

# 500 BROWARD

FINANCIAL CENTRE

Prime Retail / Restaurant For Lease

500 E Broward Blvd, Fort Lauderdale, FL 33394



Strong economic growth in Downtown Fort Lauderdale continues to drive demand, supported by a growing residential base, a dense daytime population, and one of South Florida's most active business districts.



Broward Financial Centre

### 3-Mile Demographics

147,718

Estimated Population

202,632

Daytime Population

42.9

Median Age

71,341

Estimated Households

\$137,984

Average Household Income

14,019

Total Businesses

### Nearby Retailers



**LOUIE BOSSI'S**  
RISTORANTE · BAR · PIZZERIA

**MOXIES**

[solidcore]

*Skippy Louie*

**YOLO**

**E41**

**COYOTACO**



**BARRY'S** lealnutrition

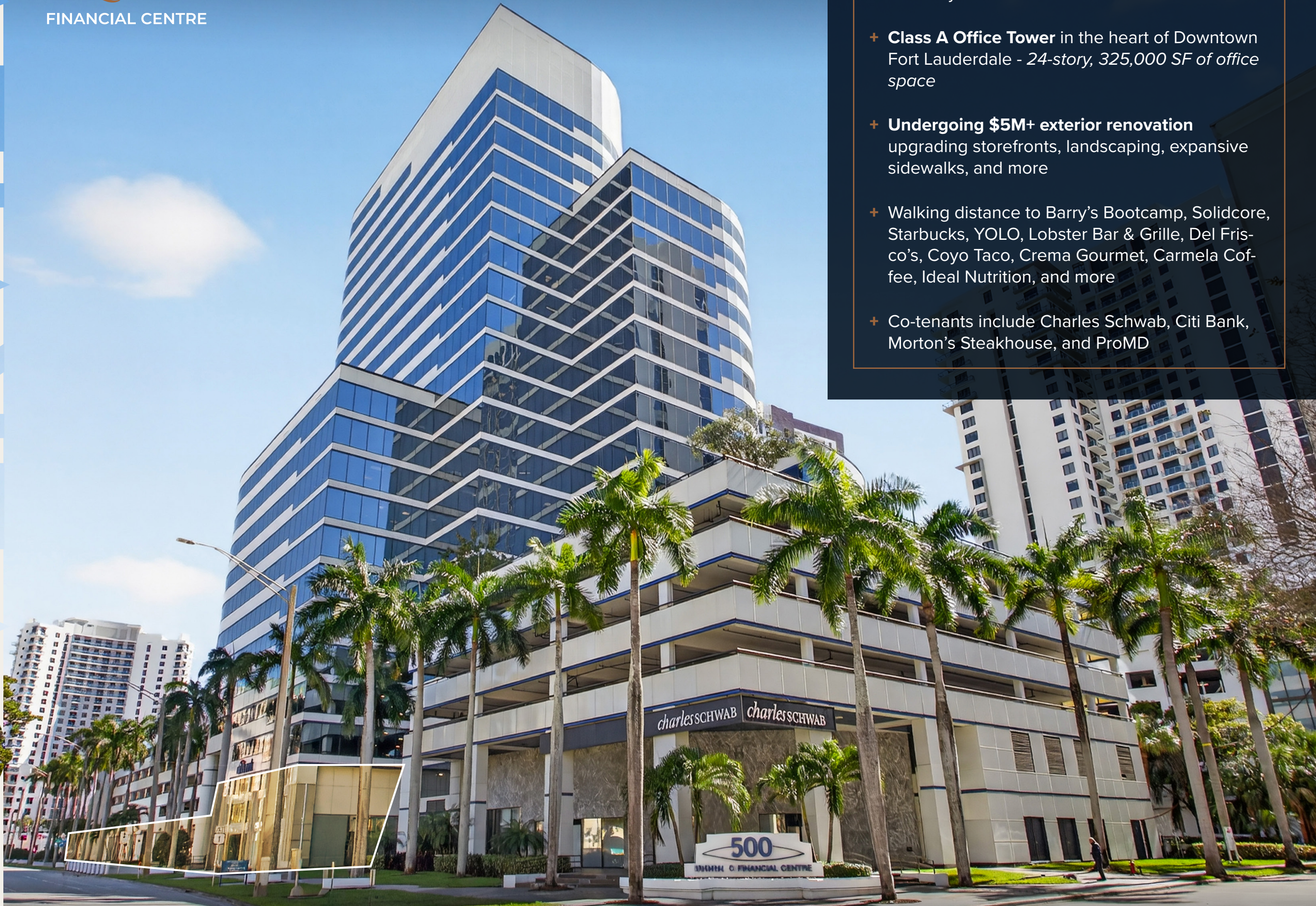


