



AVAILABLE FOR IMMEDIATE OCCUPANCY

Great Exposure Signalized Corner

4871 SF in Two Buildings

Two Medical Office Suites & Two Apartments

0.30 Acre Rectangular Lot

Minutes from Las Olas, Federal Highway, I-95 & Fort Lauderdale- Hollywood International Airport

Perfect for Owner/User

Future Redevelopment Potential

Price: \$3,350,000

1500 E. BROWARD LLC
1500 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FL 33301

ALAN KAYE
Managing Director
(954) 558-8058
akaye@tworld.com
BK 641780, Florida

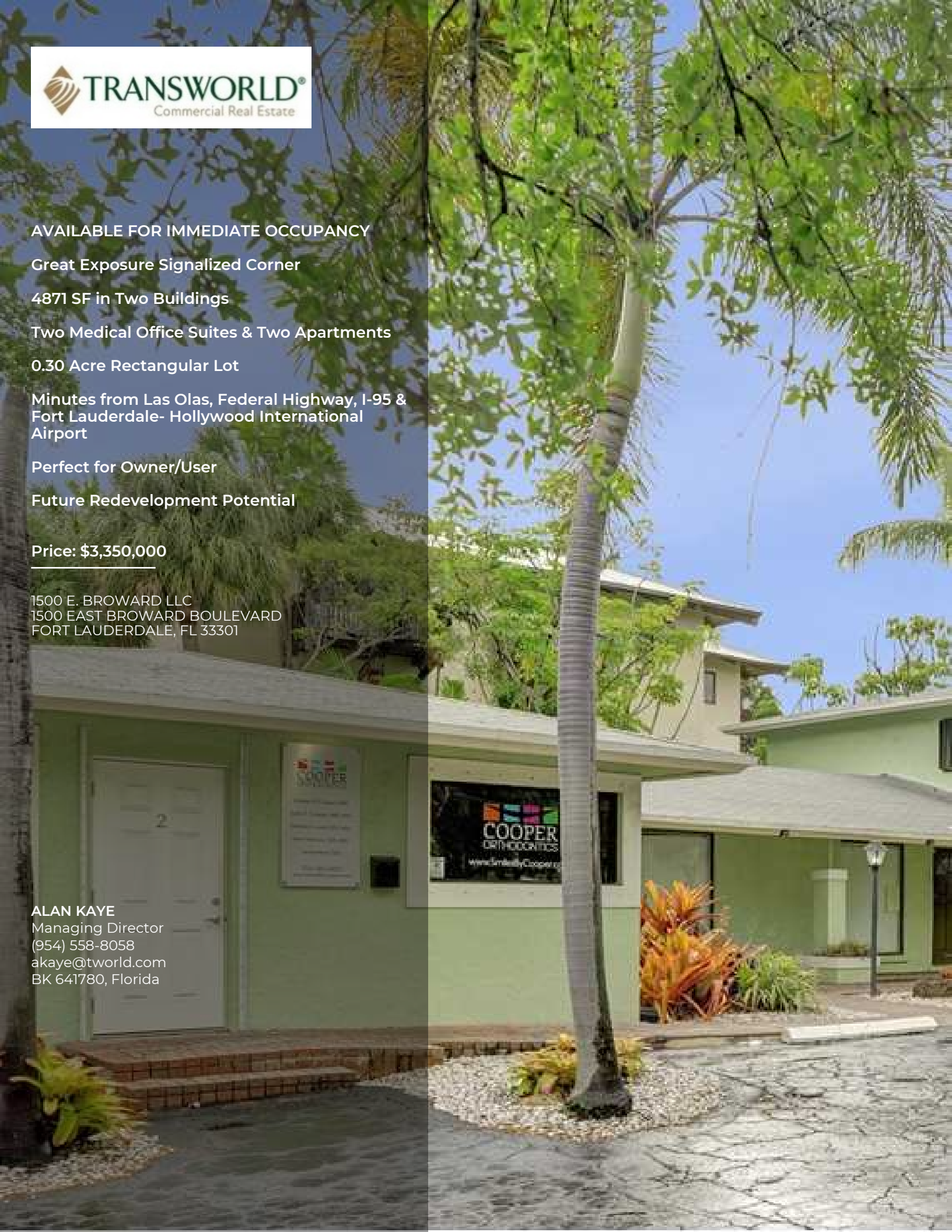


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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring **1500 E. Broward Blvd., Fort Lauderdale, FL 33301** (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE & PLEASE DO NOT DISTURB THE TENANTS.

SEC I

Property Summary



PROPERTY SUMMARY

1500 E. BROWARD BLVD LLC
1500 East Broward Boulevard | Fort Lauderdale, FL 33301



Property Summary

| | |
|-----------------|-----------------------------------|
| Price: | \$3,350,000 |
| Parcel: | 50-42-11-01-2750 |
| Property Type: | 2 Star Office |
| Year Built: | 1953 |
| Building Class: | B |
| Building SF: | 4,871 |
| Lot Size: | 0.29 Acres |
| Zoning: | RAC-UV |
| Foundation: | Reinforced Concrete Slab-On-Grade |
| Exterior: | Concrete Block (CMU) |
| Parking: | Surface- 8 |
| Parking Ratio: | 43,591/1,000 SF |

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the sale of 1500 E. Broward Boulevard in Fort Lauderdale, Florida. This mixed-use property consists of two office buildings and a two-story residential building on a ±0.30-acre signalized corner site with monument signage along one of Fort Lauderdale's primary commercial corridors.

The property offers excellent visibility and access to Downtown Fort Lauderdale, Las Olas Boulevard, US-1, and I-95. The west office building is a former dental office of approximately 1,800± SF, while the east L-shaped building is occupied by an orthodontic practice. The residential building contains two income-producing apartment units.

