

The Gallery at Beach Place



Beachfront Retail/Restaurant Opportunity!

17 S. Ft. Lauderdale Beach Blvd.
Fort Lauderdale, FL 33316

LOCATION

NWC of S.Ft. Lauderdale Beach Blvd. &
Cortez St.

TOTAL SQ. FT

95,769 SF

TRAFFIC COUNTS

+ 15,000 vpd on A1A
+ 14,500 vpd on Seabreeze Blvd



RASCAL FLATTS

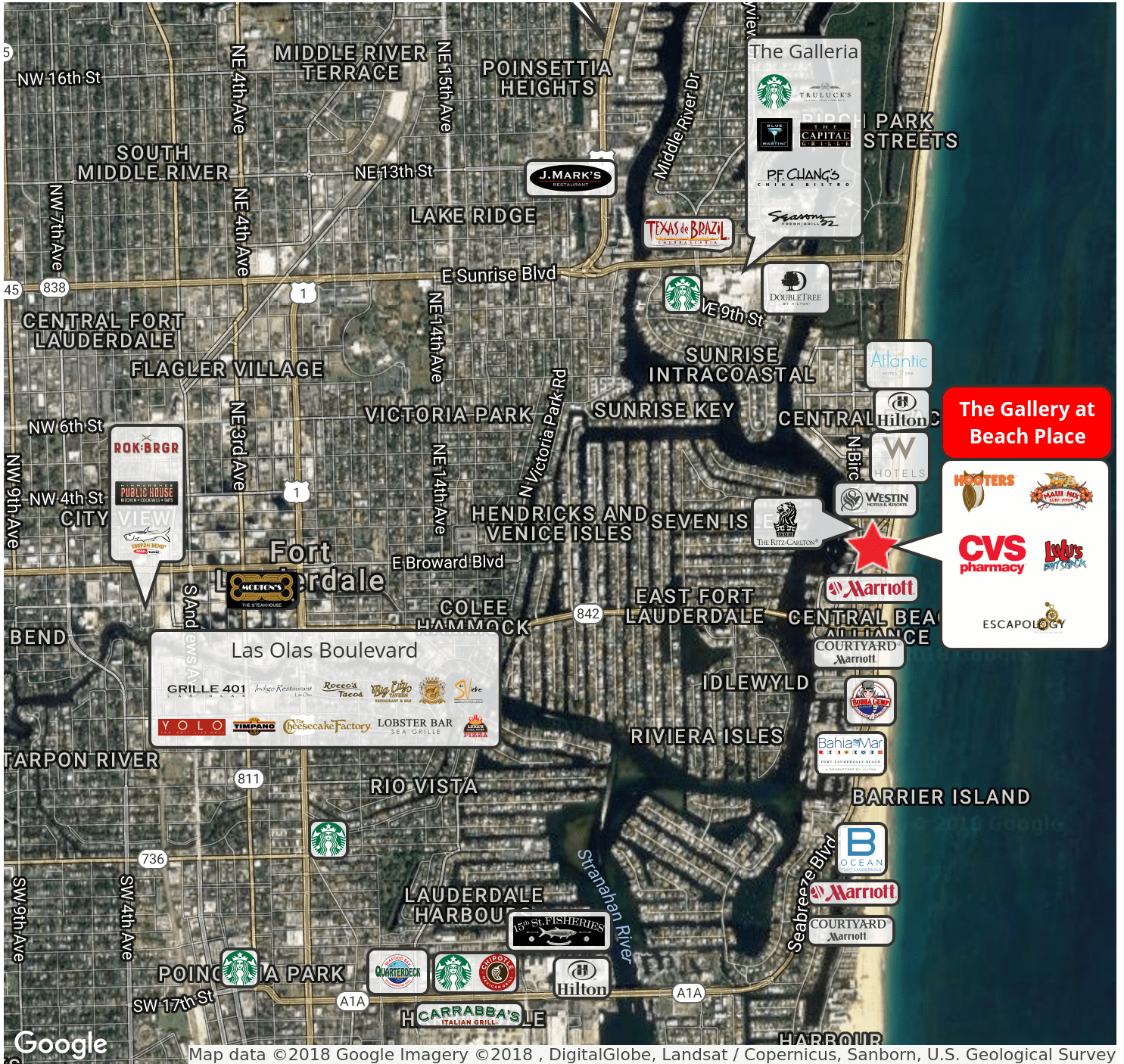


FEATURES

- 95,769 sq. ft. property on Fort Lauderdale Beach Boulevard that enjoys some of the most breathtaking beach views in South Florida
- Undergoing a major renovation that will feature new flooring, furniture, awnings and common area restrooms
- Property is being repositioned as a 365 day live-work-play lifestyle center, to include high-quality eateries, office space, health and fitness, and entertainment

