

CROWN CENTER RETAIL

Fort Lauderdale



1475 W. Cypress Creek Road Fort Lauderdale, FL 33309 | For Lease

Jaime Sturgis | NativeRE.com | 954.595.2999



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Native Realty is excited to announce the new Crown Center Plaza, a state of the art, 1st generation retail center in Fort Lauderdale. The site is strategically located in Uptown Fort Lauderdale, and is surrounded by 8 million +/- sq. feet of office. The area has a high concentration of office tenants, including technology, government, and aviation industries.

The site is strategically located just off the intersection of Cypress Creek Road (49,000 ADT) and Interstate-95 (225,000 ADT) and benefits from direct exposure and easy accessibility from both major thoroughfares. In addition to a large office population, the site is surrounded by several universities and directly across from the popular Fort Lauderdale Executive Airport (FXE), which handles most of the private air travel for the tri-county area.

With limited retail options currently available in the Uptown area, restaurants and service-oriented retailers are in high demand. The site will be delivered with high ceilings, open floor plans, hurricane resistant windows, and strong signage opportunities. The high ceilings coupled with large glass features create ample natural light and visibility to consumers. Parking will be provided on-site, free of charge, and is located directly in front of the shops creating a convenient and enjoyable shopping environment for customers.

OVERVIEW

Pricing: \$35/psf (In-Line)

\$40/psf (End-Cap)

Rent Format: NNN (\$8.50/ft est.)

End-Caps: 3,100 sq. feet +

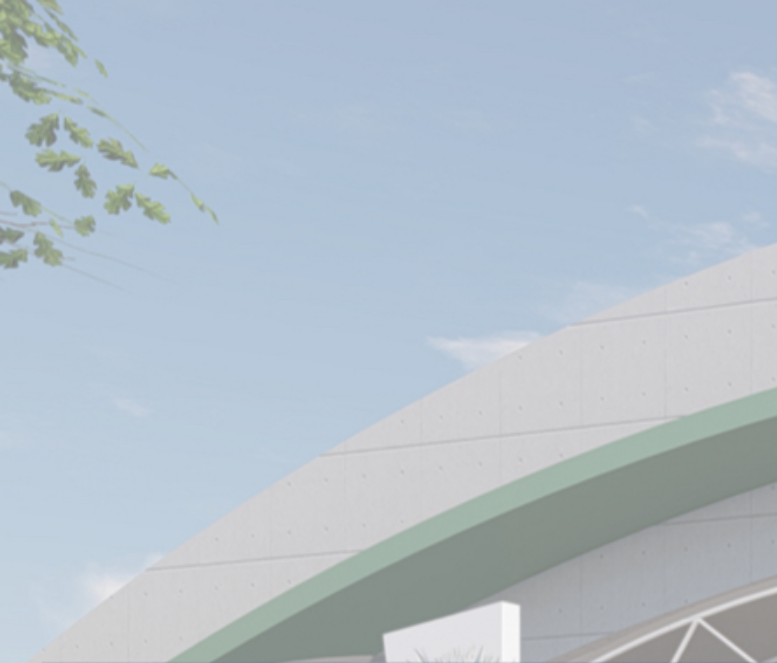
In-Line: 1,200-4,800 sq. feet

Delivery: QTR. 2 of 2020



Overview | 1475 W Cypress Creek Road Fort lauderdale, FL

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Rendering | 1475 W Cypress Creek Road Fort lauderdale, FL

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Population
431,493 in 5 miles