With traffic counts approaching 30,000 vehicles per day, on-site parking, and strong regional connectivity, the property presents an attractive opportunity for investors, owner-users, and future redevelopment in one of Fort Lauderdale's most desirable urban submarkets.

Location Overview

1500 E. Broward Boulevard is strategically located along one of Fort Lauderdale's primary east-west corridors, just east of Federal Highway (US-1) and north of Las Olas Boulevard. The property offers convenient access to Downtown Fort Lauderdale, I-95, and major employment centers throughout Broward, Miami-Dade, and Palm Beach counties.

The surrounding area features a strong mix of professional offices, legal and financial institutions, government facilities, upscale residential communities, and premier retail and dining destinations. More than 70,000 residents live within a two-mile radius and over 254,000 within five miles, with average household incomes exceeding \$129,000 and \$111,000, respectively.

The property is also within close proximity to the Broward County Courthouse, Fort Lauderdale-Hollywood International Airport, and Port Everglades, making it an exceptionally accessible location in one of South Florida's most desirable urban submarkets.

SEC II

Property Description





Property Description

1500 E. Broward Boulevard is a professionally maintained medical office and mixed-use property situated on a signalized corner with excellent visibility and approximately 30,000 vehicles passing daily. The ±0.30-acre site features two one-story office buildings and a residential component, with direct frontage on E. Broward Boulevard and SE 15th Avenue, providing convenient access to Las Olas Boulevard, Downtown Fort Lauderdale, and Federal Highway.

The north building is occupied by an orthodontic practice, while the west building is a former dental office. Both spaces are leased on a short-term basis and can be made available to an owner-user. The property also includes two income-producing residential units and 19 on-site parking spaces with multiple points of ingress and egress.

Originally built in 1960 and renovated over time, the CBS-constructed property has been well maintained and offers flexible layouts suitable for medical, professional, legal, financial, or consulting users. Its prime location, strong visibility, and proximity to major business, government, and lifestyle amenities make it an attractive opportunity for owner-users, investors, and future redevelopment.

