

THE GALLERY AT BEACH PLACE

FORT LAUDERDALE, FL



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FEATURES

TOTAL SF	26,738 SF
GROUND FLOOR:	5,142 SF
SECOND FLOOR:	6,912 SF
THIRD FLOOR:	14,684 SF

HIGHLIGHTS

- TYPE: RETAIL
- TOTAL SF: 26,738 SF
- MARKET: FORT LAUDERDALE

ABOUT THIS PROPERTY

UNPARALLELED LOCATION: The Gallery at Beach Place is surrounded by all of the major tourist attractions in Fort Lauderdale, one of the most popular beach cities in southern Florida.

HEAVILY TRAFFICKED SHOPPING DISTRICT: Fort Lauderdale features beautiful beaches, historical landmarks, and numerous arts and entertainment venues. Some of the most popular destinations in the city include Port Everglades, Las Olas Boulevard, Millionaires Row, and the Riverwalk. The Beach Place shopping center is located on the beach, and is regularly frequented by guests of the adjacent Marriott BeachPlace Towers.

EXCELLENT RETAIL OPPORTUNITY: Beach Place is situated directly on Route A1A, the primary thoroughfare along Fort Lauderdale Beach. Traffic counts on Route A1A are approximately 40,000 vehicles per day.

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TOTAL SF	5,142 SF
SPACE R134:	4,917 SF
SPACE B:	225 SF



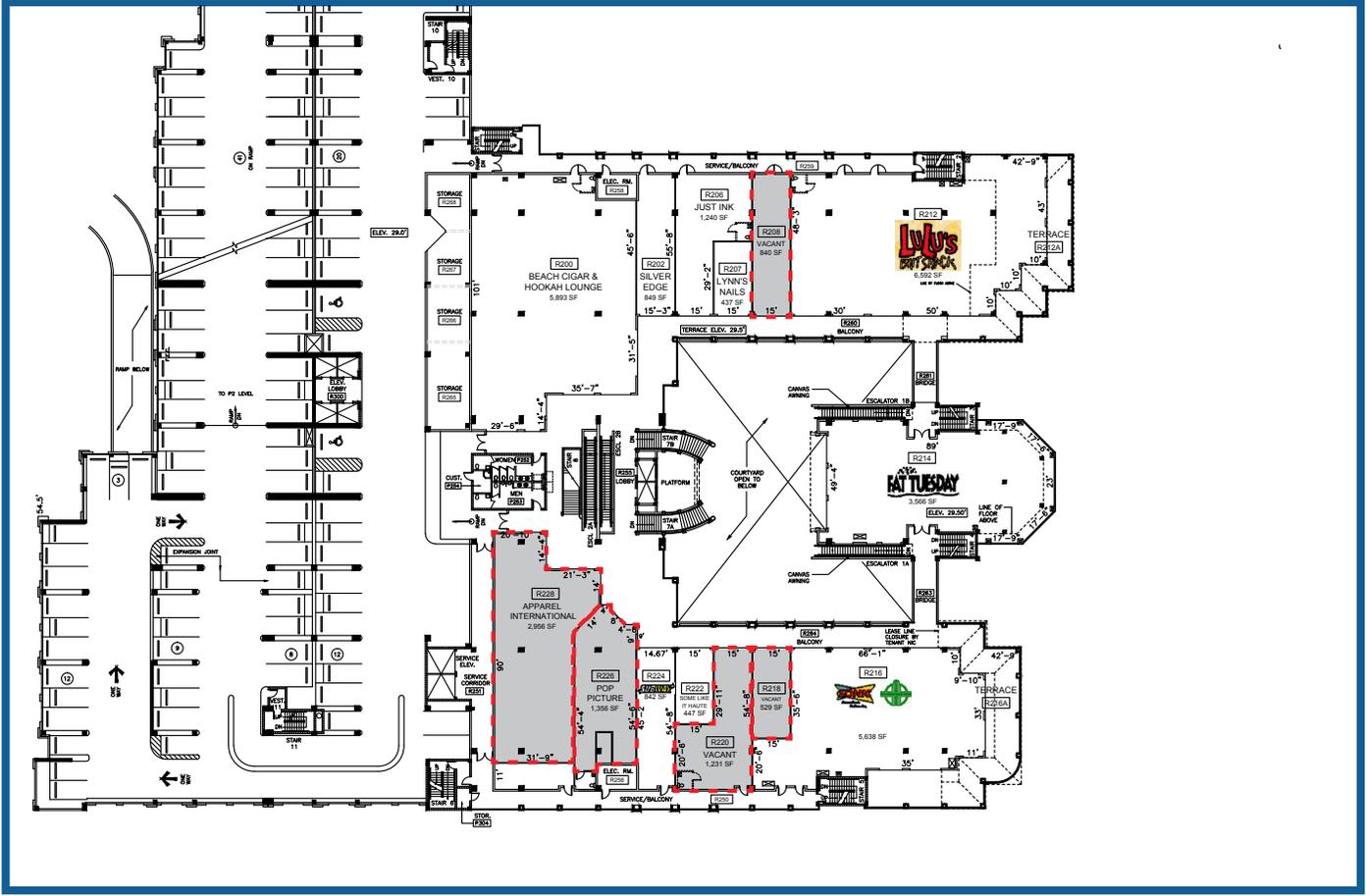
GROUND FLOOR

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TOTAL SF	6,912 SF
SPACE R208:	840 SF
SPACE R218:	529 SF
SPACE R220:	1,231 SF
SPACE R226:	1,356 SF
SPACE R228:	2,956 SF