Employees
232,895 in 5 miles

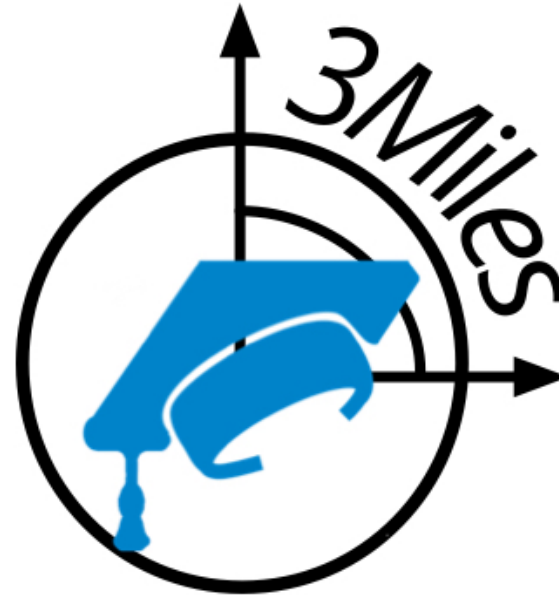
Average Household

Income
67,380



160,000 Annual Aircraft at FXE

8 Million Sq.
Feet of Office



7 Universities



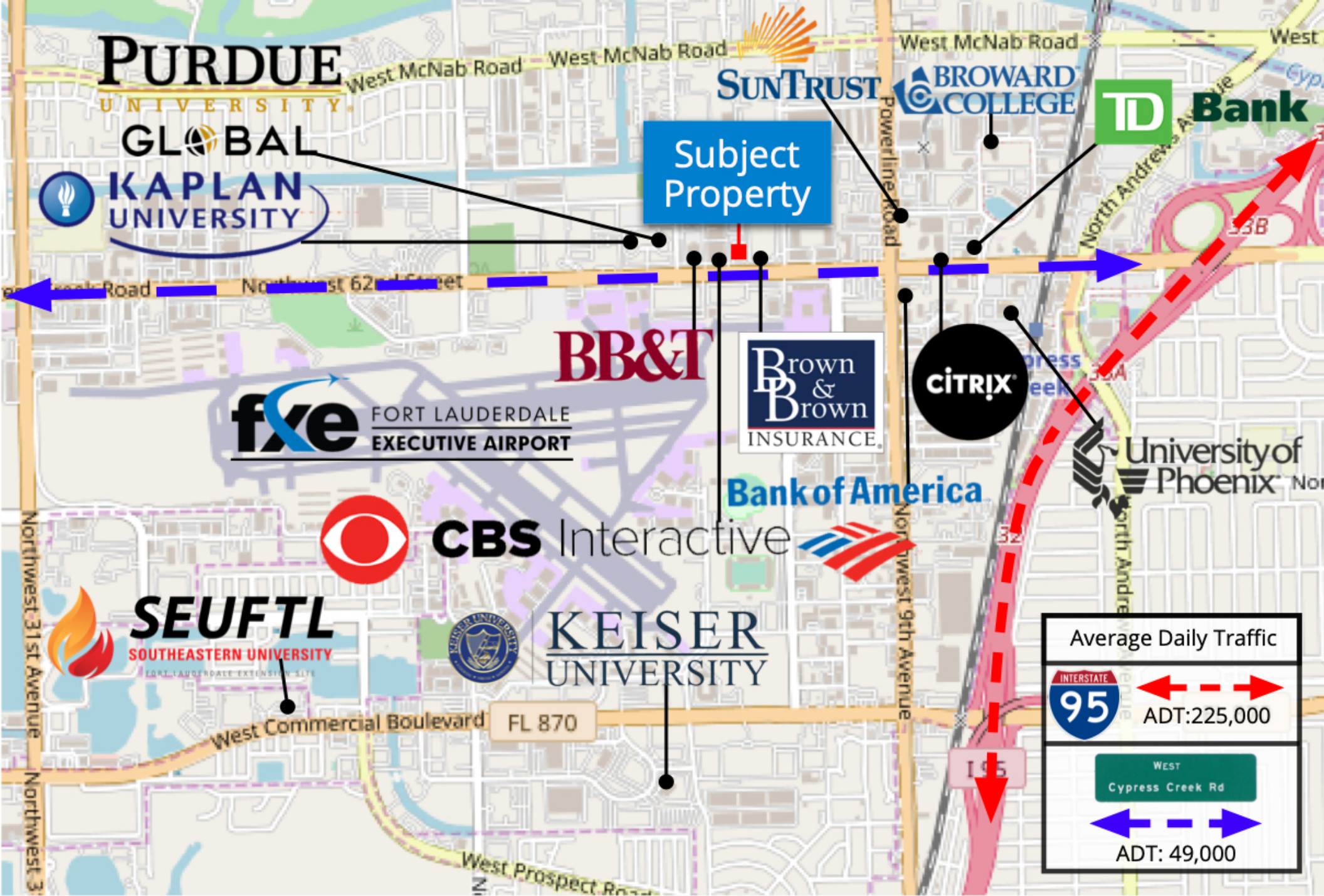
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Site Plan | 1475 W Cypress Creek Road Fort lauderdale, FL

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An aerial photograph of a coastal city, likely Miami, showing modern high-rise buildings, a sandy beach, and turquoise ocean water. The word 'NATIVE' is written in large, white, outlined letters across the top, and 'REALTY' is written in smaller, white, outlined letters below it.

NATIVE

REALTY

Jaime Sturgis
NativeRE.com
954.595.2999
Info@NativeRE.com