

500 BROWARD

FINANCIAL CENTRE

Prime Retail / Restaurant For Lease

500 E Broward Blvd, Fort Lauderdale, FL 33394



Strong economic growth in Downtown Fort Lauderdale continues to drive demand, supported by a growing residential base, a dense daytime population, and one of South Florida's most active business districts.



3-Mile Demographics

147,718

Estimated
Population

202,632

Daytime
Population

42.9

Median
Age

71,341

Estimated
Households

\$137,984

Average
Household
Income

14,019

Total
Businesses

Nearby Retailers



LOUIE BOSSI'S
RISTORANTE • BAR • PIZZERIA

MOXIES

[solidcore]

YOLO

Skinnyy Louie

COYOTACO

E41

BARRY'S

lealnutrition



REGIONS

AMAL



PROPERTY
OVERVIEW

500
BROWARD
FINANCIAL CENTRE



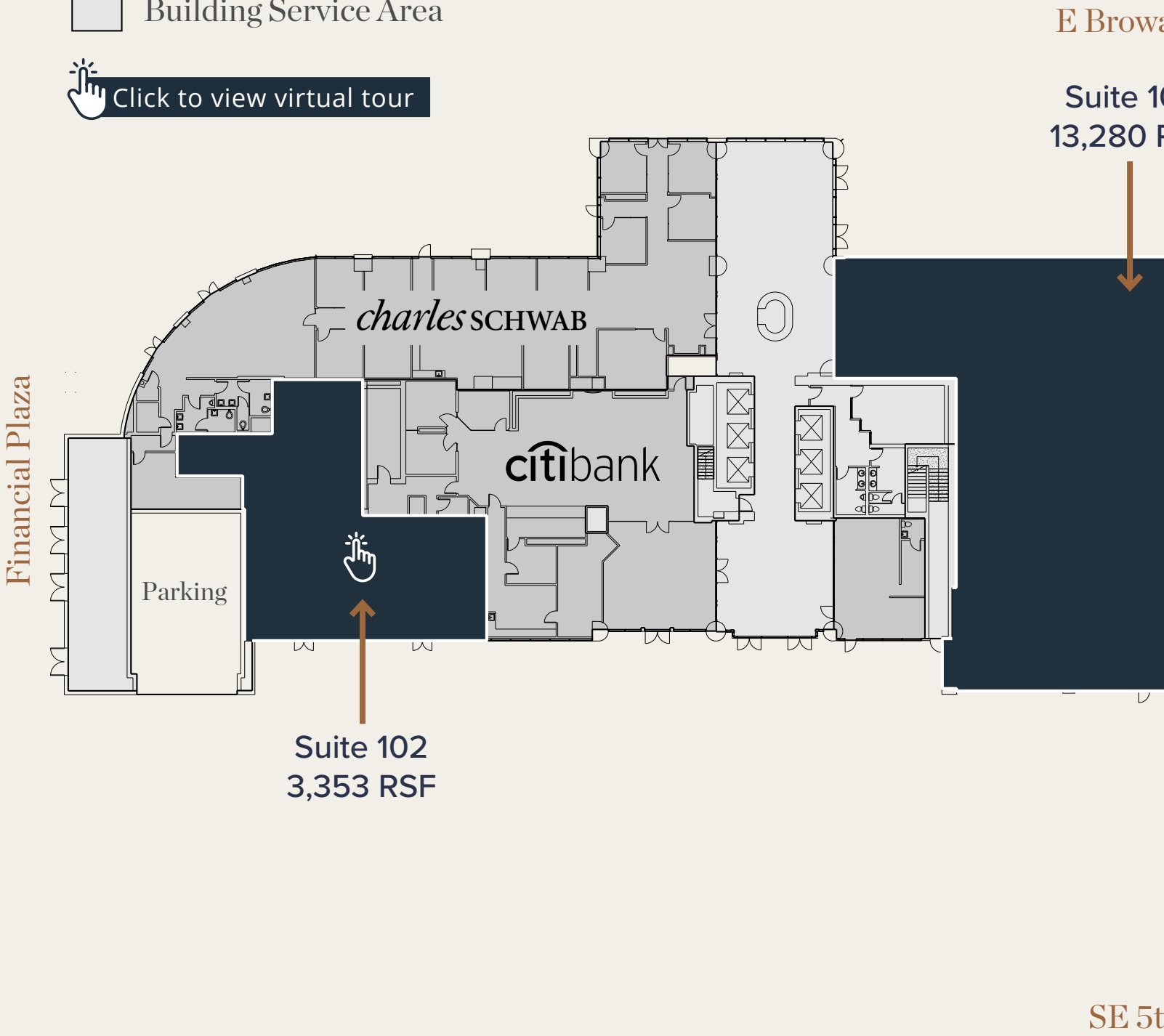


- + **Retail and restaurant spaces**
at the base of 500 E Broward, located at the Gateway to Las Olas
- + **Class A Office Tower** in the heart of Downtown Fort Lauderdale - *24-story, 325,000 SF of office space*
- + **Undergoing \$5M+ exterior renovation**
upgrading storefronts, landscaping, expansive sidewalks, and more
- + Walking distance to Barry's Bootcamp, Solidcore, Starbucks, YOLO, Lobster Bar & Grille, Del Frisco's, Coyo Taco, Crema Gourmet, Carmela Coffee, Ideal Nutrition, and more
- + Co-tenants include Charles Schwab, Citi Bank, Morton's Steakhouse, and ProMD

Site Plan

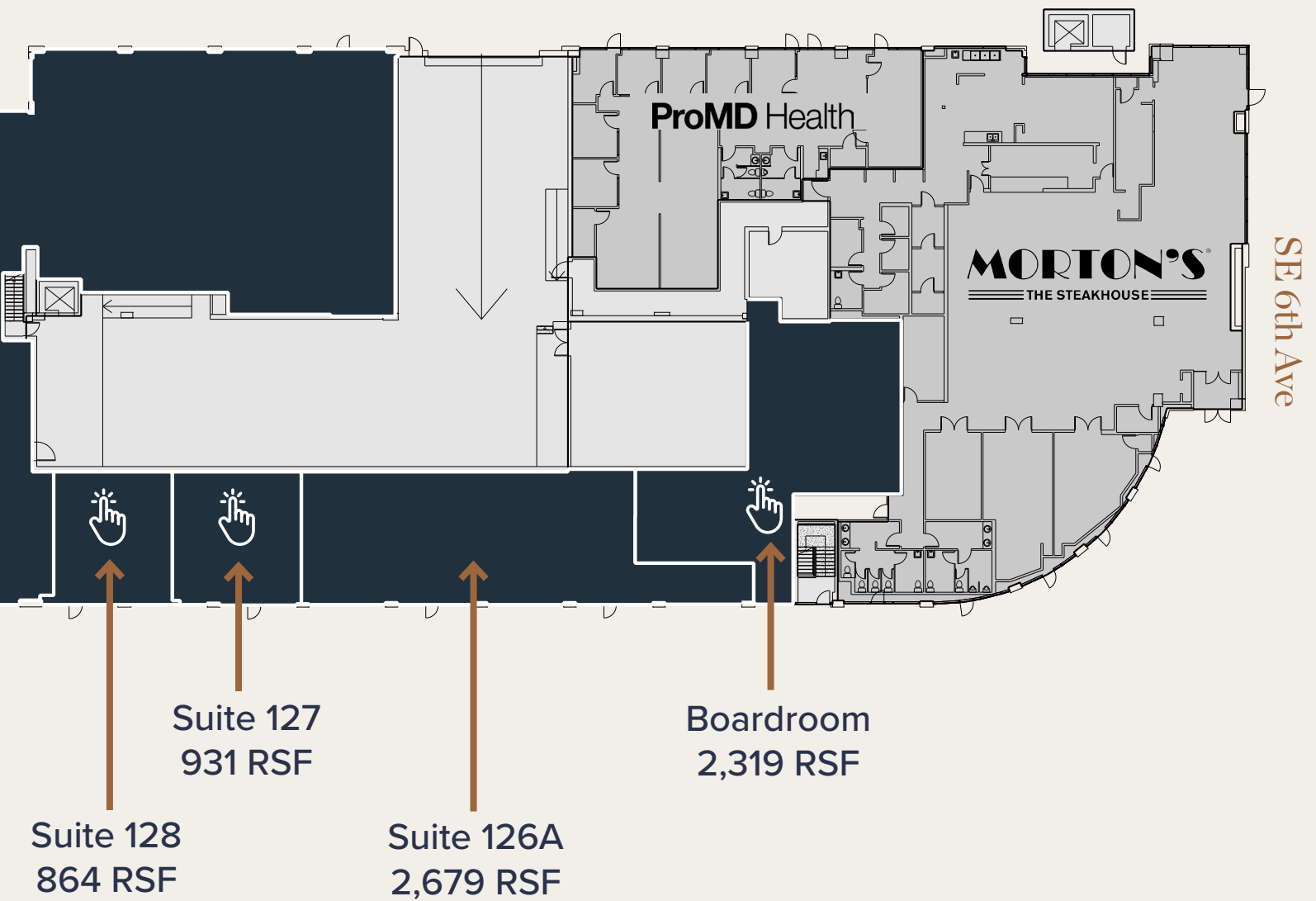
- Available Retail
- Leased
- Building Service Area