**REGIONS**



# PROPERTY OVERVIEW

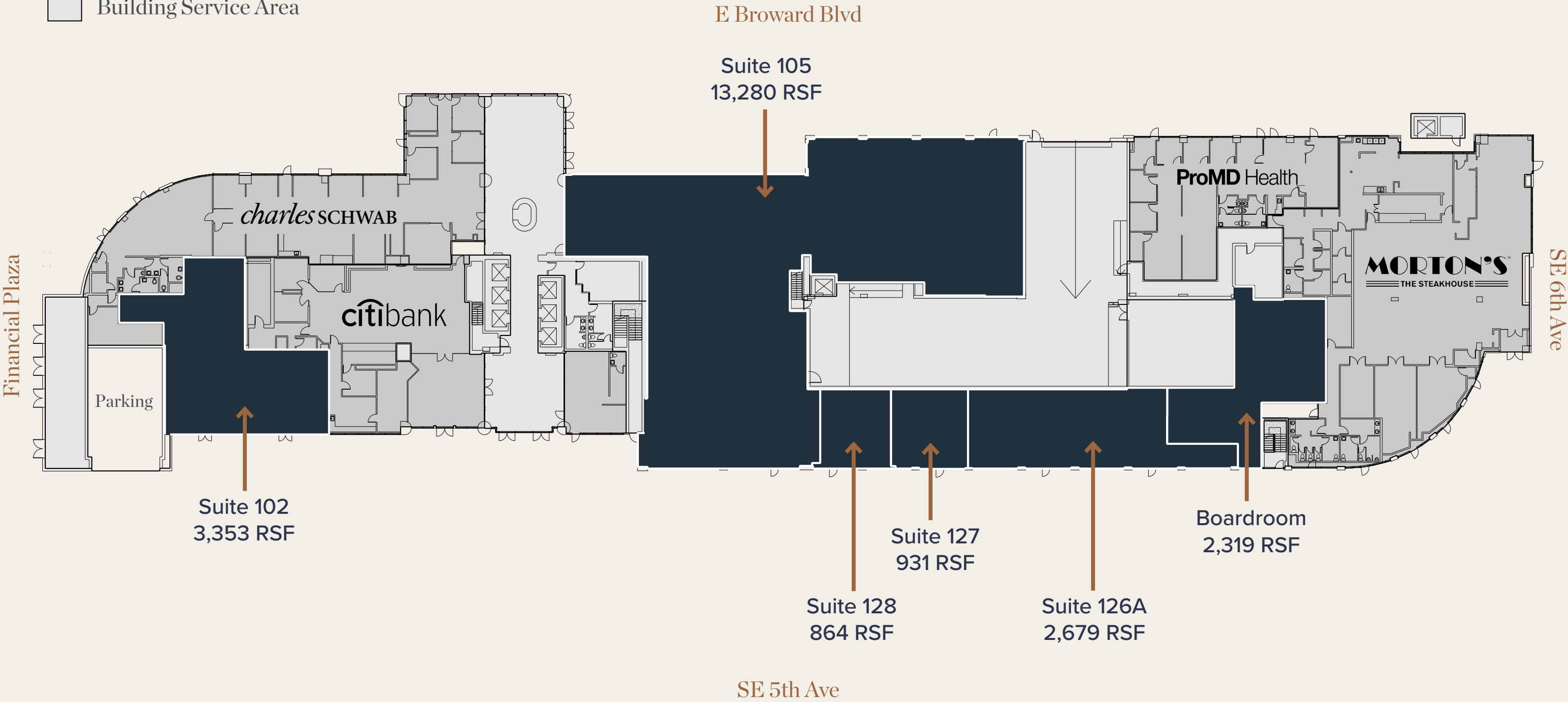
## 500 BROWARD FINANCIAL CENTRE



- + **Retail and restaurant spaces** at the base of 500 E Broward, located at the Gateway to Las Olas
- + **Class A Office Tower** in the heart of Downtown Fort Lauderdale - 24-story, 325,000 SF of office space
- + **Undergoing \$5M+ exterior renovation** upgrading storefronts, landscaping, expansive sidewalks, and more
- + Walking distance to Barry's Bootcamp, Solidcore, Starbucks, YOLO, Lobster Bar & Grille, Del Frisco's, Coyo Taco, Crema Gourmet, Carmela Coffee, Ideal Nutrition, and more
- + Co-tenants include Charles Schwab, Citi Bank, Morton's Steakhouse, and ProMD