SEC III

Property Photos



PROPERTY PHOTOS

1500 E. BROWARD BLVD LLC
1500 East Broward Boulevard | Fort Lauderdale, FL 33301



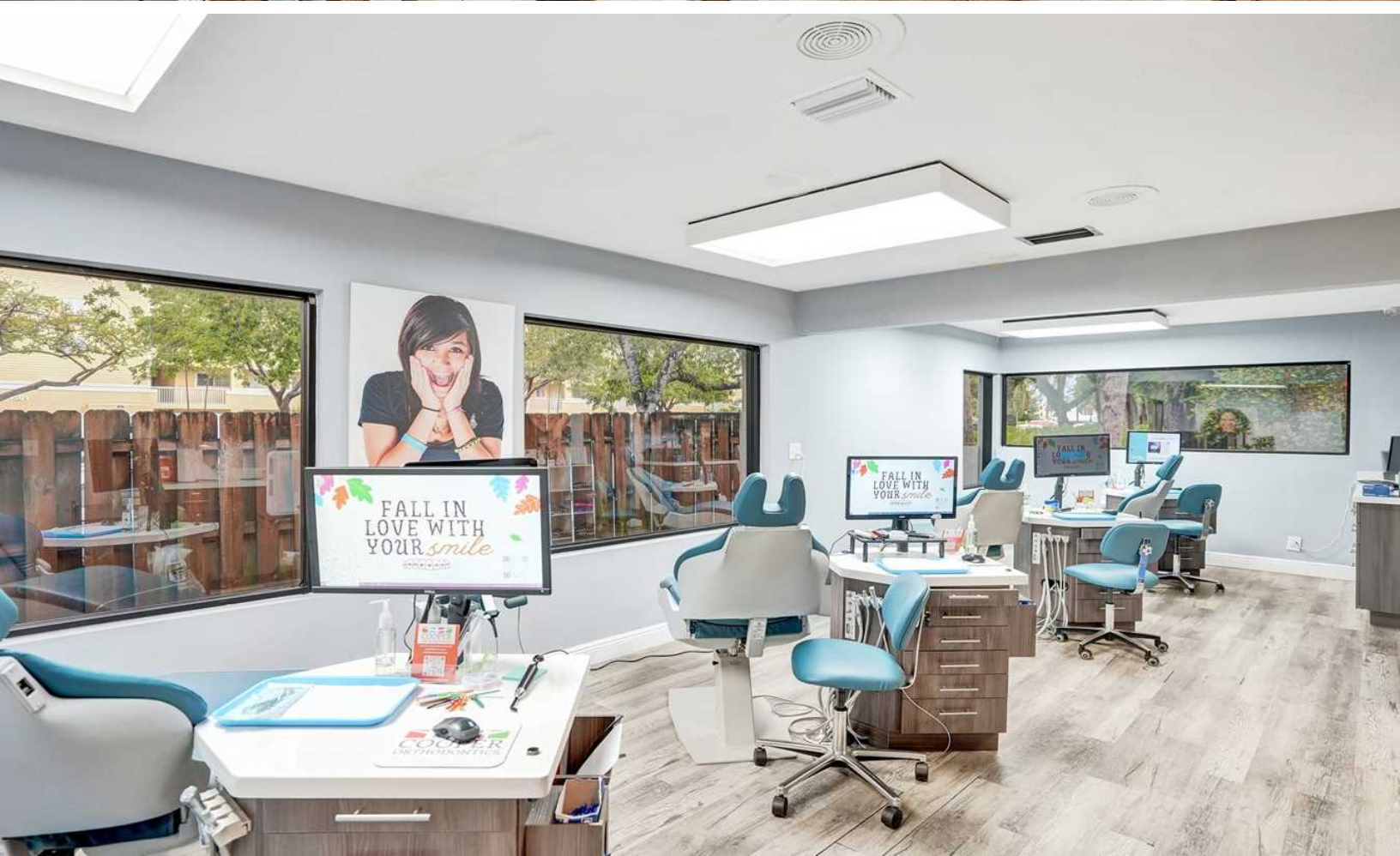
