







Retail for Lease

11 N Andrews Ave Fort Lauderdale, FL 33301



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Property Highlights

-  **+/- 9,100 SF free-standing building** for lease on the corner of Broward Blvd & Andrews Avenue
 - +/- 2,500 SF** of showroom space
 - +/- 6,500 SF** of flex space
-  **16' ceilings throughout**
-  **Dedicated private** parking lot in front and rear (gated)
-  **Located at the busiest** intersection of Downtown Fort Lauderdale
-  **Pylon signage opportunity** on Broward Blvd
-  **Landlord open** to all uses and short term deals



3 Miles Demographics



154,091
Population



92
Walk Score



\$124,127
Average Household Income

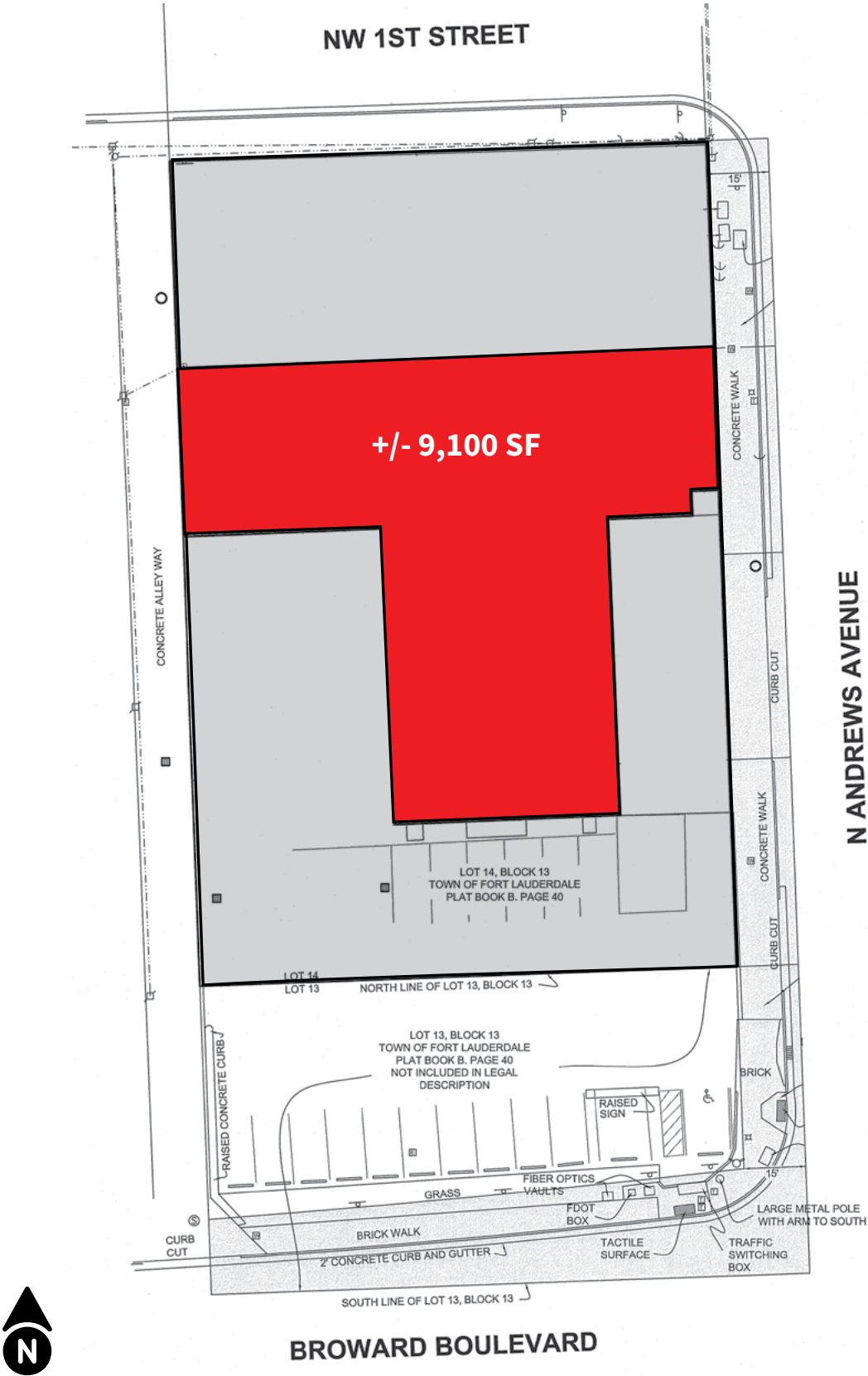


72,229
Estimated Households

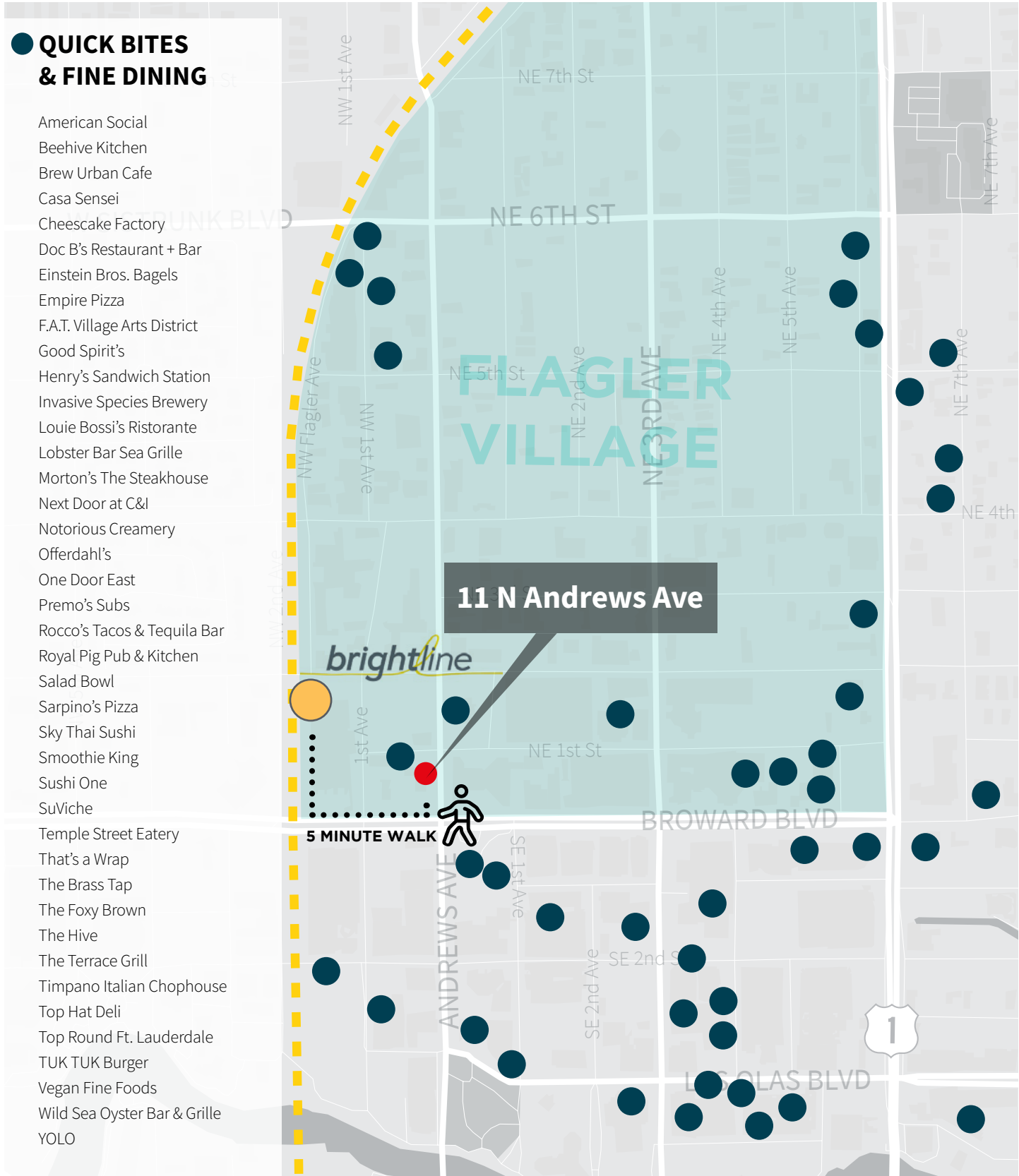


203,448
Daytime Population

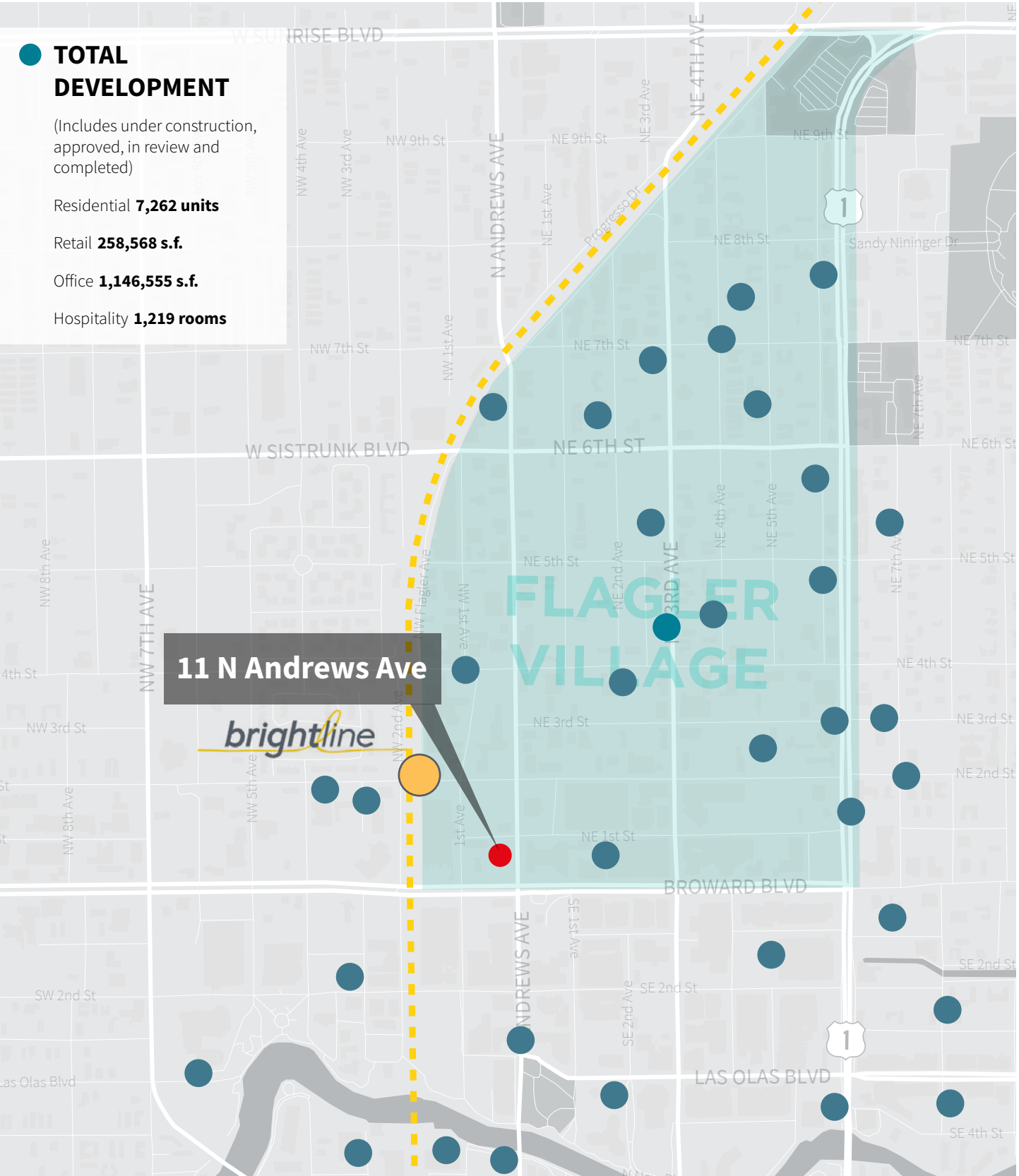
Site Plan



Area Retail



Development Map





For more information, please contact:

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