



DWNTWN
REALTY ADVISORS
25.77°N -80.19°W

THE SHOPS

Brand New Retail Spaces

612 NW 9th Ave, Fort Lauderdale, FL 33311

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PROPERTY DETAILS & HIGHLIGHTS

Property Name:	The Shops
Property Address:	612 NW 9th Ave, Fort Lauderdale, FL 33311
Property Type:	Retail
Lot Size:	0.31 AC
Building Size:	4,549 SF
Zoning:	Retail - 1 Story
Rail Access:	N/A
Year Built:	2018
Number of Stories:	1
Number of Units:	5



PROPERTY OVERVIEW

5 brand new retail locations ranging from 833 square feet to 1064 square feet. Located in the heart of Downtown Fort Lauderdale, walking distance from Broward Center for Performing Arts, Museum of Science and Discovery, Tarpon River, Broward County Courthouse, Riverfront, and the famed Las Olas Boulevard. Offering over 4500 leaseable square feet of Retail/Office space.

LOCATION OVERVIEW

DWNTWN Realty Advisors is proud to exclusively present 612 NW 9th Avenue for lease, one of the premier commercial locations in all of Fort Lauderdale. Located in the heart of Downtown Fort Lauderdale, walking distance from Broward Center for Performing Arts, Museum of Science and Discovery, Tarpon River, Broward County Courthouse, Riverfront, and the famed Las Olas Boulevard. Offering over 4500 leaseable square feet of Retail/Office space.

LEASE HIGHLIGHTS

- Brand new retail building
- Booming neighborhood
- Walking distance to Downtown Fort Lauderdale
- Competitive lease pricing
- Price available upon request
- Micro Retail

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A COMMERCIAL BROKERAGE FIRM

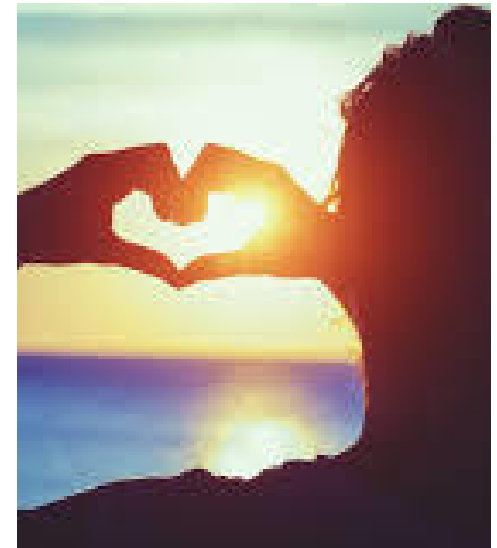
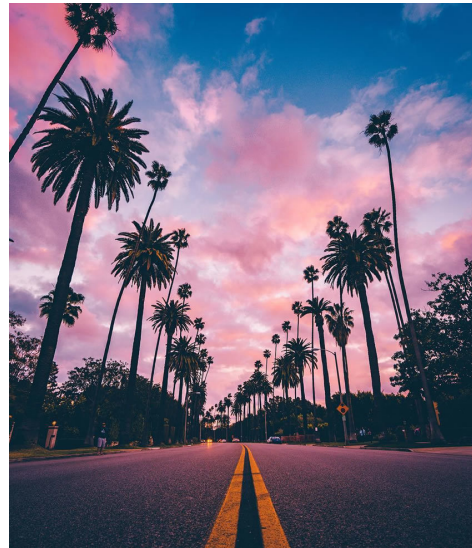
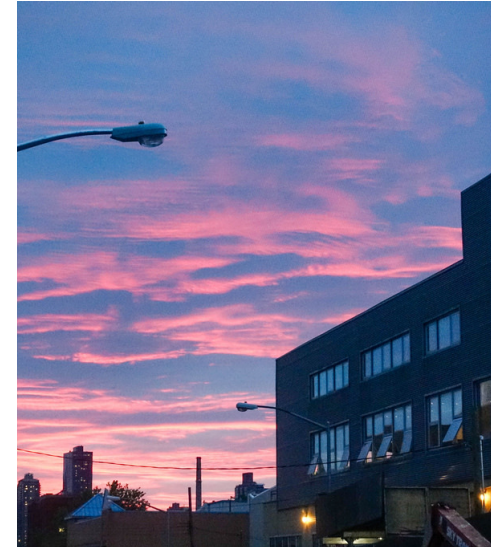
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CREATIVE RETAIL