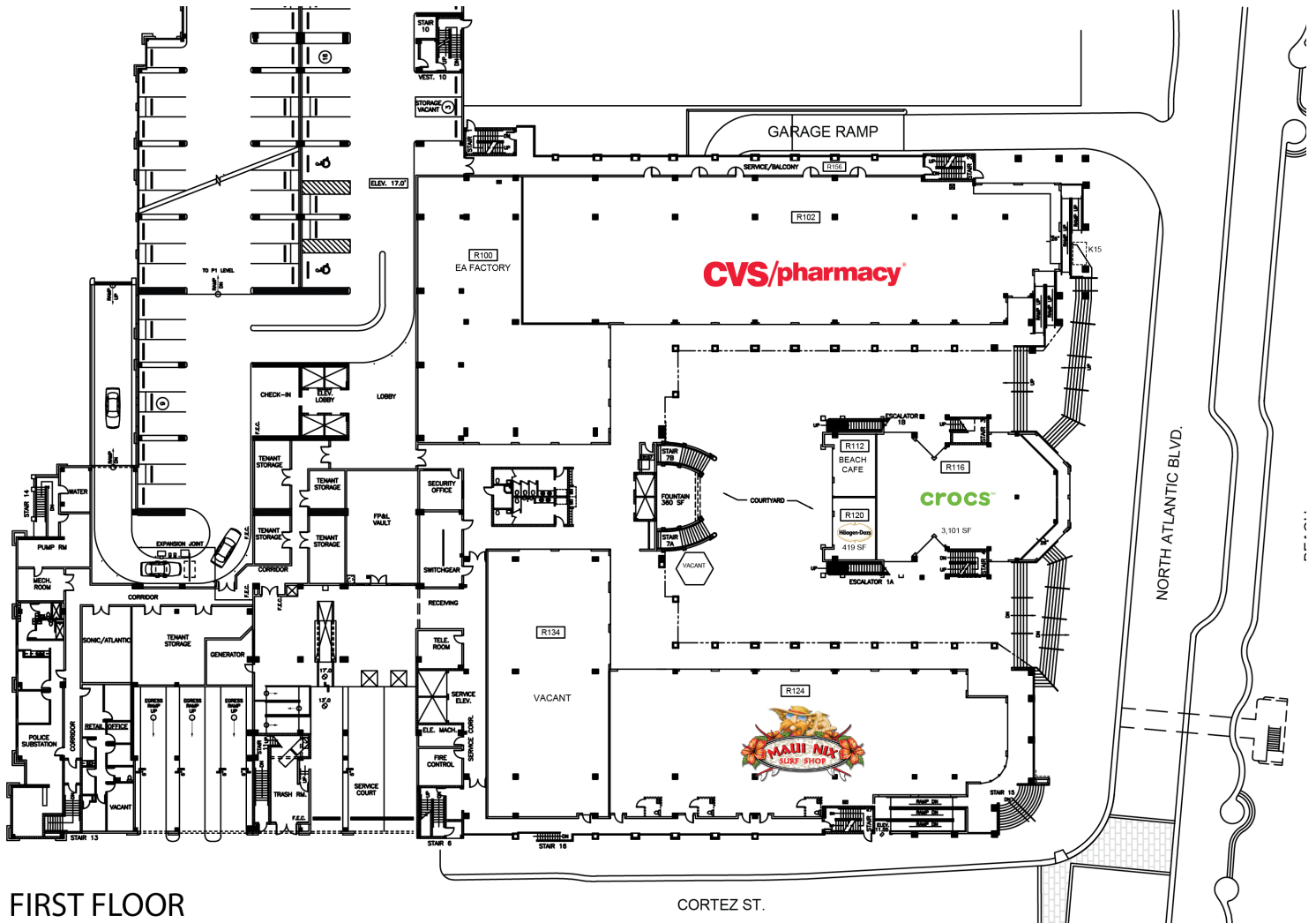
Area Retailers

The Gallery at Beach Place



Site Plan

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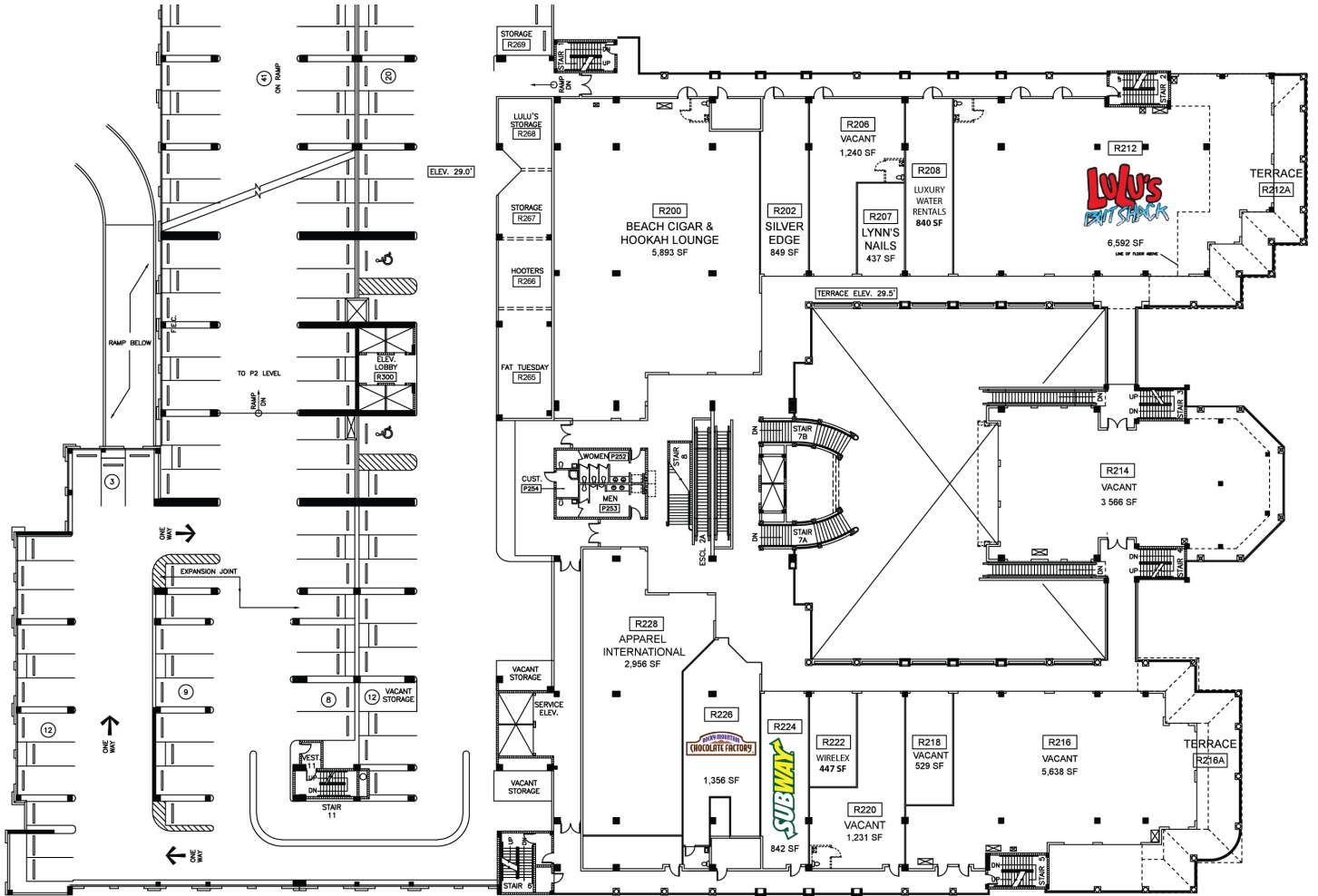


FIRST FLOOR

R100	Waves	5,136 SF	R206	AVAILABLE	1,240 SF	R224	Subway	842 SF
R102	CVS Pharmacy	11,000 SF	R207	Lynn Nails	437 SF	R226	Rocky Mountain Chocolate	1,356 SF
R112	Beach Cafe	419 SF	R208	Water Rentals	840 SF	R228	AVAILABLE	2,956 SF
R126	Crocs	3,101 SF	R212	Lulu's Bait Shack	6,592 SF	R300	Escapology	7,070 SF
R120	Haagen Dazs	419 SF	R214	AVAILABLE	3,566 SF	R302	Rascal Flatts "Future"	7,214 SF
R124	Maui Nix	7,617 SF	R216	AVAILABLE	5,638 SF	R304	Hooters	3,426 SF
R134	AVAILABLE	4,917 SF	R218	AVAILABLE	529 SF	R310	Crystal Ballroom "Future"	12,634 SF
R200	Beach Cigar & Hookah	5,893 SF	R220	AVAILABLE	1,231 SF			
R202	Silver Edge	849 SF	R222	Wirelex	447 SF			

