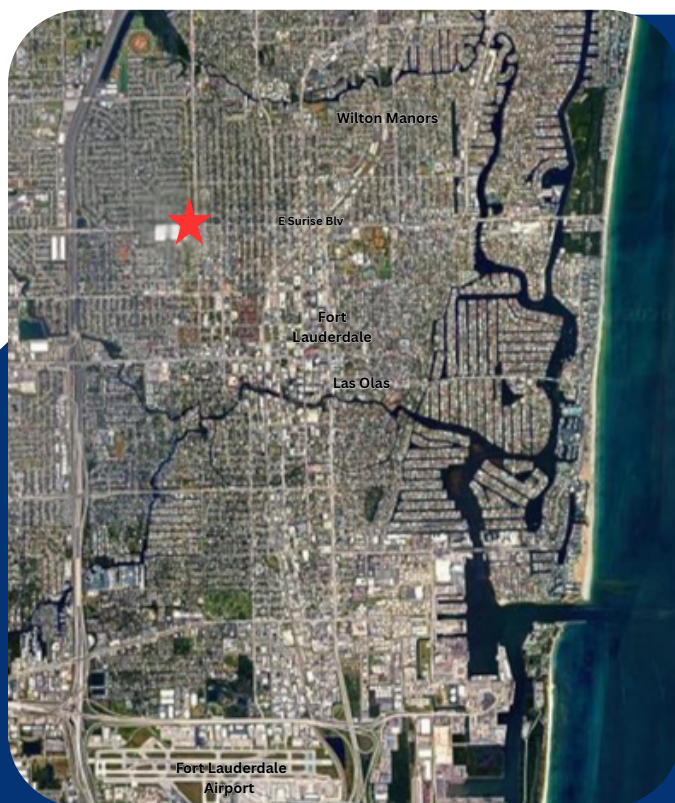




# RETAIL SPACE FOR LEASE

945 W SUNRISE BLVD, FORT LAUDERDALE, FL 33311

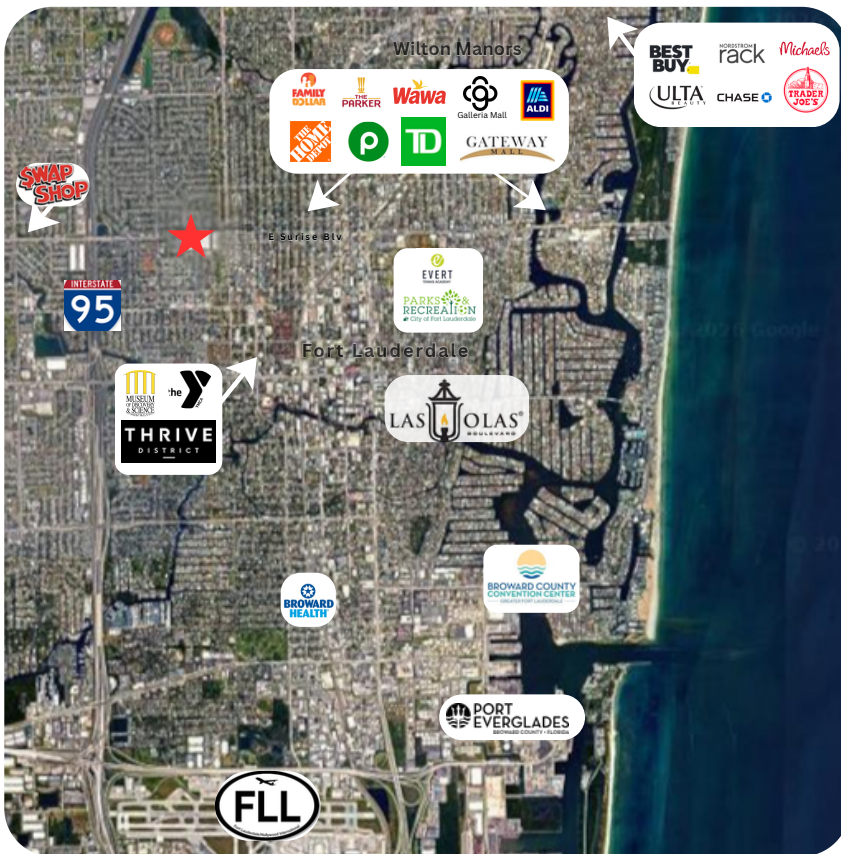
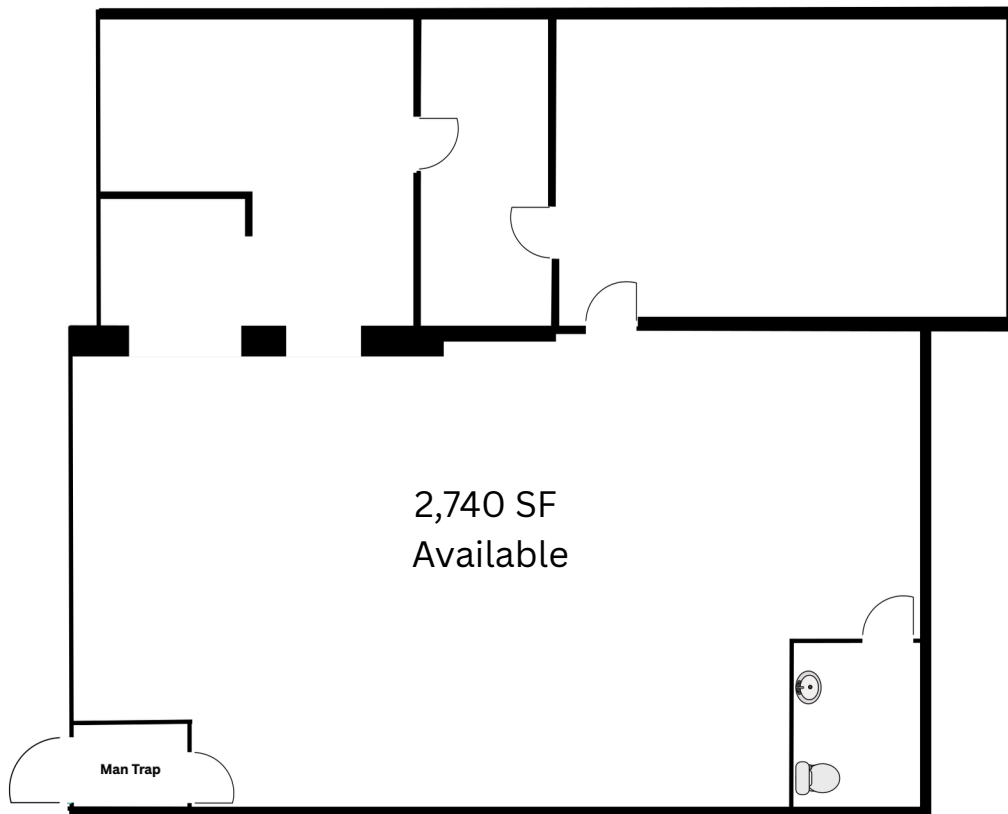
\$30/SF  
NNN



945 W. Sunrise Blvd offers a high-impact commercial opportunity positioned at the heart of a thriving Fort Lauderdale corridor. Your business will benefit from unmatched exposure to over 58,000 vehicles daily and the built-in consumer traffic of an established trade area anchored by major national retailers.

Beyond its prime visibility at a signalized intersection, the property is designed for operational efficiency. Featuring superior access with dedicated turn lanes and close proximity to I-95, ensuring effortless logistics for your team and convenience for your clients.

Whether you're looking to tap into the vibrant energy of nearby Downtown and Las Olas, or capitalize on a versatile layout that offers the flexibility to adapt the space to your specific business model, this location serves as the ultimate gateway for your brand to anchor itself in a high-growth, high-demand coastal market.



4 MILES TO THE BEACH  
 LESS THAN 1 MILE TO I-95  
 2 MILES TO LAS OLAS  
 9 MILES TO FLL AIRPORT  
 178,000 POPULATION  
 \$82,000 AVG HH INCOME  
 58,000+ TRAFFIC COUNT

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