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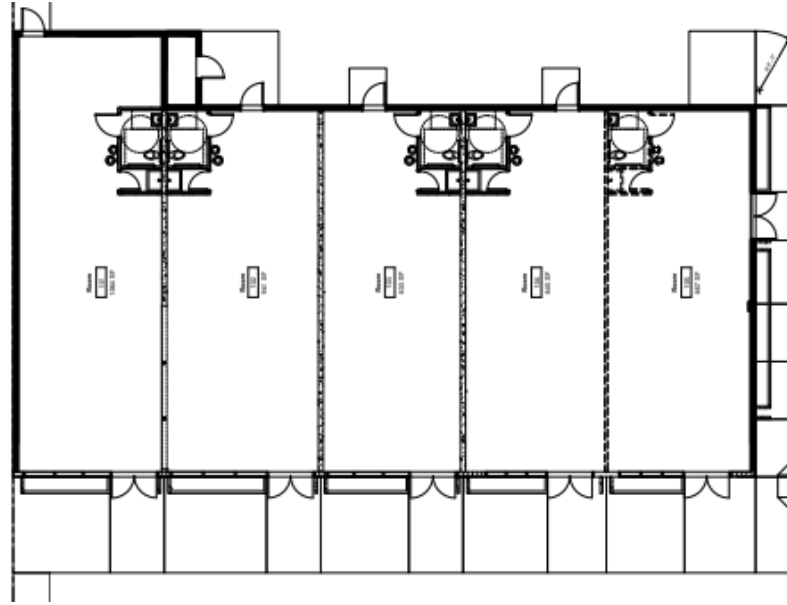
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AVAILABLE SPACES

		NNN
TOTAL SPACE		833 - 1,071 SF
SIZES		MICRO RETAIL



612 NW 9th Avenue Suite 105	Available	867 SF	NNN	Negotiable
612 NW 9th Avenue Suite 104	Available	845 SF	NNN	Negotiable
612 NW 9th Avenue Suite 103	Available	833 SF	NNN	Negotiable
612 NW 9th Avenue Suite 102	Available	933 SF	NNN	Negotiable
612 NW 9th Avenue Suite 101	Available	1,071 SF	NNN	Negotiable

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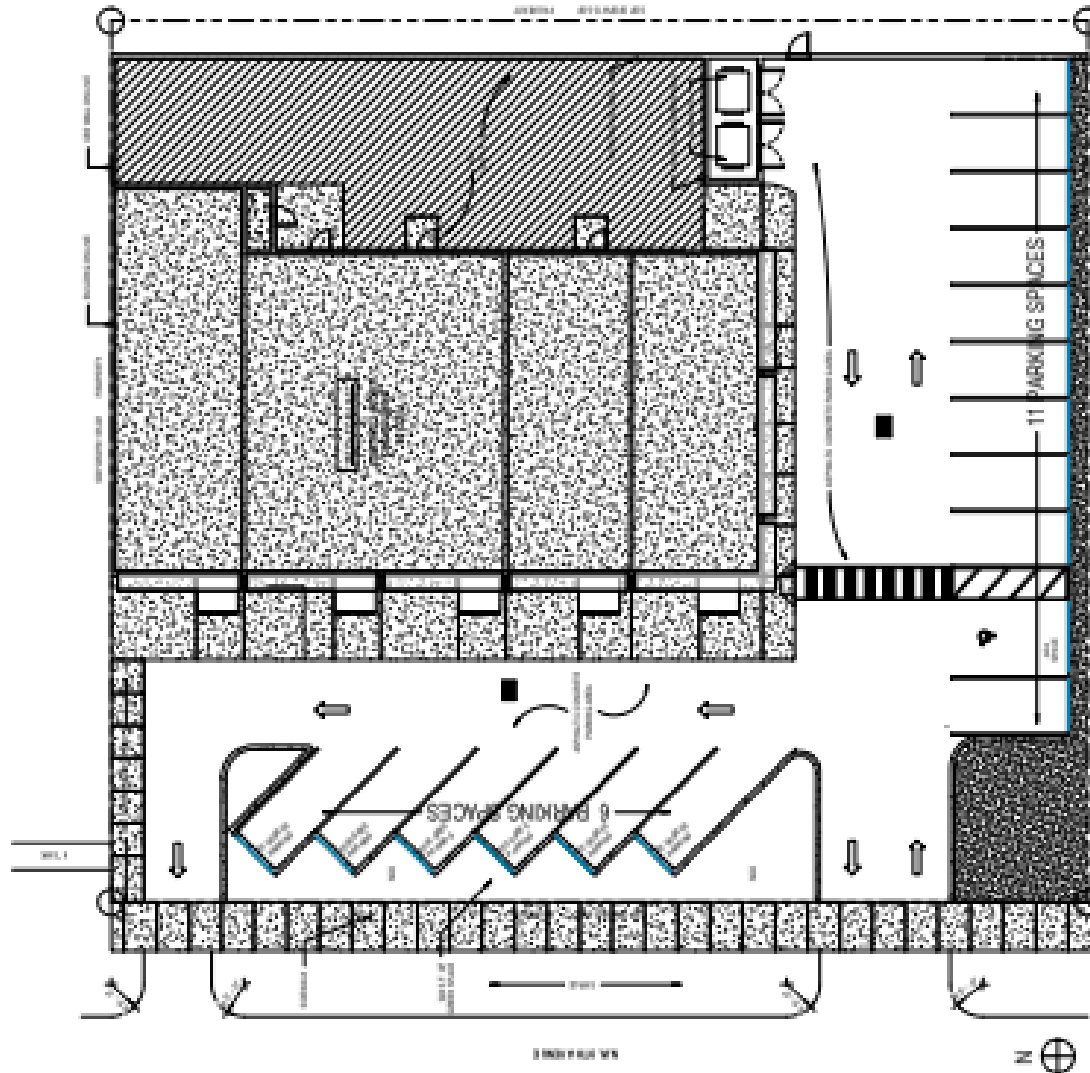
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SITE PLAN