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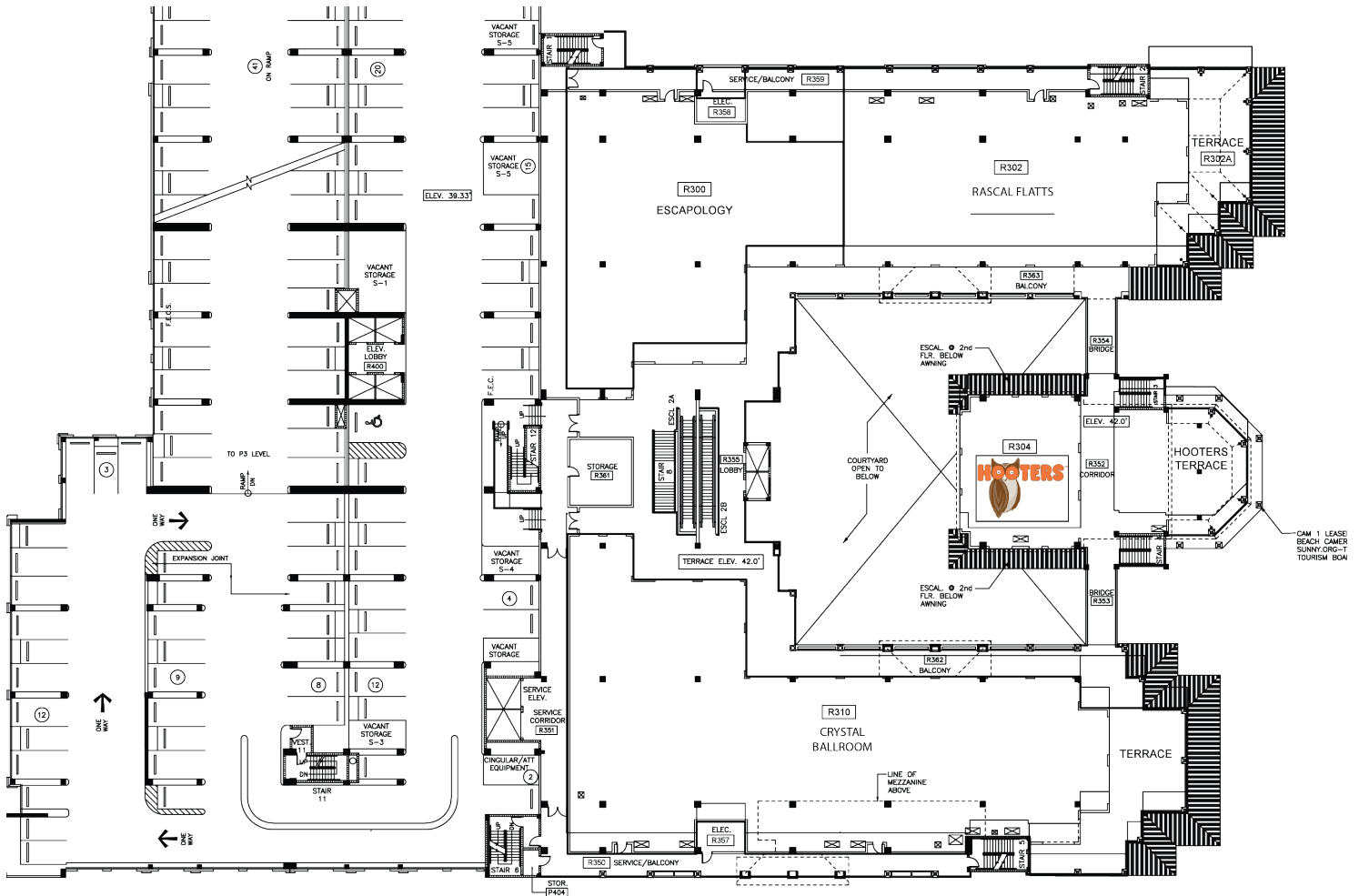


SECOND FLOOR

R100	Waves	5,136 SF	R206	AVAILABLE	1,240 SF	R224	Subway	842 SF
R102	CVS Pharmacy	11,000 SF	R207	Lynn Nails	437 SF	R226	Rocky Mountain Chocolate	1,356 SF
R112	Beach Cafe	419 SF	R208	Water Rentals	840 SF	R228	AVAILABLE	2,956 SF
R126	Crocs	3,101 SF	R212	Lulu's Bait Shack	6,592 SF	R300	Escapology	7,070 SF
R120	Haagen Dazs	419 SF	R214	AVAILABLE	3,566 SF	R302	Rascal Flatts "Future"	7,214 SF
R124	Maui Nix	7,617 SF	R216	AVAILABLE	5,638 SF	R304	Hooters	3,426 SF
R134	AVAILABLE	4,917 SF	R218	AVAILABLE	529 SF	R310	Crystal Ballroom "Future"	12,634 SF
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R202	Silver Edge	849 SF	R222	Wirelex	447 SF			

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THIRD FLOOR

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R216	AVAILABLE	5,638 SF
R218	AVAILABLE	529 SF
R220	AVAILABLE	1,231 SF
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R228	AVAILABLE	2,956 SF
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R304	Hooters	3,426 SF
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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,681	69,382	184,727
Median age	54	42.7	41.6
Total households	3,755	35,617	84,059
Average HH income	\$143,357	\$107,445	\$86,594



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