



FORT LAUDERDALE, FLORIDA

Southport Shopping Center

1303 - 1471 SE 17th Street, Fort Lauderdale, Florida 33316

LAT: 26.101481 | **LONG:** -80.129809

GLA: 146,953 SQ. FT

TRAFFIC COUNTS: 43,500 DAILY



Prime Retail Location

- ▶ On SE 17th St, east of US-1
- ▶ Minutes from Downtown Fort Lauderdale
- ▶ High visibility near major coastal corridor

Area Demographics

- ▶ 260,000+ residents within 5 miles
- ▶ 206,000+ daytime population
- ▶ \$176K Average Household Income (1-mile)

Anchor Tenant

- ▶ Anchored by Ross Dress for Less and Dollar Tree

Tenant Mix

- ▶ Mix of national & local tenants
- ▶ Strong restaurant operators include Kelly's Landing Seafood Restaurant, Panera Bread, Ethos Greek Bistro, Finster Murphy, Living Green Café and Zona Fresca.
- ▶ Diverse offerings for locals & tourists

NOW LEASING!

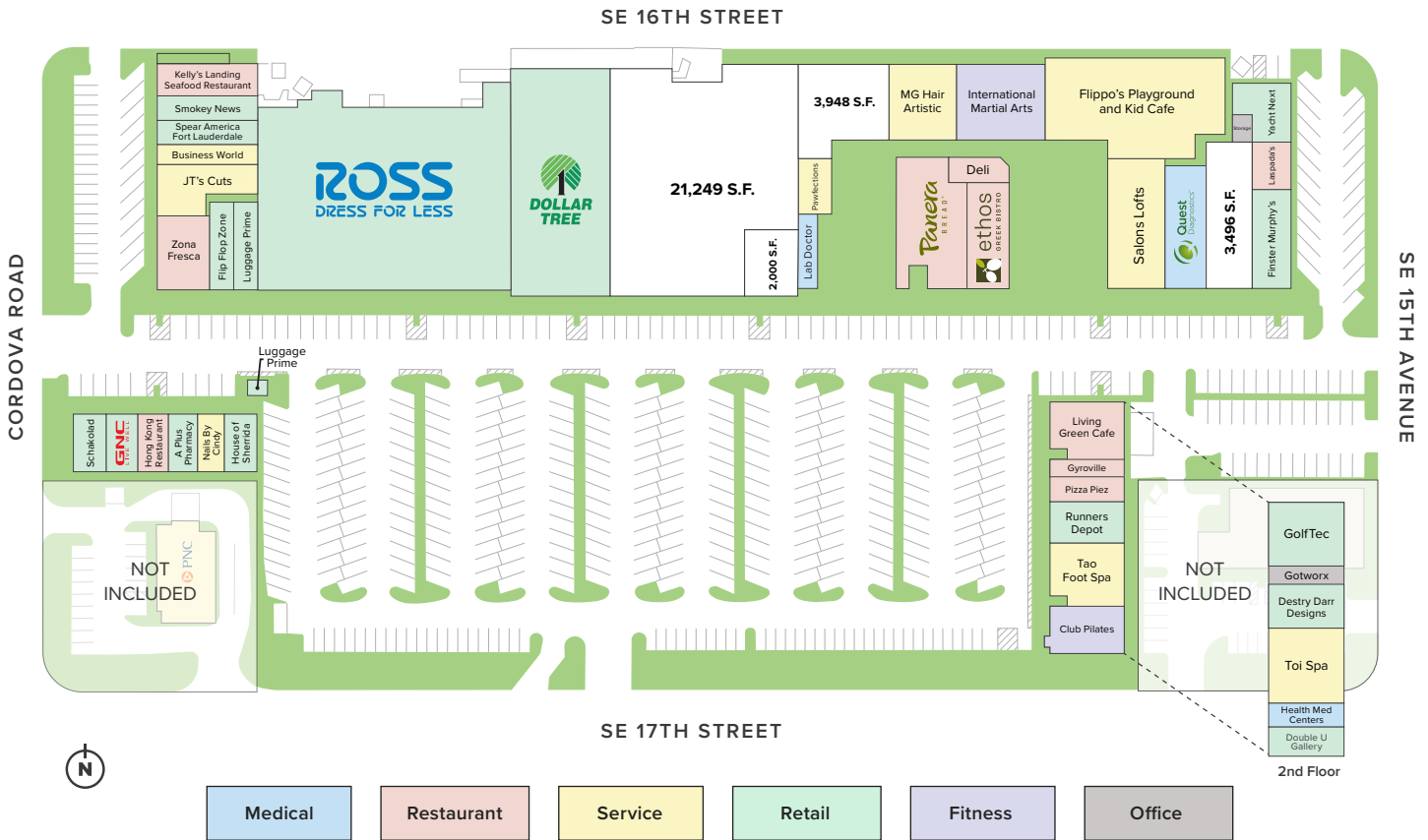


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SOUTHPORT SHOPPING CENTER

Fort Lauderdale, FL



National & Regional Key Tenants

ROSS
DRESS FOR LESS

ethos
GREEK BISTRO

Paranera
BREAD

DOLLAR
TREE

Quest
Diagnostics

LASPADAS
ORIGINAL HORCHES

Residential Growth

- ▶ Located near dense urban neighborhoods
- ▶ Continued growth in downtown Fort Lauderdale
- ▶ Strong demand from affluent coastal residents

Area Traffic Drivers

- ▶ Near Port Everglades & cruise terminals
- ▶ Close to Fort Lauderdale Beach & hotels
- ▶ Surrounded by tourism, office & residential uses

2025 Demographics

	1-Mile	3-Mile	5-Mile
Population	11,104	108,919	260,925
Households	5,717	53,613	115,343
Average HH Income	\$176K	\$161K	\$140K
Median Age	46	43	42
Daytime Employment	22,004	114,811	206,407
Traffic Counts	43,500 Cars Daily		



For leasing information and availability contact:

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NOW LEASING!

WOOLBRIGHT DEVELOPMENT, INC.

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