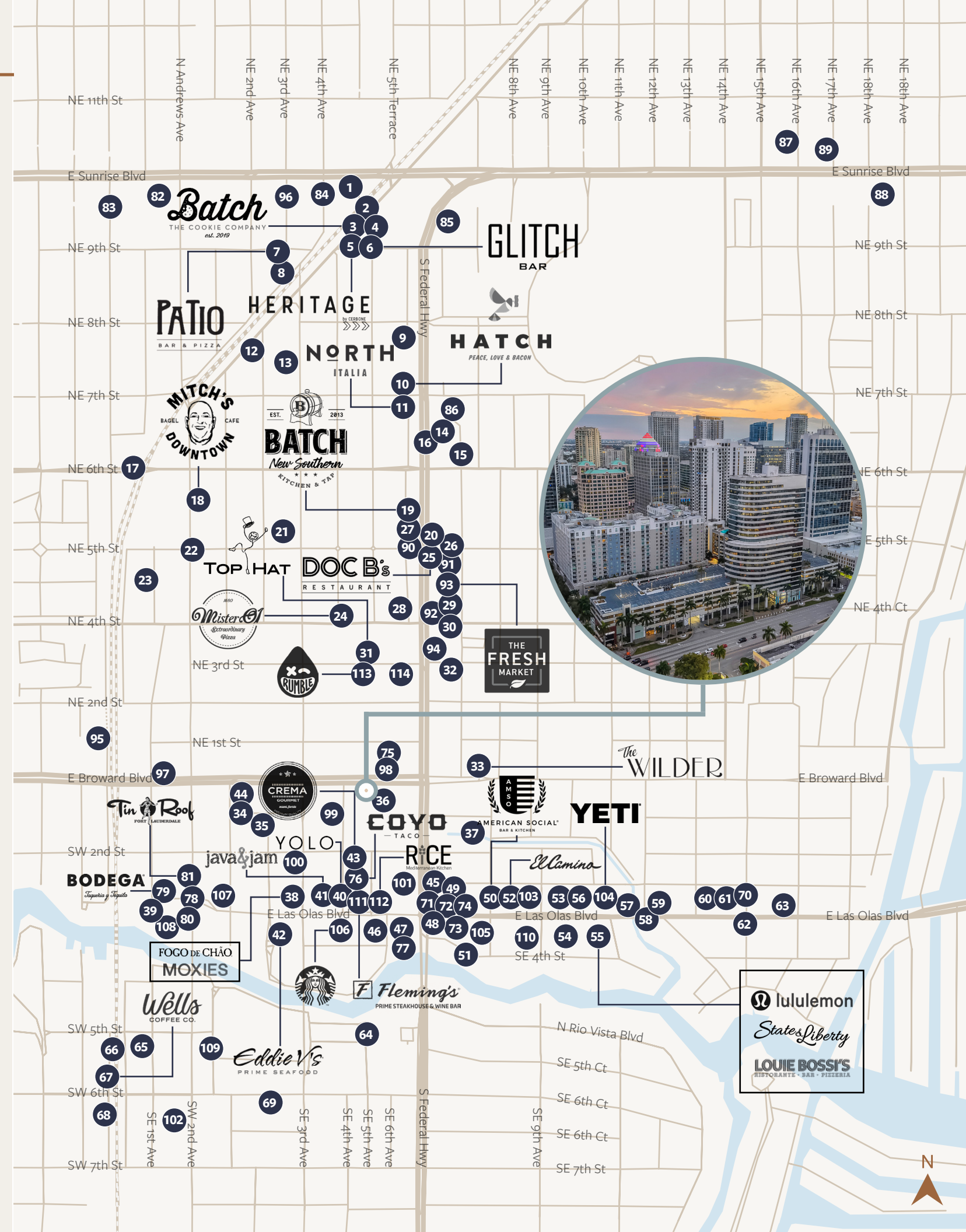
# Site Plan

- Available Retail
- Leased
- Building Service Area



# Points of Interest

1. Mona's
2. JB&C Juice Bar & Cafe
3. Batch, The Cookie Company
4. Blueprint Cookies
5. Heritage
6. Glitch Bar
7. Patio Bar & Pizza
8. Good Luck Cat Cafe
9. The Whole Enchilada Fresh Mexican Grill
10. Hatch
11. North Italia
12. Wells Coffee - Flagler Village
13. Circle House Coffee
14. Sip Java Co.
15. Shuck N Dive
16. Jersey Mike's Subs
17. Sistrunk Marketplace & Brewery
18. Mitch's Downtown Bagel Cafe
19. Batch New Southern Kitchen and Tap: Ft Lauderdale
20. Tacocraft Taqueria & Tequila Bar
21. 511 Bar & Lounge
22. Livia Bar and Grill
23. Laudy Bar - Craft Kitchen & Cocktails
24. Mister O1 Pizza - Ft Lauderdale
25. Doc B's Restaurant
26. Foxy Brown
27. Colada Cuban Cafe - Ft Lauderdale
28. Rhythm & Vine
29. Vale Healthy Kitchen
30. Temple Street Eatery
31. Top Hat Deli
32. Suan Thai and Japanese Restaurant
33. The Wilder
34. Sarpino's Pizzeria - Ft Lauderdale
35. Ichimora
36. Morton's The Steakhouse
37. Café Bastille Ft Lauderdale
38. Fogo de Chao Brazilian Steakhouse
39. Moxies
40. Pura Vida Miami
41. YOLO Restaurant
42. Java & Jam
43. Eddie V's Prime Seafood
44. Crema Gourmet Ft Lauderdale
45. La Corte Cafe
46. Elba Las Olas
47. Lobster Bar Sea Grille
48. IT! Italy Ristorante & Cafe & Bar
49. Big City Tavern
50. American Social
51. Boathouse At The Riverside
52. El Camino Ft Lauderdale
53. Vinos on Las Olas
54. Caffe Europa
55. Louie Bossi's Ristorante Bar Pizzeria
