

RESTAURANT/RETAIL SPACE FOR LEASE

150 SE 3RD AVE
FT. LAUDERDALE, FL 33394

A flagship
restaurant location
at the forefront
of downtown
Fort Lauderdale's
explosive growth
along Las Olas Blvd
and Flagler Village

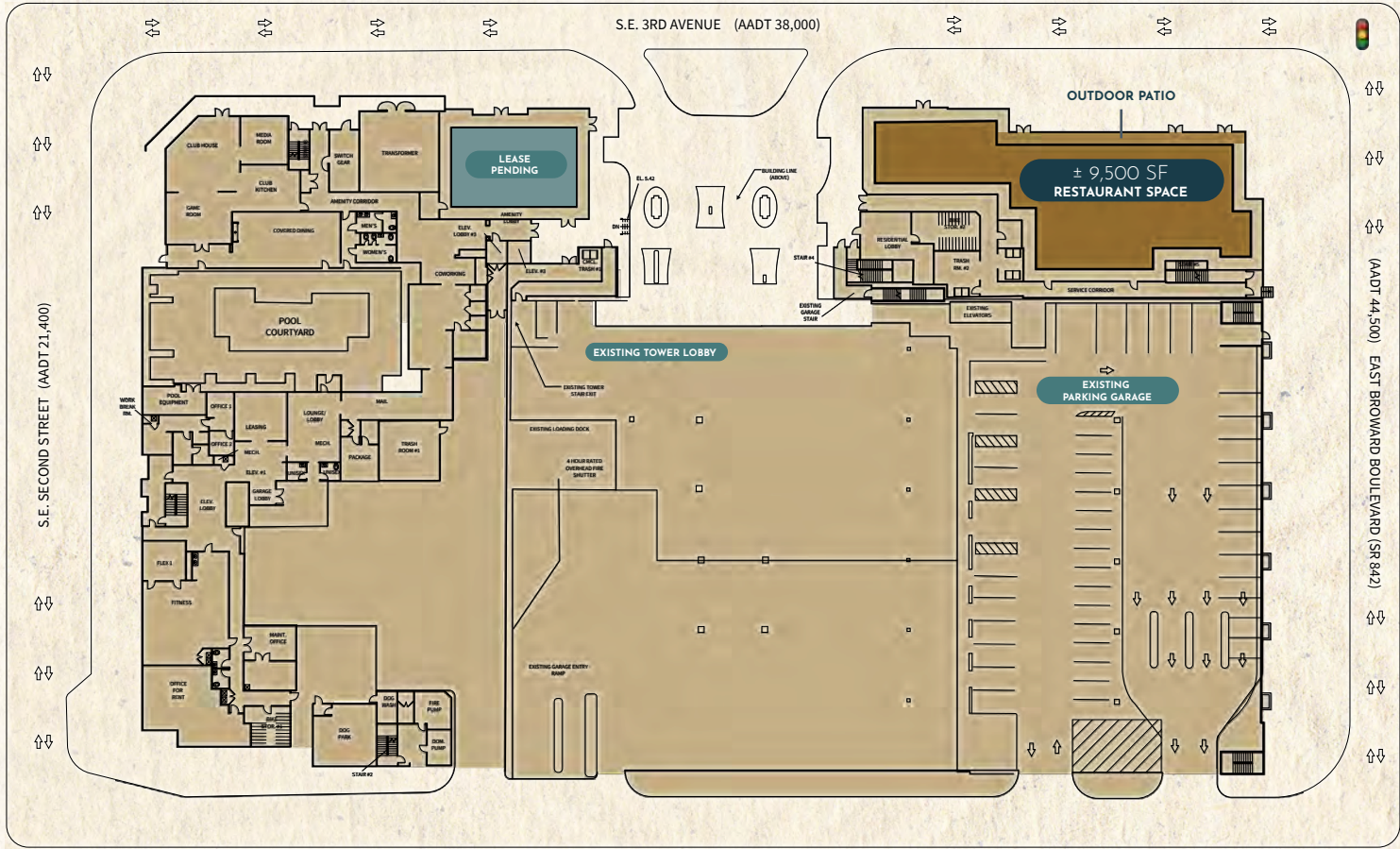


FAIRFIELD.

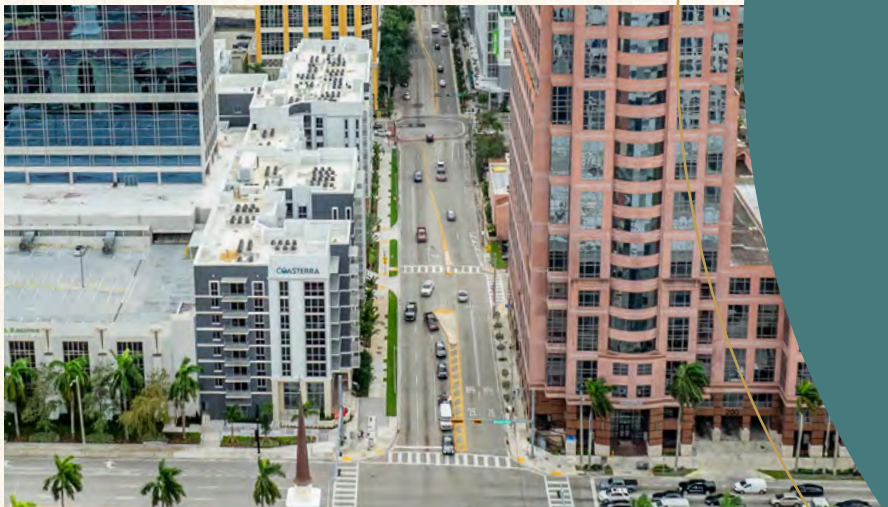
COASTERRA
APARTMENTS

STREET LEVEL RESTAURANT SPACE AVAILABLE

± 9,500 SF **PRIME RESTAURANT SPACE**



NEARBY TENANTS



High profile flagship restaurant/retail opportunity fronting Broward Blvd (36,000 AADT)