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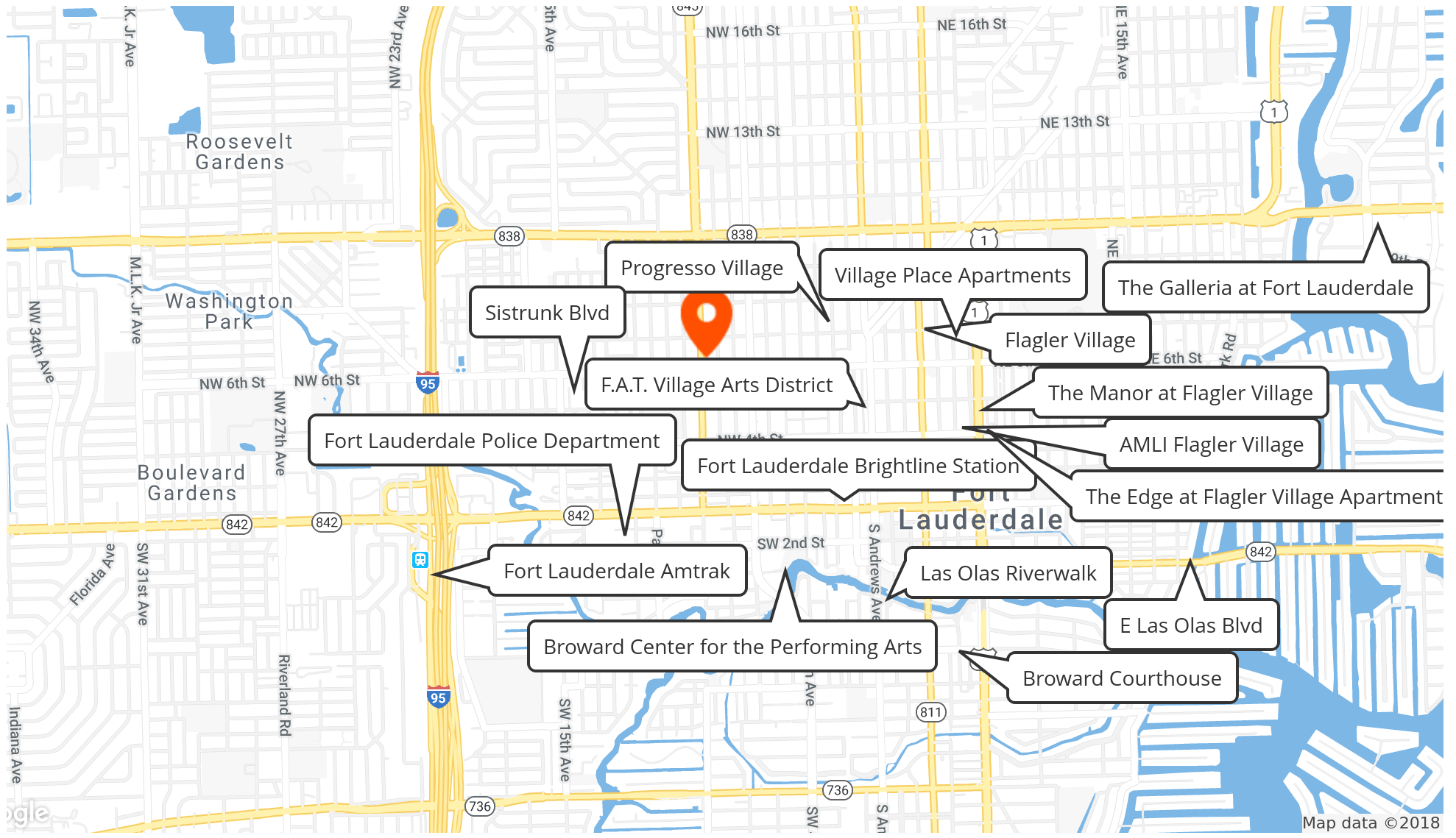
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RETAILER MAP



