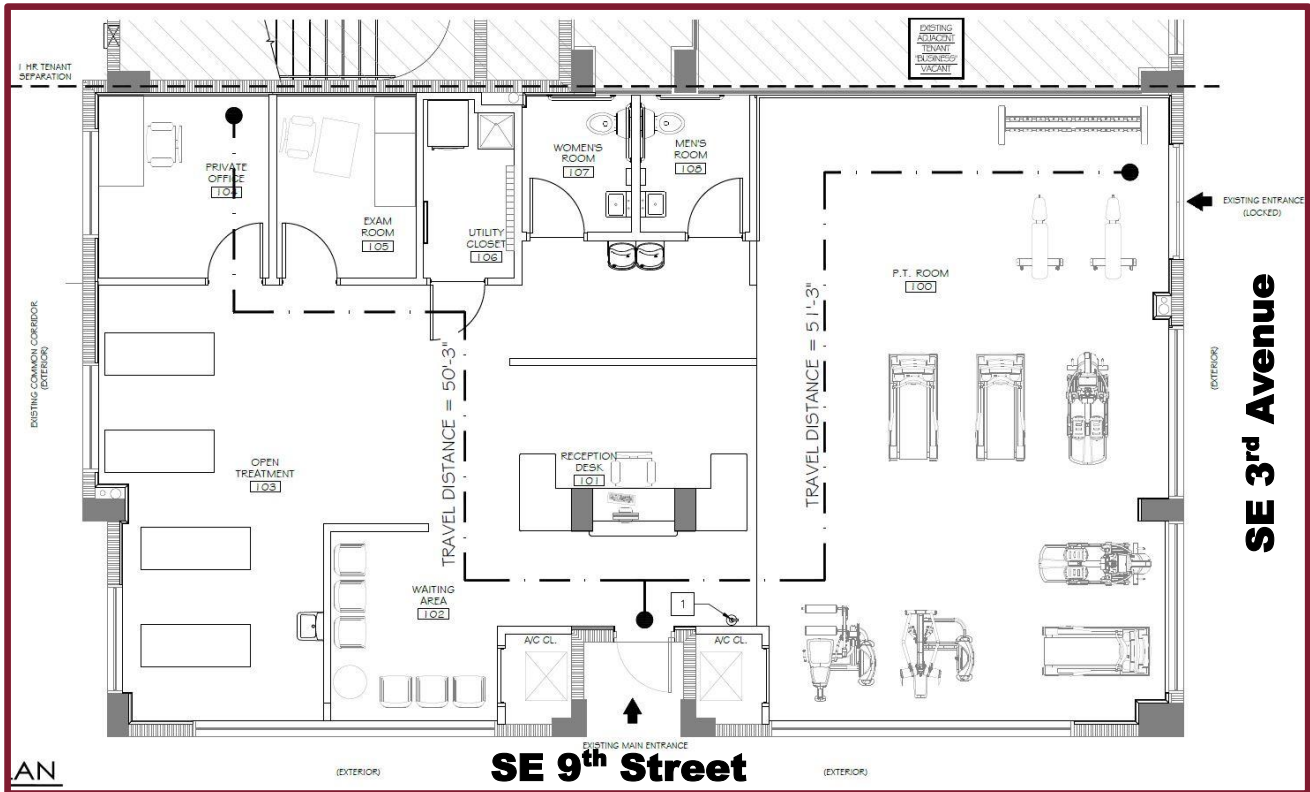
LOFTS OF TARPON RIVER



805 SE 3rd Avenue, Ft. Lauderdale, FL



LOFTS OF TARPON RIVER



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

POPULATION: 1 Mile: 22,091 3 Mile: 123,093 5 Mile: 274,480

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$129,414 3 Mile: \$119,660 5 Mile: \$108,697

TRAFFIC COUNT: SE 3rd Avenue: 20,000+ ADT

HIGHLIGHTS:

- Ground floor retail space available, in this new 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

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