 Click to view virtual tour



ard Blvd

05
RSF

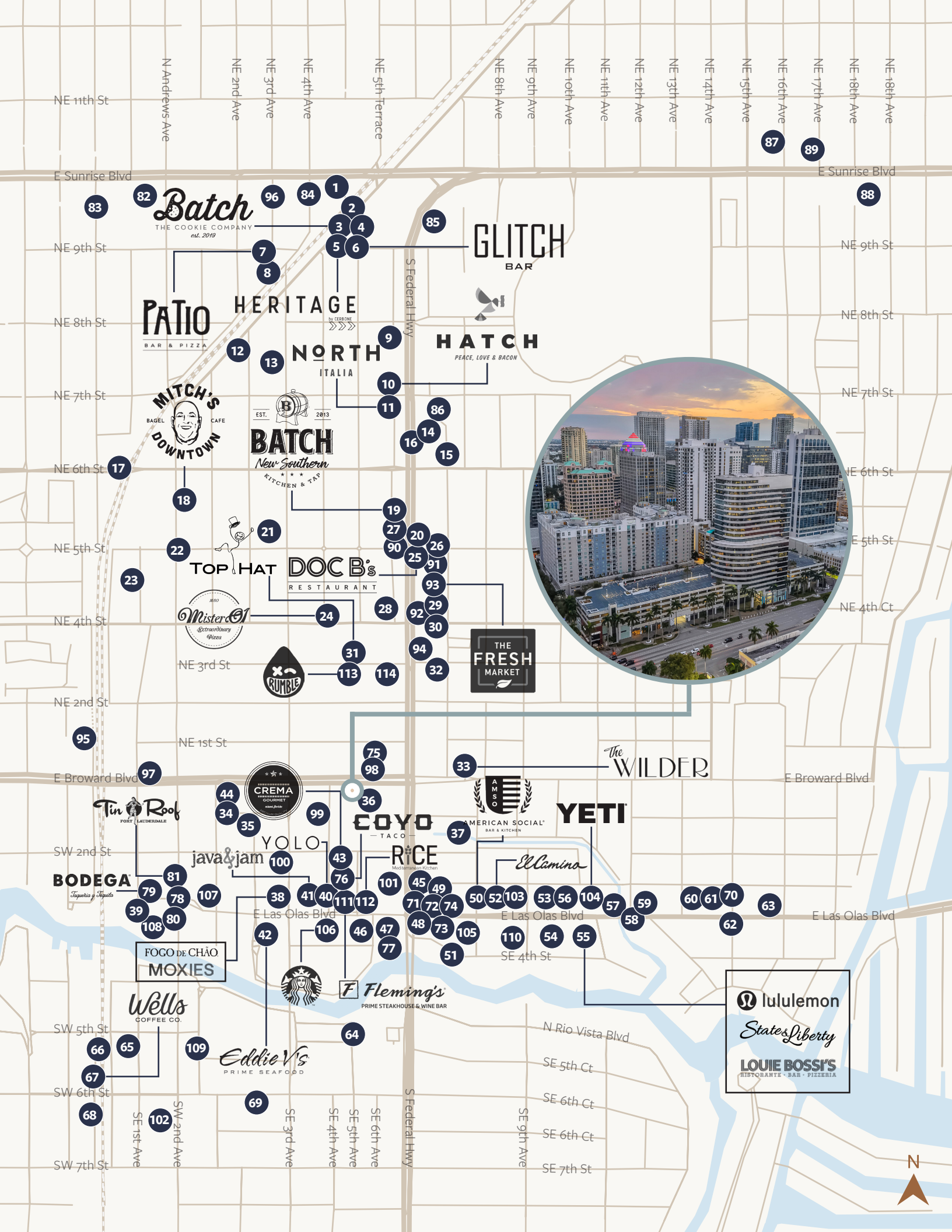


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Points of Interest

1. Mona's
2. JB&C Juice Bar & Cafe
3. Batch, The Cookie Company
4. Blueprint Cookies
5. Heritage
6. Glitch Bar
7. Patio Bar & Pizza
8. Good Luck Cat Cafe
9. The Whole Enchilada Fresh Mexican Grill
10. Hatch
11. North Italia
12. Wells Coffee - Flagler Village
13. Circle House Coffee
14. Sip Java Co.
15. Shuck N Dive
16. Jersey Mike's Subs
17. Sistrunk Marketplace & Brewery
18. Mitch's Downtown Bagel Cafe
19. Batch New Southern Kitchen and Tap: Ft Lauderdale
20. Tacocraft Taqueria & Tequila Bar
21. 511 Bar & Lounge
22. Livia Bar and Grill
23. Laudy Bar - Craft Kitchen & Cocktails
24. Mister O1 Pizza - Ft Lauderdale
25. Doc B's Restaurant
26. Foxy Brown
27. Colada Cuban Cafe - Ft Lauderdale
28. Rhythm & Vine
29. Vale Healthy Kitchen
30. Temple Street Eatery
31. Top Hat Deli
32. Suan Thai and Japanese Restaurant
33. The Wilder
34. Sarpino's Pizzeria - Ft Lauderdale
35. Ichimora
36. Morton's The Steakhouse
37. Café Bastille Ft Lauderdale
38. Fogo de Chao Brazilian Steakhouse
39. Moxies
40. Pura Vida Miami
41. YOLO Restaurant
42. Java & Jam
43. Eddie V's Prime Seafood
44. Crema Gourmet Ft Lauderdale
45. La Corte Cafe
46. Elba Las Olas
47. Lobster Bar Sea Grille
48. IT! Italy Ristorante & Cafe & Bar
49. The Cheesecake Factory
50. Big City Tavern
51. American Social
52. Boathouse At The Riverside
53. El Camino Ft Lauderdale
54. Vinos on Las Olas
55. Caffe Europa
56. Louie Bossi's Ristorante Bar Pizzeria State & Liberty Lululemon
57. Ann's Florist and Coffee Bar
58. Luigis Tuscan Grill
59. Casa Sensei
60. PLANTA Queen
61. Baires Grill - Las Olas
62. Rocco's Tacos & Tequila Bar
63. Floridian Restaurant