+/- 9,500 SF plus patio

Open to divisions

First generation space with grease trap and ventilation in place

Situated at the base of Coasterra Apartments, a newly constructed 242 unit luxury apartment building by Fairfield Residential

Connected to One Financial Plaza, a 570k+ sf Class A Office Building

Surrounded by Class A office, new multi-family, and Fort Lauderdale's highest grossing restaurants and retail

Located at the entrance to Las Olas and Flagler Village

Valet Parking Opportunities Available

WHY FORT LAUDERDALE

190,927
POPULATION

76
DIVERSITY
INDEX

89,128
HOUSEHOLDS

\$519,924
MEDIAN HOME
VALUE

2.12
AVG SIZE
HOUSEHOLD

0.72%
FORECASTED
ANNUAL
GROWTH RATE

113
WEALTH
INDEX



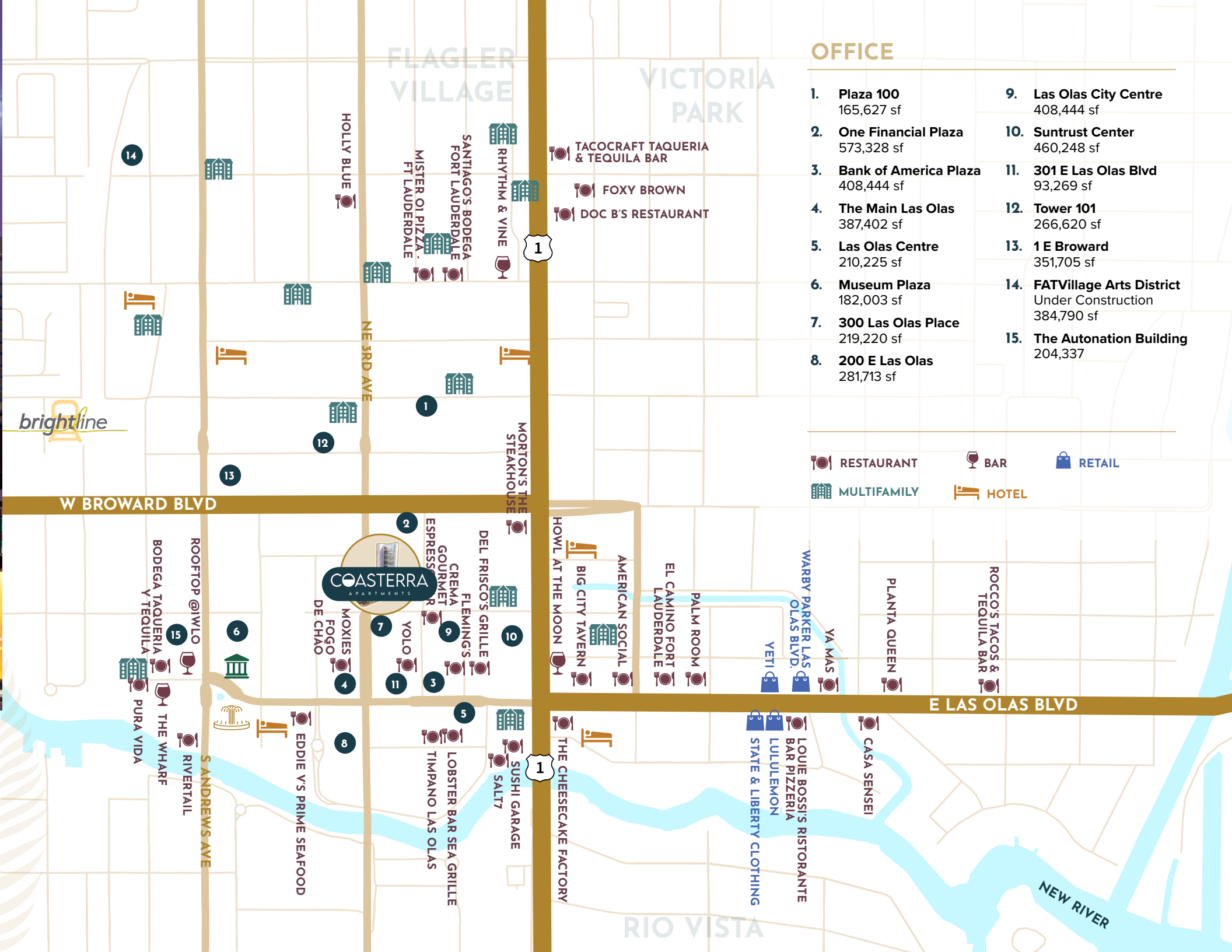
A VIBRANT URBAN CENTER

Known for its Class A office spaces, sleek high-rise residential buildings, and a thriving mix of top performing retail and renowned restaurants.



 **11.4K+** EXISTING MULTI-FAMILY UNITS WITHIN 1 MILE RADIUS

 **14.0K+** ADDITIONAL UNITS PROPOSED OR UNDER CONSTRUCTION





CONTACT US

JONATHAN ROSEN

Senior Vice President

+1 954 729 1074

jonathan.rosen@jll.com



us.jll.com

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