FOR LEASE

Beautiful Shopping Center on Highly Desirable Federal Highway

Property Description:
Lifestyle shopping center, anchored by a prototype upscale Winn Dixie and featuring pavered walkways, deep hangovers, and indoor and outdoor seating in booming Fort Lauderdale.

Highlights:
- Co-Tenants: Winn Dixie, Winn Dixie Liquor, Shuck N Dive Restaurant Jamba Juice, Sip Java Cafe, The Poke House, Christina Wan's Chinese, Victoria Park Animal Hospital, Anthony's Pronto Italian, Accelerate Bank & more.
- Additional street parking available soon
- Many nearby public transportation options
- Pedestrian- and bike-friendly area

Location:
- Located in Fort Lauderdale, Florida (Broward County)
- Minutes from Downtown Fort Lauderdale
- Close proximity to I-95 and 595 Expressway
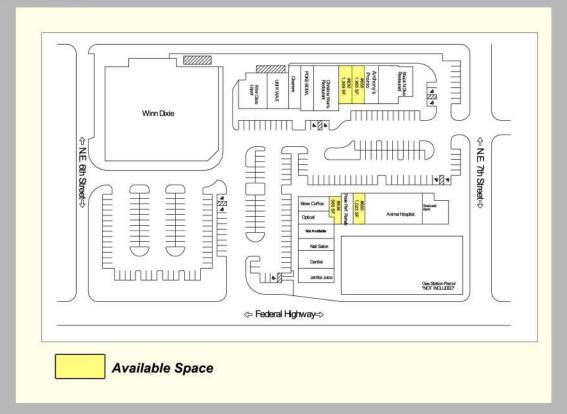- High Traffic area catering to Victoria Park, Flagler Village Residents and Downtown traffic

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SITE PLAN

Winn Dixie Liquor · UNI K WAX · Cleaners · POKE BOWL · Winn Dixie · Christina Wan's Restaurant · Anthony's Pronto · Shuck N Dive Restaurant

#630 1,389 SF · **#658** 1,965 SF

Brew Coffee · Optical · Not Available · Nail Salon · Dentist · Jamba Juice · **#636** 589 SF · **#660** 1,023 SF · Peek Perf Rentals · Animal Hospital · Seacoast Bank · Gas Station Parcel "NOT INCLUDED"

N.E. 6th Street · N.E. 7th Street · Federal Highway

☐ **Available Space**

Busy Shopping Center on Highly Desirable Federal Highway

Total Rental Square Footage: 63,246 SF

Available Space:

Unit #	Size	Space Description
630	1,389 sf	Former Real Estate Office
636	589 sf	Perfect for Take-Away Cafe
658	1,965 sf	Perfect for Retail or Restaurant
660	1,023 sf	Perfect for Hair Salon or Barbershop

(3,354 SF Contiguous Space Available)

Daily Traffic Counts: 42,500 (Credit: FDOT 2018 Florida Traffic Online)

Walk Score: 90 Points | "Walker's Paradise" Rating
Daily errands do not require a car.

(Credit: www.walkscore.com 2019)

Victoria Park Shoppes

Call Today!
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