64. Bombay Darbar Indian Restaurant
65. Askaneli Premium Georgian and International Restaurant
66. Raw Brewing Company
67. The Fitz Bar & Lounge
68. Wells Coffee Tarpon River
69. Tarpon River Brewing
70. Thats a Wrap Sandwich Co
71. Luigi's Coal Oven Pizza
72. Hoffman's Chocolates
73. Pan'e Dolci Italian Bakery
74. Wild Sea Las Olas
75. Red Door Asian Bistro & Hibachi
76. Einstein Bros. Bagels
77. Coyo Taco
78. SALT7
79. Rooftop @1WLO
80. Bodega Taqueria y Tequila
81. Velvet Taco
82. Tin Roof
83. Wawa
84. Aldi
85. Checkers
86. Office Depot
87. Winn Dixie
88. Dunkin'
89. Arby's
90. Wendy's
91. Cyclebar
92. European Wax Center
93. PNC
94. The Fresh Market
95. FedEx Office
96. Brightline
97. McDonald's
98. McDonald's
99. CVS Pharmacy
100. Regions
101. Publix
102. Publix
103. Sunglass Hut
104. Yeti Warby Parker
105. Tommy Bahama
106. Starbucks
107. NSU Art Museum - Ft Lauderdale
108. The Wharf - Ft Lauderdale
109. Legacy
110. Aroma360° J.McLaughlin Envy Robinson's Jewelers Lilly Pulitzer Romero Britto
111. Fleming's Prime Steakhouse & Wine Bar
112. Rice Mediterranean Kitchen
113. Rumble Boxing
114. Yoga Joint



Batch
THE COOKIE COMPANY
est. 2019

GLITCH
BAR

PATIO
BAR & PIZZA

HERITAGE
BY CERRONE

HATCH
PEACE, LOVE & BACON

MITCH'S
DOWNTOWN
BAGEL CAFE

BATCH
New Southern
KITCHEN & TAP

TOP HAT

DOC B'S
RESTAURANT

Mister O
Extraordinary Pizzas

RUMBLE

THE FRESH
MARKET

The WILDER

Tin Roof
FOOD & BEVERAGE

CREMA
ESPRESSO & COFFEE

COYO
TACO

AMERICAN SOCIAL
BAR & KITCHEN

YETI

BODEGA
Tiguanos & Tapas

java&jam

YOLO

RICE

El Camino

FOGO DE CHÃO
MOXIES

Wells
COFFEE CO.

Eddie V's
PRIME SEAFOOD

Fleming's
PRIME STEAKHOUSE & WINE BAR

lululemon
States Liberty
LOUIE BOSSI'S
RESTAURANTE - BAR - PIZZERIA

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