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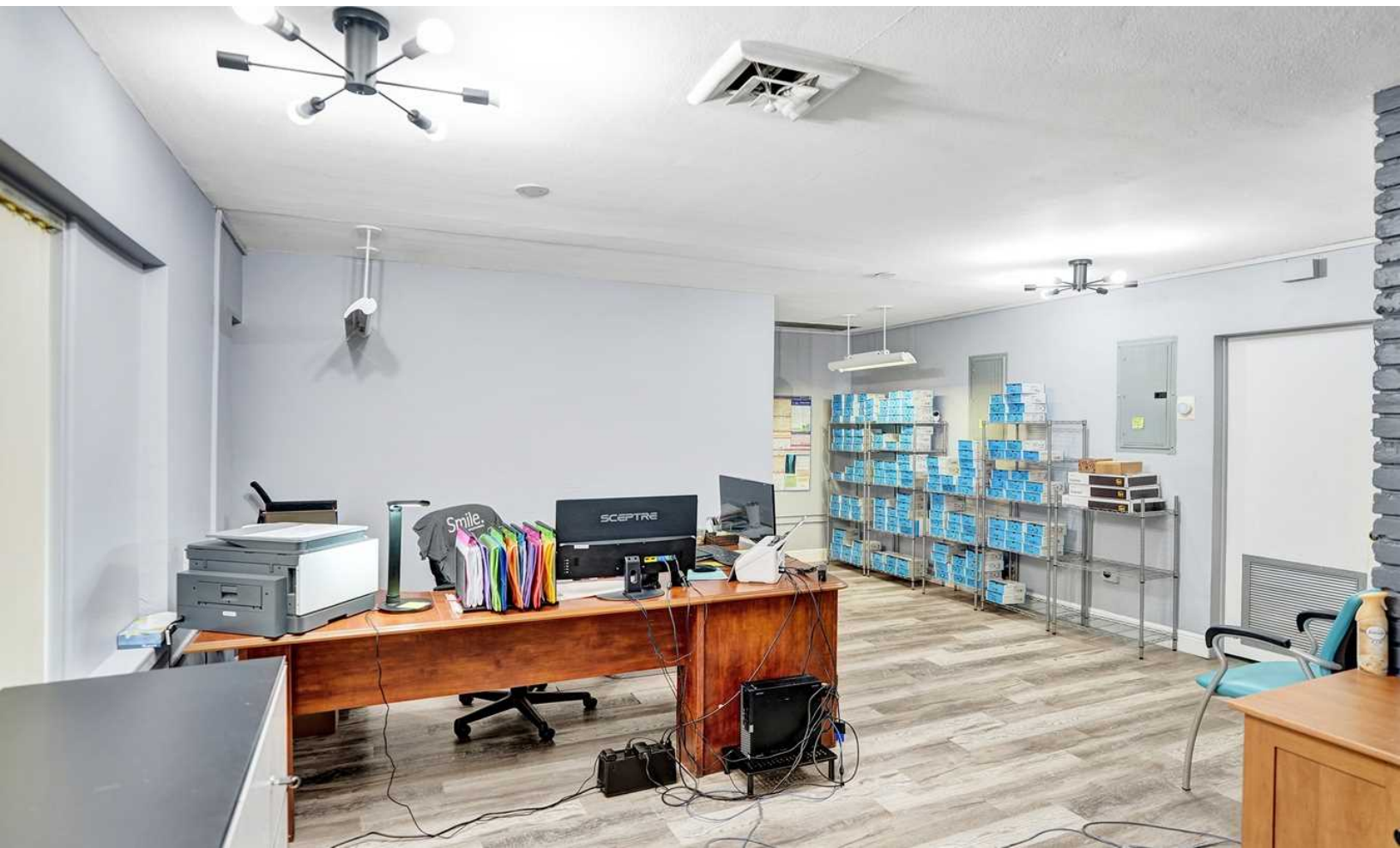
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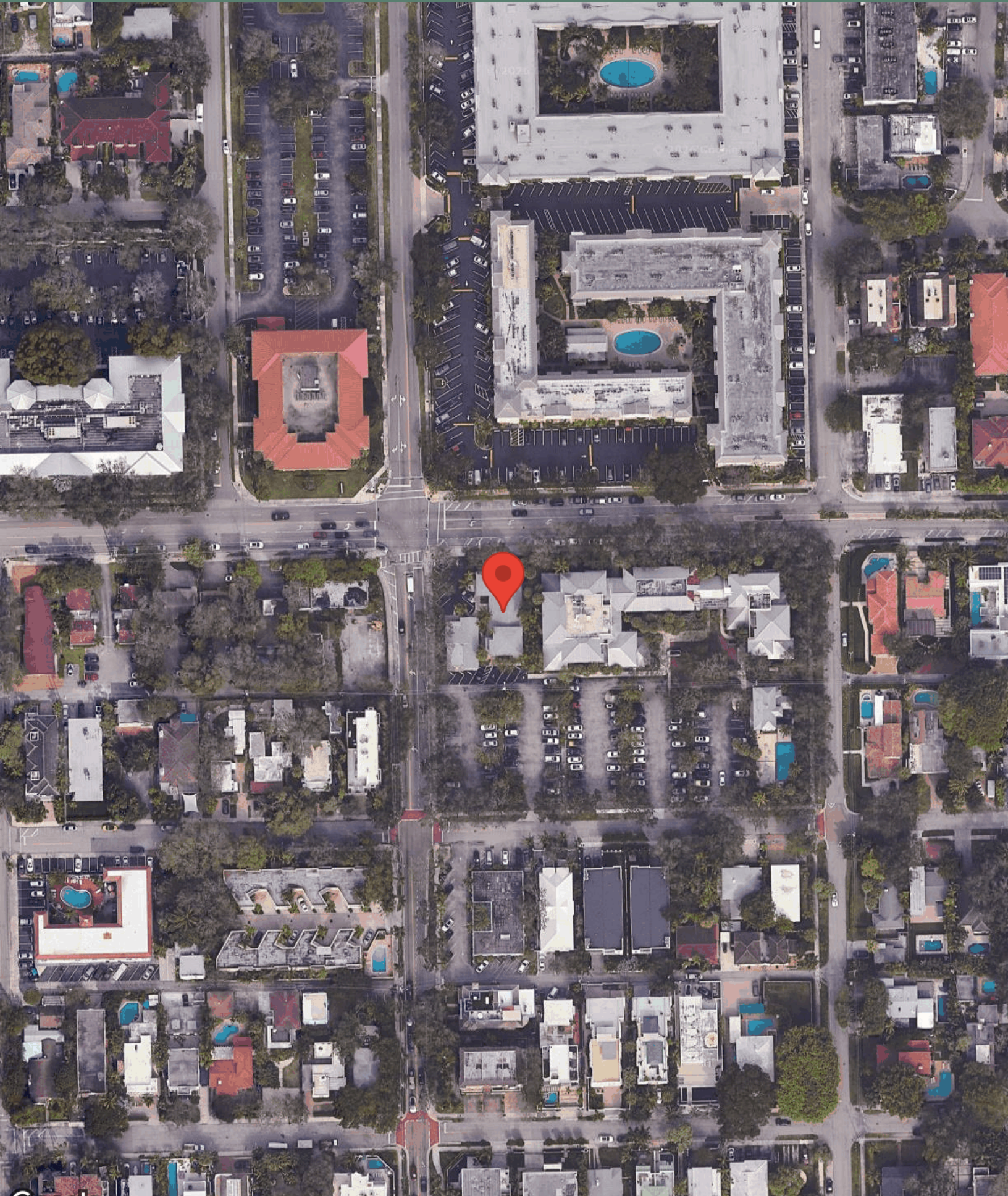
SECTION IV

