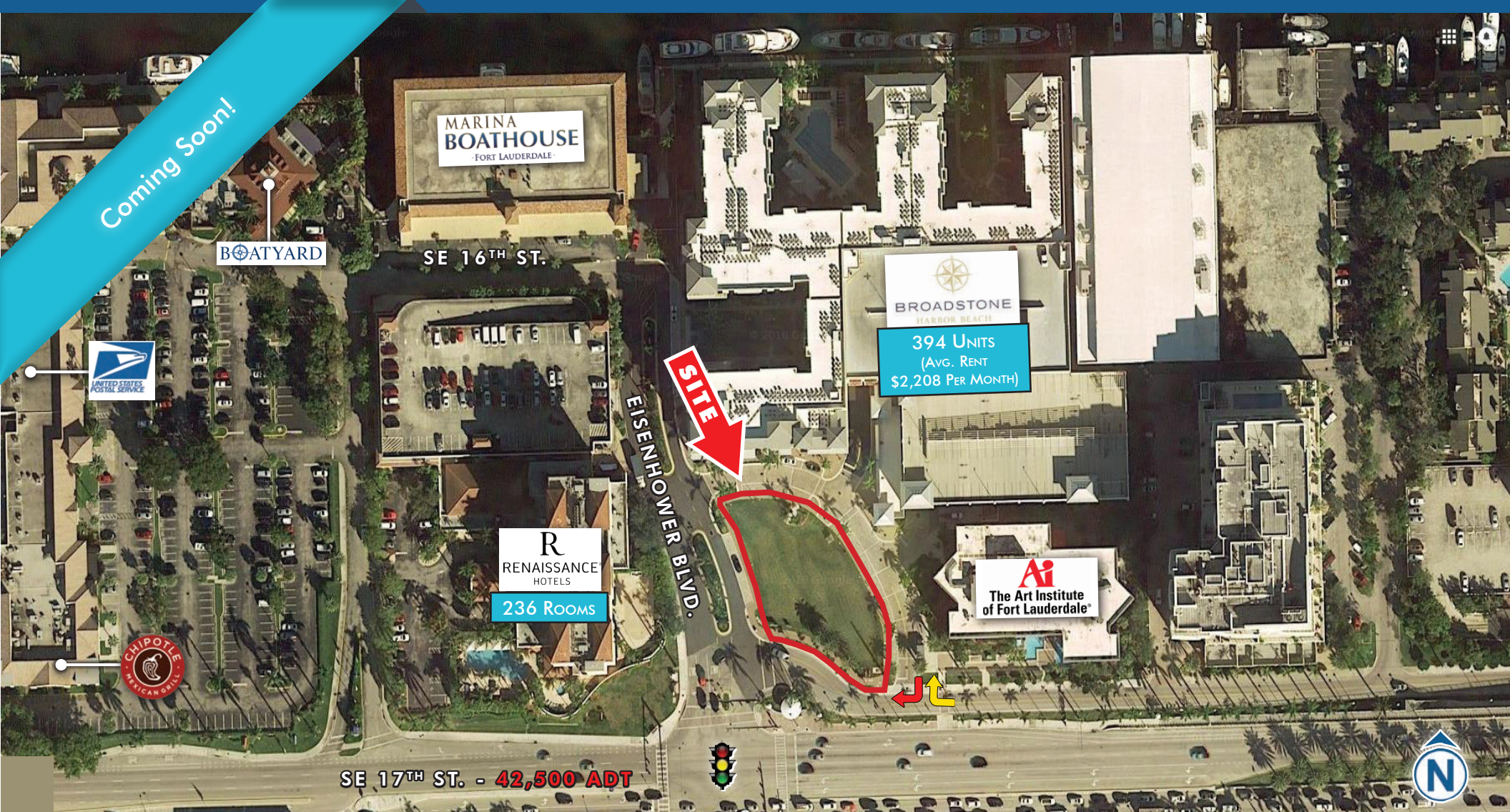


±4,683 SF SINGLE OR MULTI-TENANT RETAIL BUILDING

1717 SE 17TH STREET | FT. LAUDERDALE, FL

Coming Soon!



