

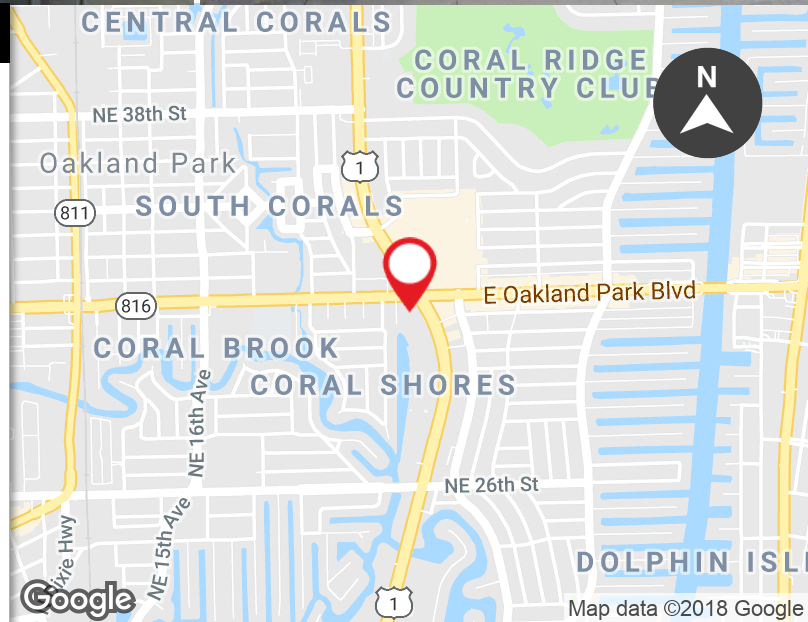
FOR SALE

3045 N FEDERAL HIGHWAY UNIT #5
FORT LAUDERDALE, FL 33306



PROPERTY FEATURES:

- Why rent when you can buy for less?
- Turn key space, perfect for accounting, real estate or other professional office.
- Window office condo
- High traffic area
- New roof, flooring, and HVAC
- Partially furnishes
- Private bathroom in unit
- Abundant parking



FOR MORE INFORMATION PLEASE CONTACT:

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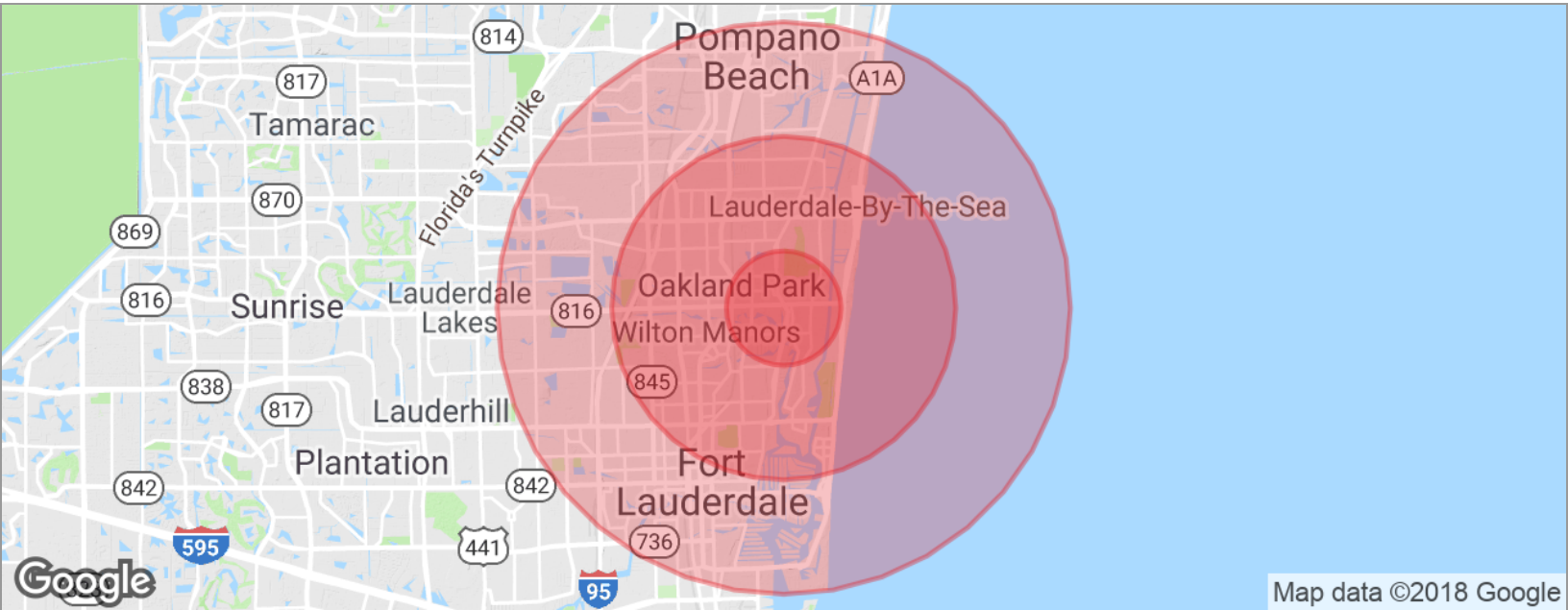
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DEMOGRAPHICS

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 13,183 | 113,689 | 243,791 |
| Median age | 49.2 | 44.5 | 41.7 |
| Median age (male) | 48.2 | 44.4 | 41.6 |
| Median age (Female) | 49.7 | 44.1 | 41.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 6,750 | 54,323 | 110,283 |
| # of persons per HH | 2.0 | 2.1 | 2.2 |
| Average HH income | \$93,248 | \$77,690 | \$72,936 |
| Average house value | \$428,991 | \$387,396 | \$379,950 |

* Demographic data derived from 2010 US Census

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