Maps / Demographics



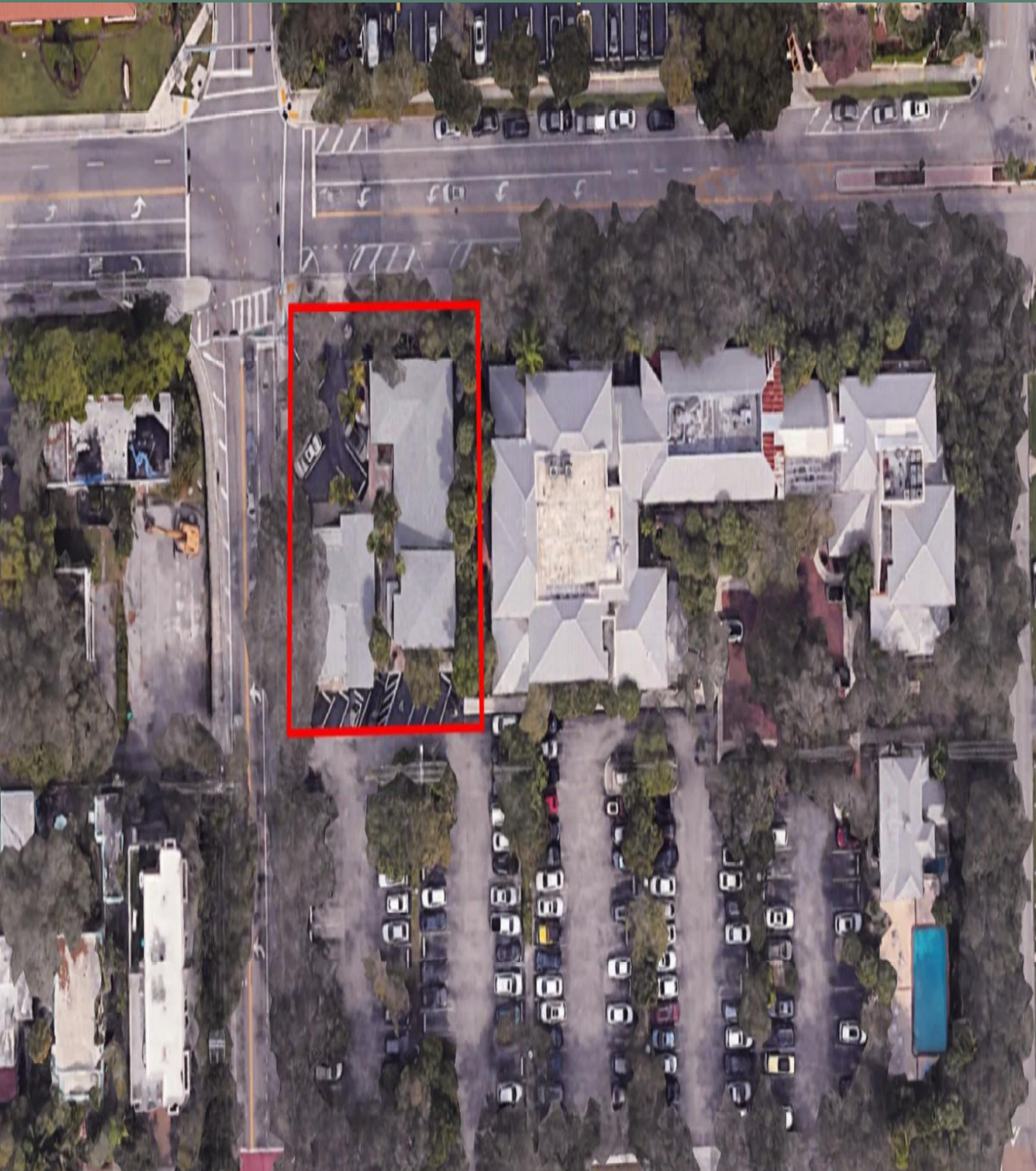
AERIAL MAP

1500 E. BROWARD BLVD LLC
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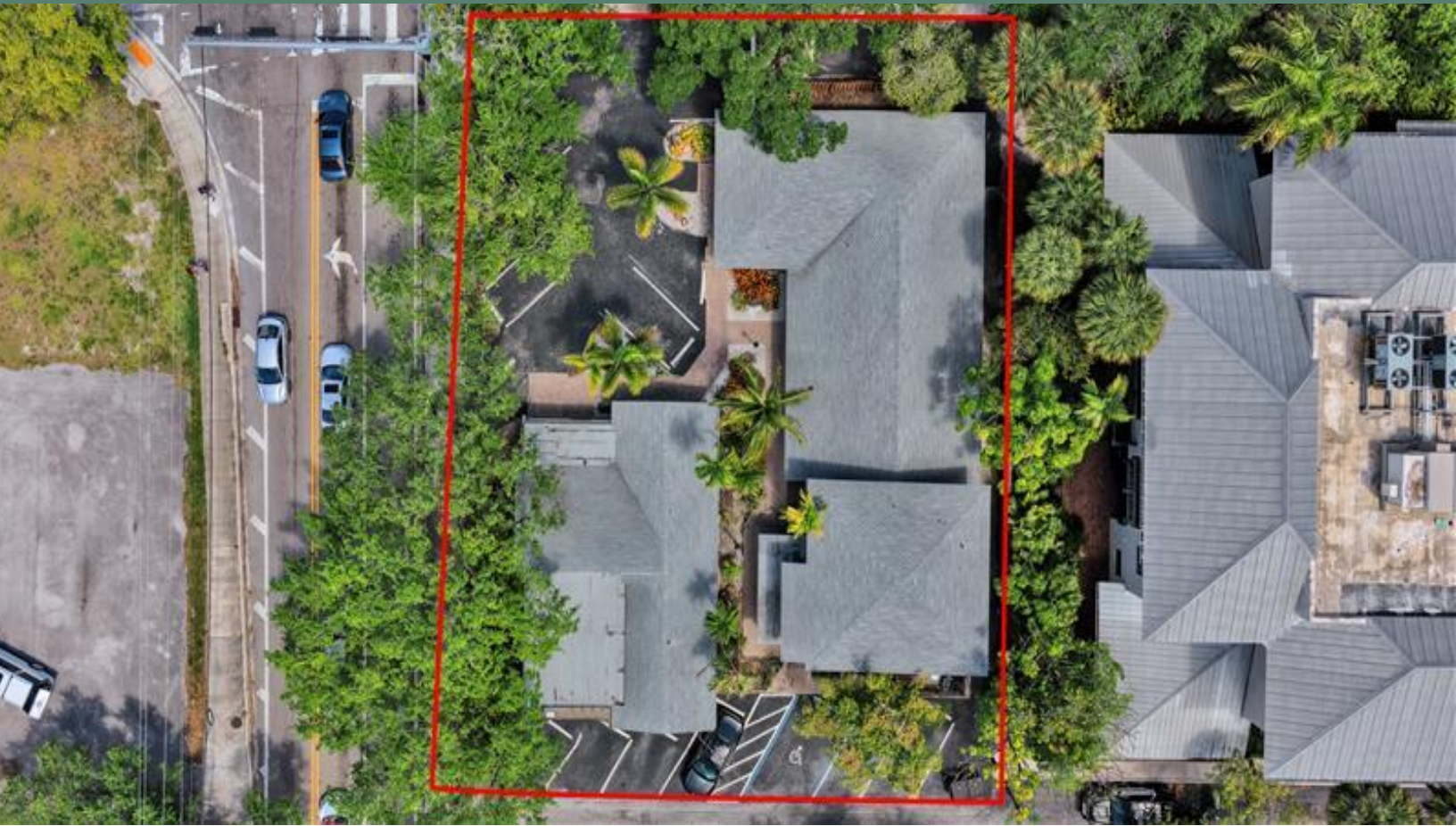
OUTLINED PROPERTY 1