SE 17TH ST. - 42,500 ADT

ERIC SPRITZ

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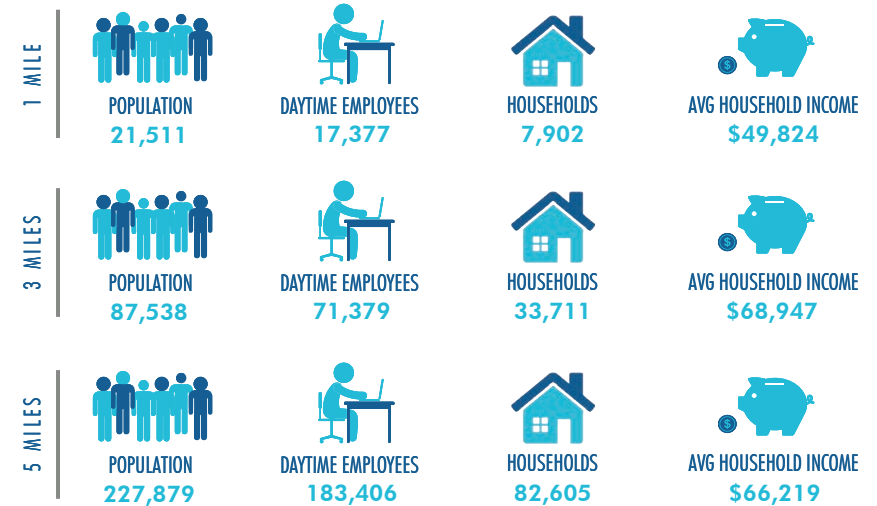
(561) 869-4351

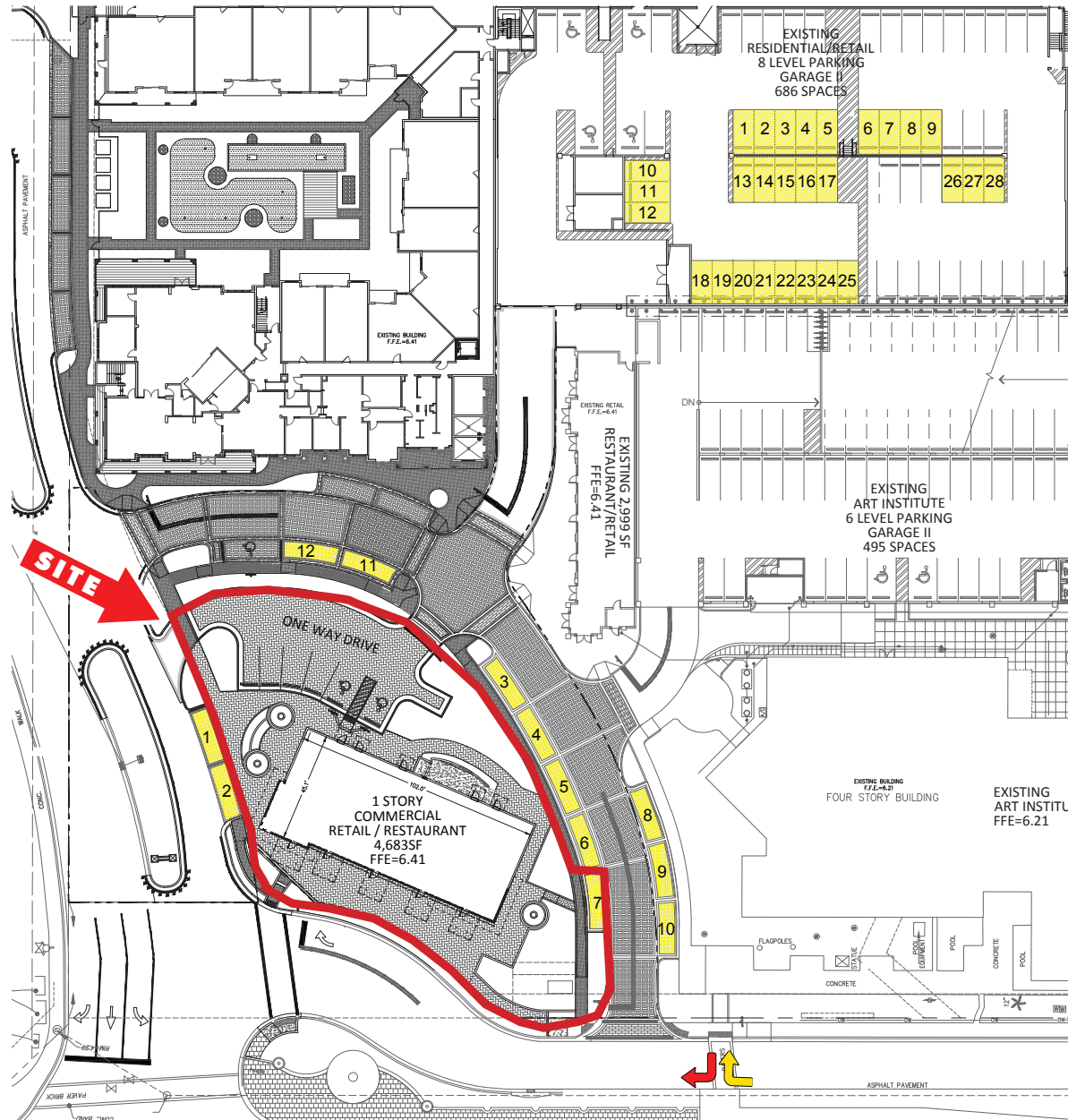
KATZ & ASSOCIATES

HIGHLIGHTS

- ±4,683 SF single or multi-tenant retail building, coming soon!
- Located in the heart of Ft. Lauderdale's dense 17th Street corridor
- Walking distance to Broward County Convention Center and Port Everglades
- Six figure average household income within 3 miles
- Large daytime population and night time population within 3 miles
- Dedicated parking on-site and in adjacent parking garage; parking ratio of 1:100
- Broadstone Harbor Beach average rental unit at \$2,208 per month
- Minutes to Ft. Lauderdale Beach, Las Olas Boulevard, Ft. Lauderdale International Airport and major roadways
- Convention Center expansion will add an additional 525,000+ SF of meeting space and an upscale 800 room headquarters hotel
- The iconic Pier 66 is undergoing a significant renovation by Tavistock Development Company
- Port Everglades has approximately 3,738,252 cruise ship passengers annually