56. Ann's Florist and Coffee Bar
57. Luigis Tuscan Grill
58. Casa Sensei
59. PLANTA Queen
60. Baires Grill - Las Olas
61. Rocco's Tacos & Tequila Bar
62. Floridian Restaurant
63. Bombay Darbar Indian Restaurant
64. Askaneli Premium Georgian and International Restaurant
65. Raw Brewing Company
66. The Fitz Bar & Lounge
67. Wells Coffee Tarpon River
68. Tarpon River Brewing
69. Thats a Wrap Sandwich Co
70. Luigi's Coal Oven Pizza
71. Hoffman's Chocolates
72. Pan'e Dolci Italian Bakery
73. Wild Sea Las Olas
74. Red Door Asian Bistro & Hibachi
75. Einstein Bros. Bagels
76. Coyo Taco
77. SALT7
78. Rooftop @1WLO
79. Bodega Taqueria y Tequila
80. Velvet Taco
81. Tin Roof
82. Wawa
83. Aldi
84. Checkers
85. Office Depot
86. Winn Dixie
87. Dunkin'
88. Arby's
89. Wendy's
90. Cyclebar
91. European Wax Center
92. PNC
93. The Fresh Market
94. FedEx Office
95. Brightline
96. McDonald's
97. McDonald's
98. CVS Pharmacy
99. Regions
100. Publix
101. Publix
102. Publix
103. Sunglass Hut
104. Yeti
- Warby Parker
105. Tommy Bahama
106. Starbucks
107. NSU Art Museum - Ft Lauderdale
108. The Wharf - Ft Lauderdale
109. Legacy
110. Aroma360°
- J. McLaughlin
- Envy
- Robinson's Jewelers
- Lilly Pulitzer
- Romero Britto
111. Fleming's Prime Steakhouse & Wine Bar
112. Rice Mediterranean Kitchen
113. Rumble Boxing
114. Yoga Joint



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To learn more about this retail opportunity, please contact:

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