1500 E. BROWARD BLVD LLC
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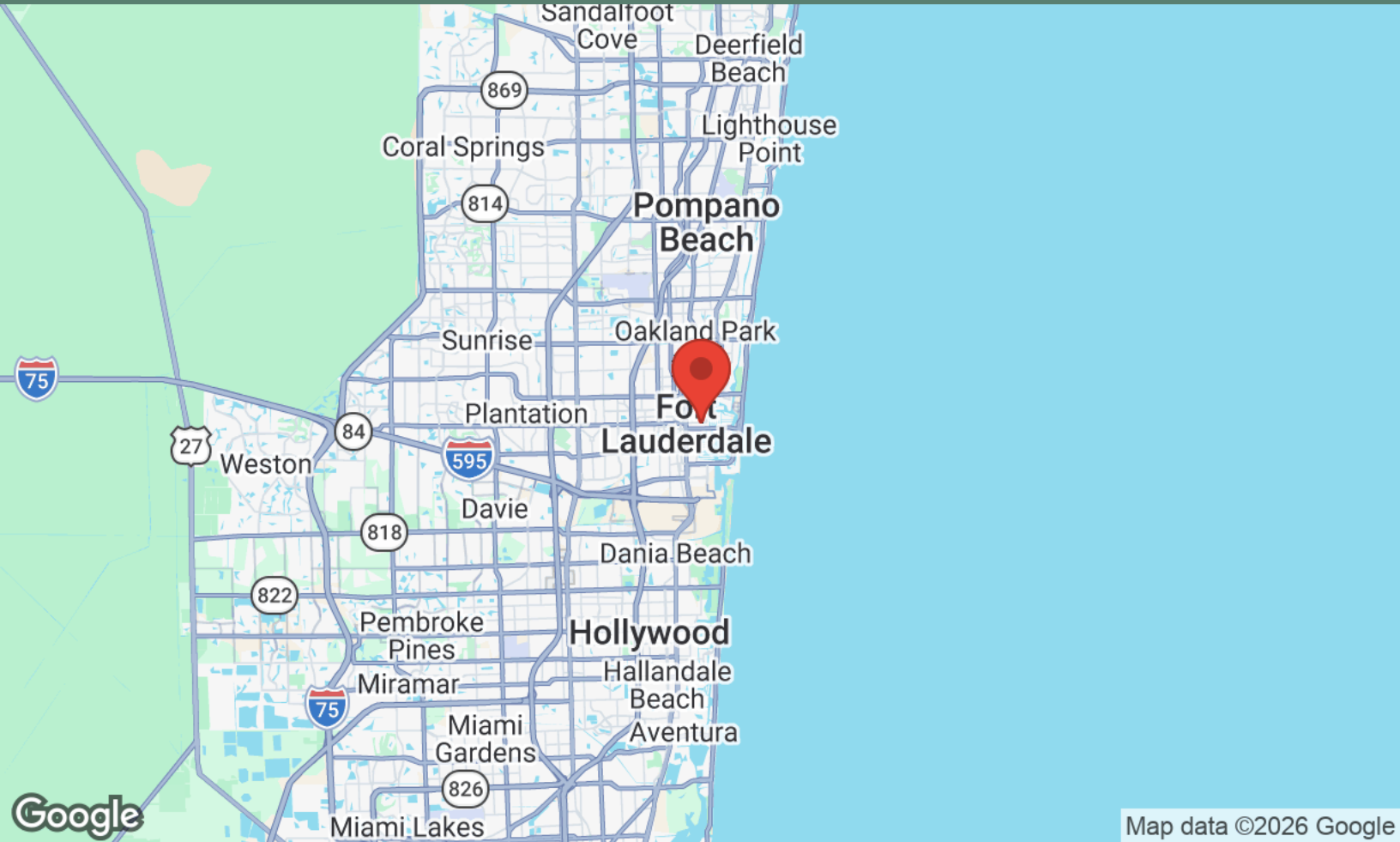
OUTLINED PROPERTY 2