SECOND FLOOR

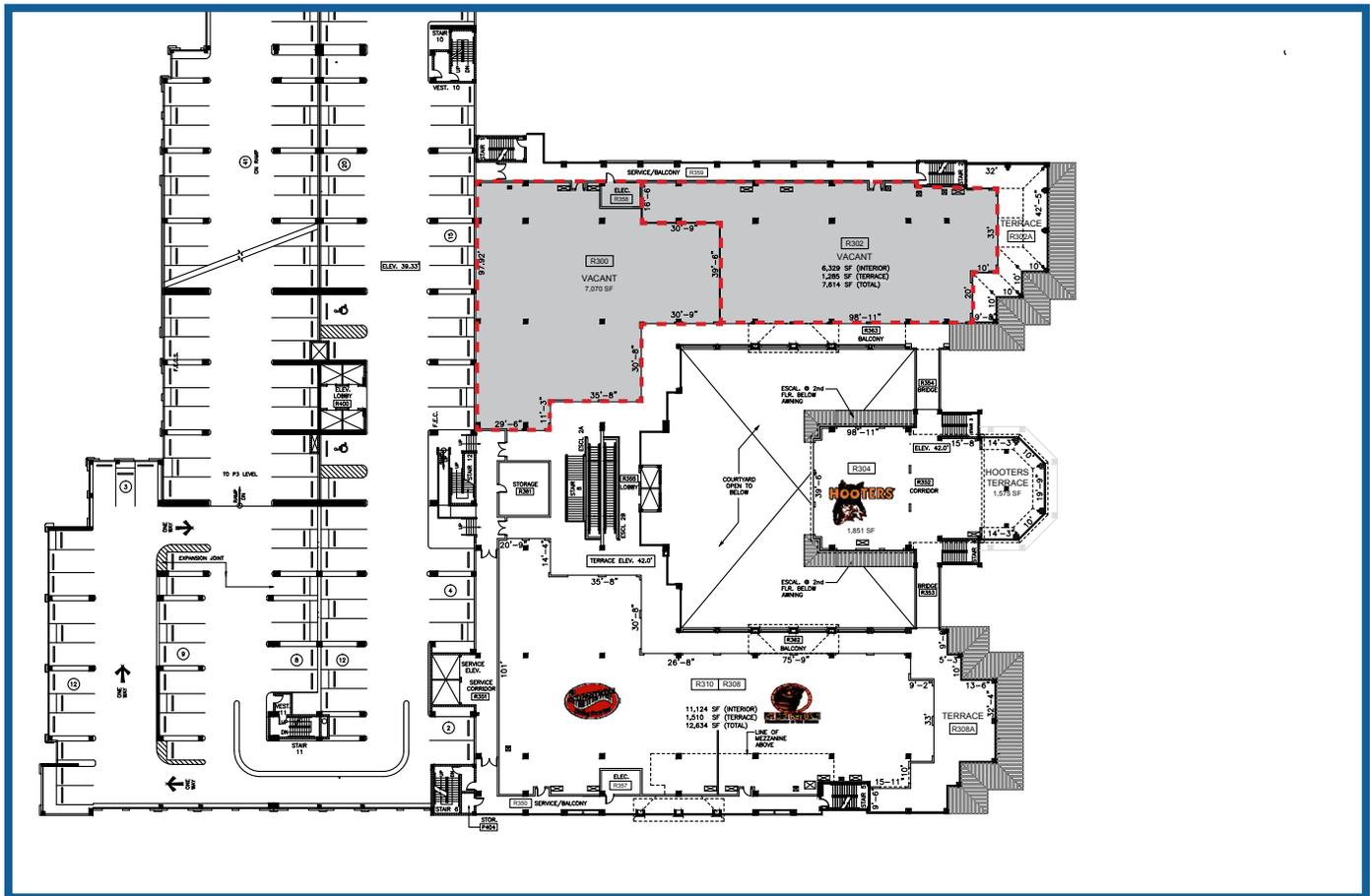
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TOTAL SF	14,684 SF
SPACE R300:	7,070 SF
SPACE R302:	7,614 SF



THIRD FLOOR

Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to error, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.