DEMOGRAPHICS



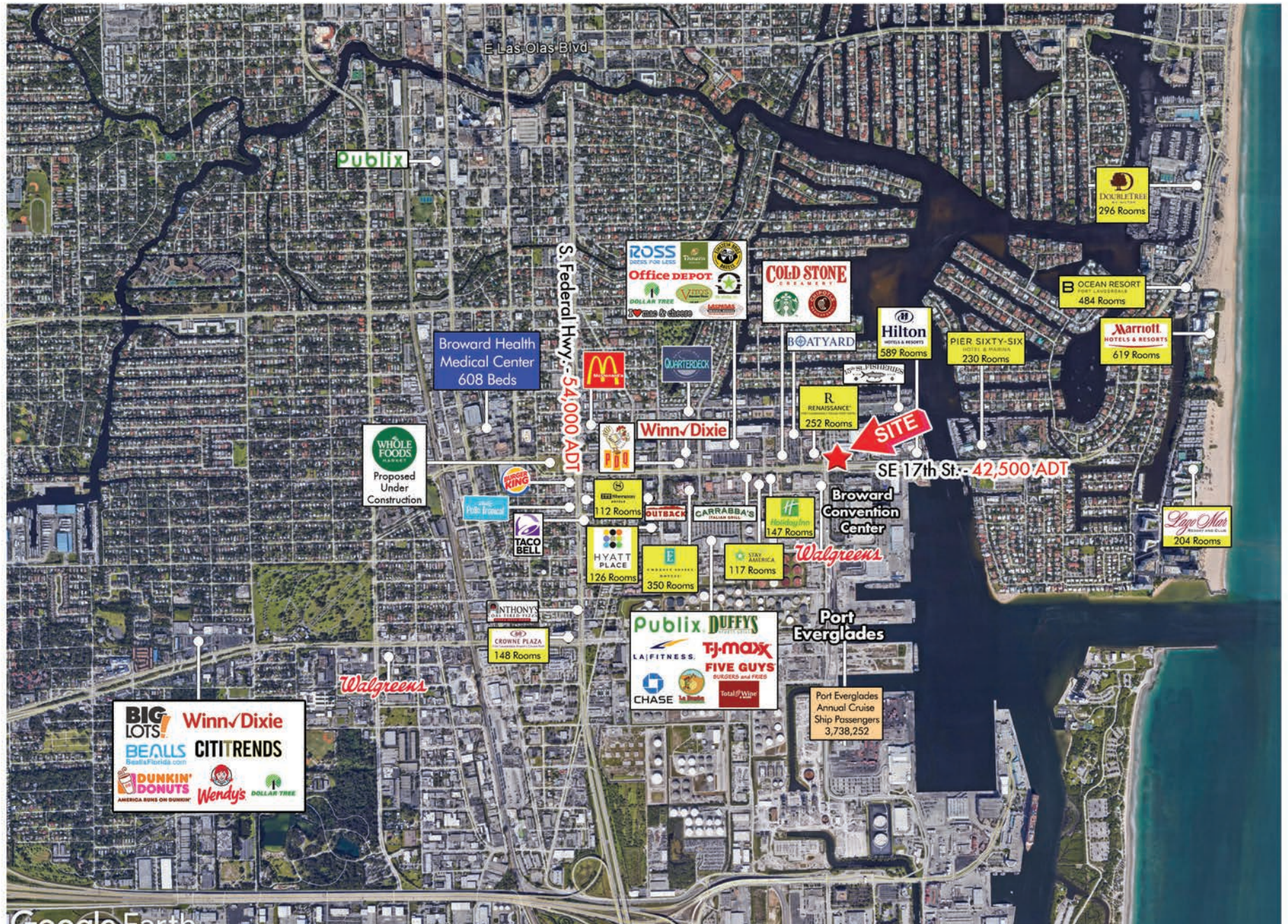


PARKING LEGEND	
On-Site	6 Spaces
Perimeter Parallel	12 Spaces
Ground Floor Garage	28 Spaces
TOTAL EXCLUSIVE	46 Spaces

SE 17TH ST. - 42,500 ADT



KATZ & ASSOCIATES



AERIAL | TRADE

**1717 SE 17TH STREET
FT. LAUDERDALE, FL**