1500 E. BROWARD BLVD LLC
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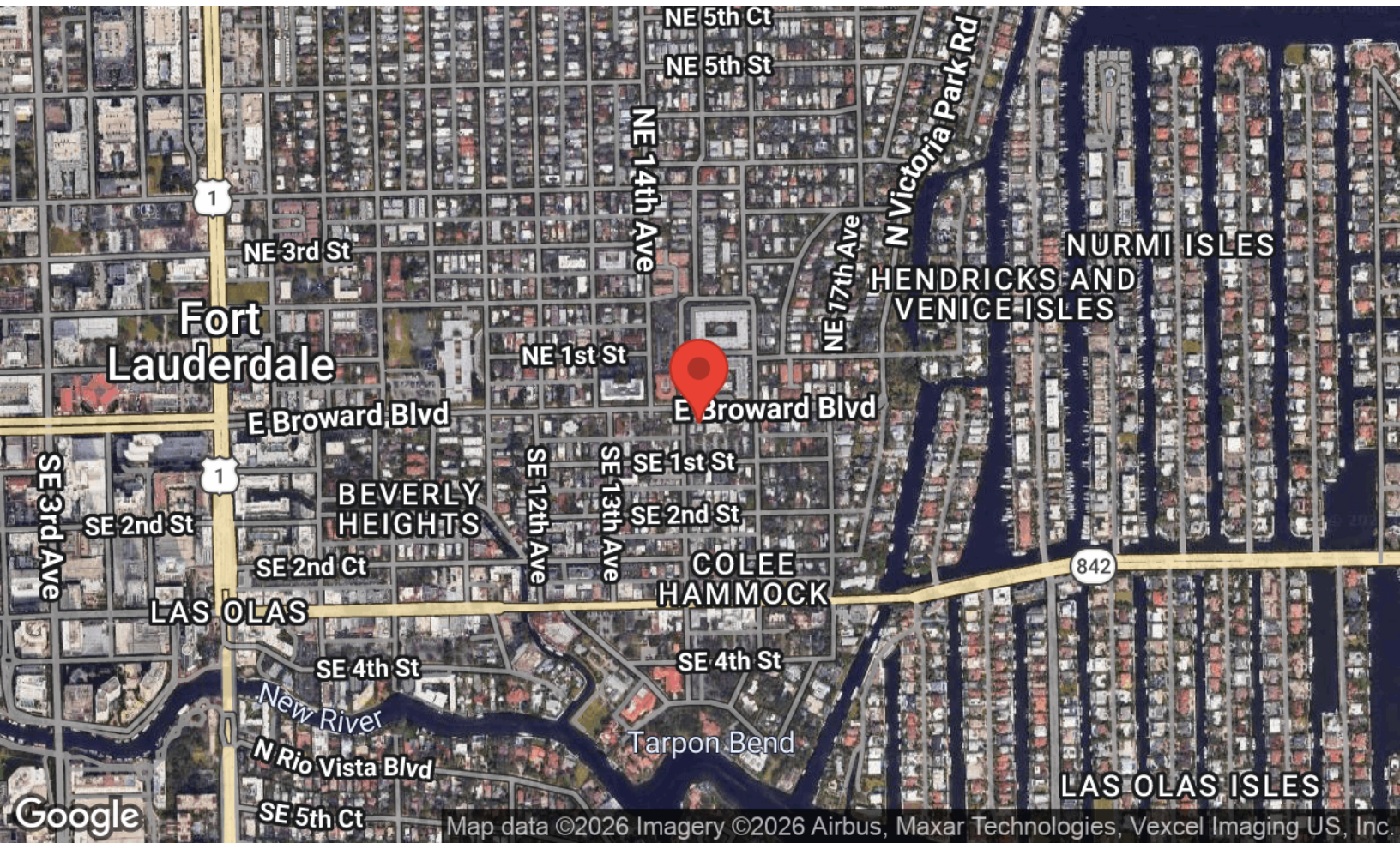


LOCATION MAPS

1500 E. BROWARD BLVD LLC
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Map data ©2026 Google

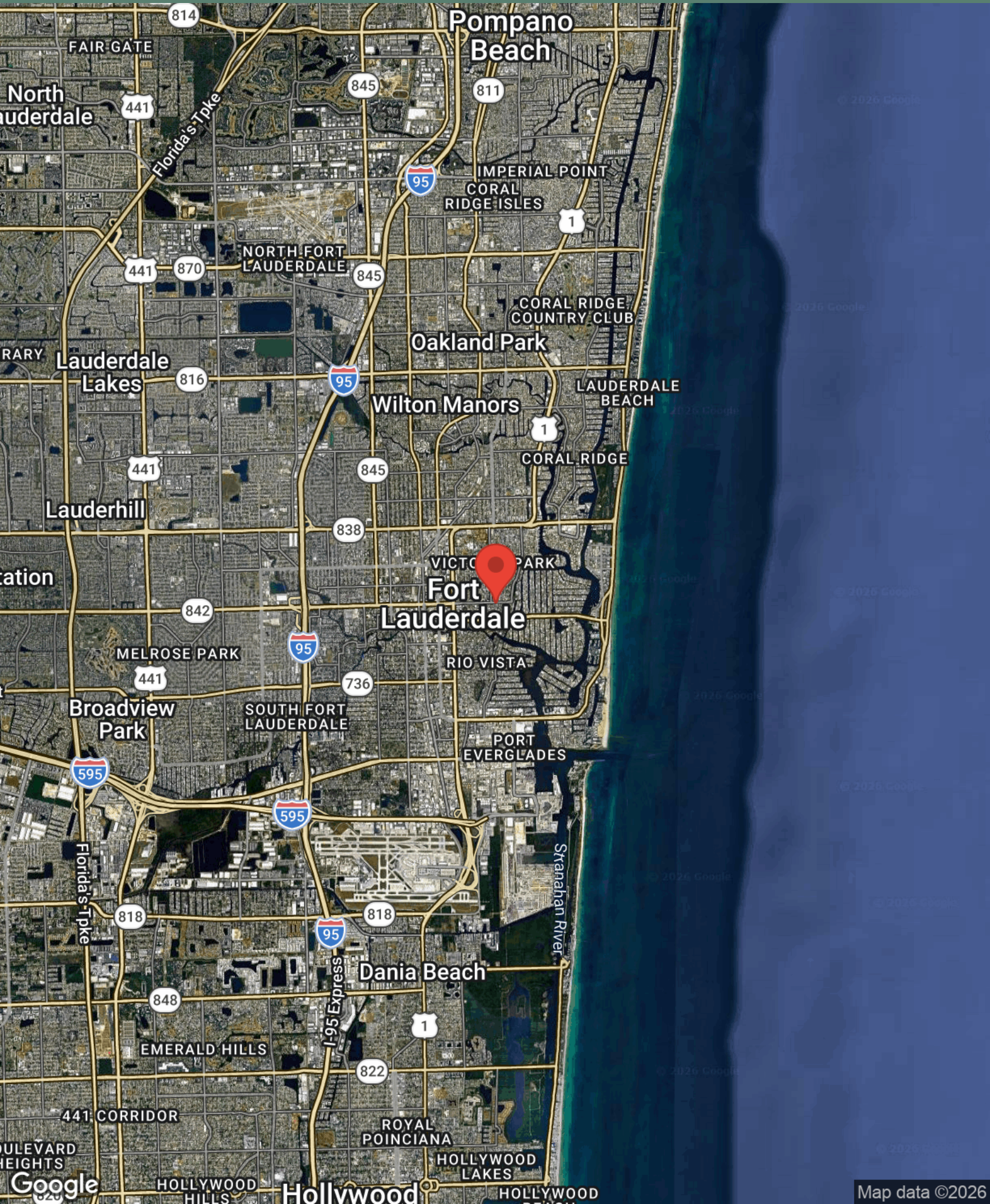


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REGIONAL MAP

1500 E. BROWARD BLVD LLC

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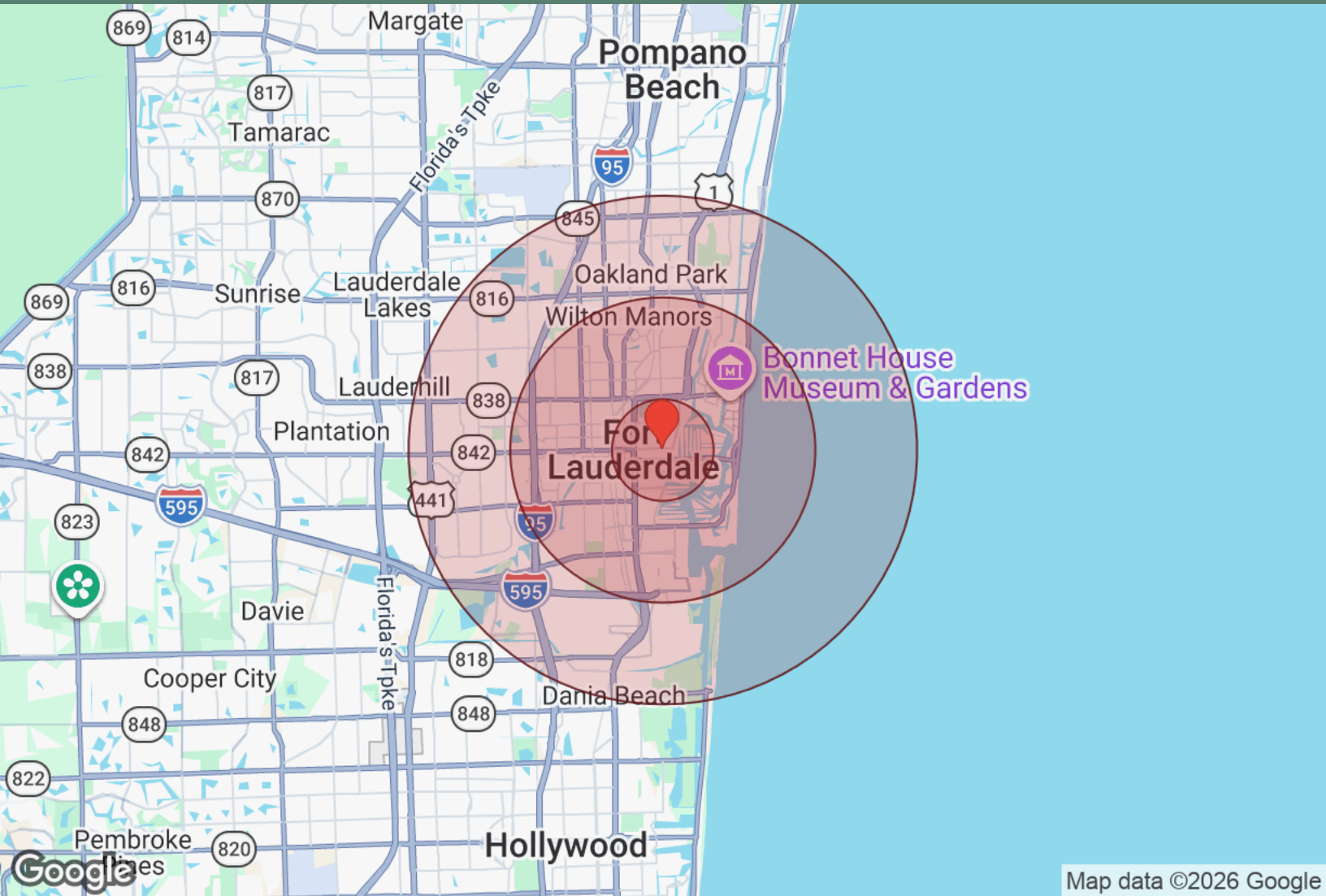
BUSINESS MAP

1500 E. BROWARD BLVD LLC
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DEMOGRAPHICS

1500 E. BROWARD BLVD LLC
 1500 East Broward Boulevard | Fort Lauderdale, FL 33301



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | Income | | |
|-----------------------------|---------|---------|-----------|
| | 2 miles | 5 miles | 10 miles |
| 2020 Population | 69,786 | 254,007 | 1,002,569 |
| 2025 Population | 81,719 | 286,622 | 1,107,001 |
| 2030 Population Projection | 88,458 | 308,238 | 1,185,734 |