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LOCATION MAPS



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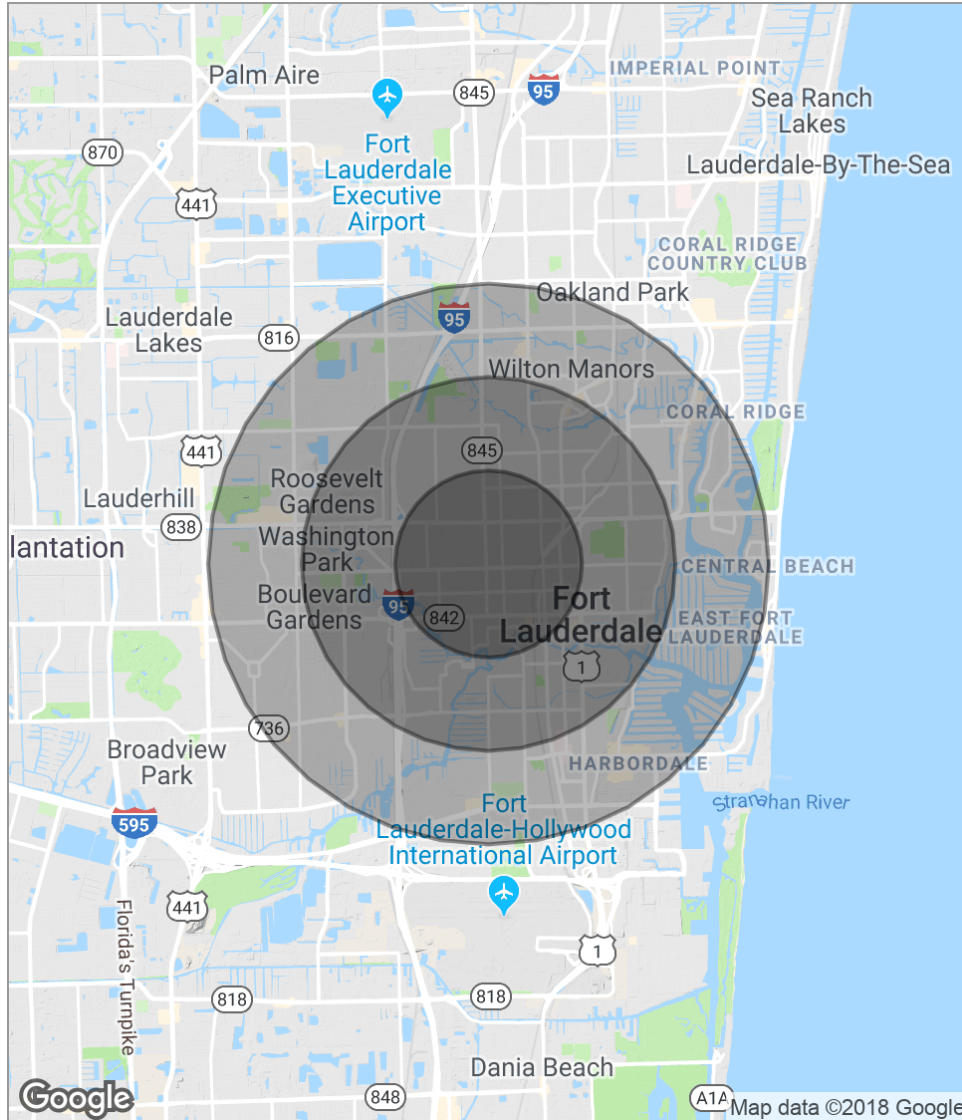
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DEMOGRAPHICS MAP



POPULATION	1 MILE	2 MILES	3 MILES
Total population	22,175	76,442	147,556
Median age	30.1	35.1	38.2
Median age (Male)	29.8	35.0	38.0
Median age (Female)	30.5	34.6	37.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,200	30,748	60,468
# of persons per HH	2.7	2.5	2.4
Average HH income	\$47,781	\$62,353	\$69,352
Average house value	\$260,416	\$346,011	\$382,691

** Demographic data derived from 2010 US Census*

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