| Annual Growth 2020-2025 | 3.4% | 2.6% | 2.1% |
| Annual Growth 2025-2030 | 1.7% | 1.5% | 1.4% |
| Median Age | 44.6 | 44.4 | 43 |
| Bachelor's Degree or Higher | 48% | 36% | 31% |
| U.S. Armed Forces | 0 | 172 | 762 |

| | Income | | |
|-------------------------|-----------|-----------|----------|
| | 2 miles | 5 miles | 10 miles |
| Avg Household Income | \$129,451 | \$111,249 | \$96,068 |
| Median Household Income | \$99,748 | \$78,540 | \$69,564 |
| < \$25,000 | 5,839 | 19,499 | 78,781 |
| \$25,000 - 50,000 | 5,147 | 21,032 | 89,613 |
| \$50,000 - 75,000 | 5,925 | 21,513 | 76,915 |
| \$75,000 - 100,000 | 4,231 | 13,636 | 56,040 |
| \$100,000 - 125,000 | 4,733 | 13,163 | 46,698 |
| \$125,000 - 150,000 | 3,648 | 8,529 | 29,356 |
| \$150,000 - 200,000 | 3,803 | 11,014 | 33,418 |
| \$200,000+ | 8,873 | 19,564 | 47,744 |



For More Information

Contact:

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TRANSWORLD®
Business Advisors

