



KATZ & ASSOCIATES

Former

BORDERS
BOOKS • MUSIC • CAFE

30,000 Sq. Ft. Available
Ft. Lauderdale – Florida

SITE HIGHLIGHTS

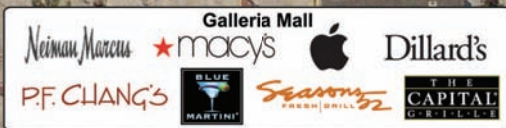
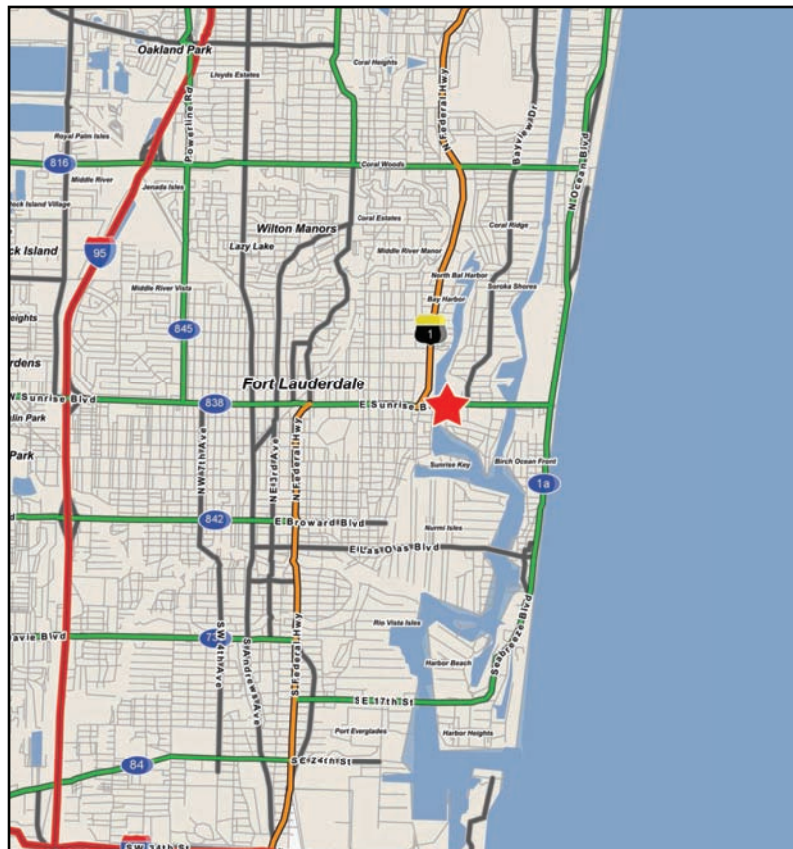
- Signalized Intersection at Sunrise Blvd & Middle River, just East of Federal Highway
- Located directly on the water
- Sunrise Blvd with approximately 35,000 vehicles per day
- Extremely dense market populated with over 240,000 people within 5 miles
- Adjacent to the Galleria Mall including-



P.F. CHANG'S ★ macy's
Dillard's Neiman Marcus

DEMOGRAPHICS

	3 MILES	5 MILES
Population	116,193	240,278
MHHI	\$57,204	\$52,506
Households	51,359	99,997



Another Project With:



CONTACT INFORMATION

DAVID EMIHOVICH

Senior Vice President

Licensed Real Estate Broker

Katz & Associates

2300 Glades Road, Ste 460W

Boca Raton, FL 33431

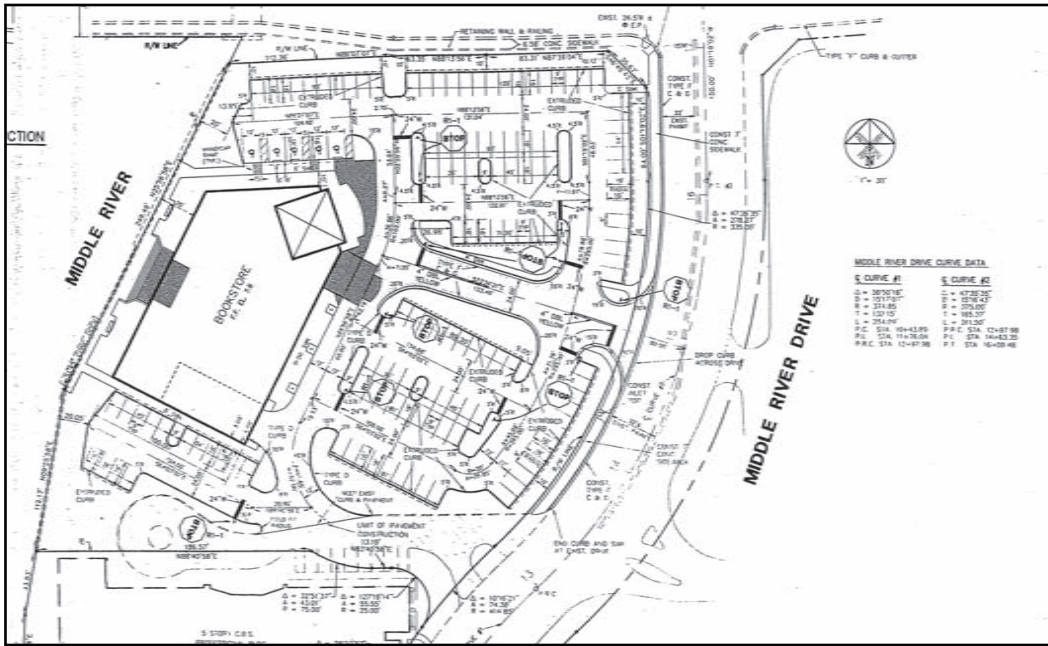
Phone: (561) 361-7232

Email: davidemihovich@dkatz.com

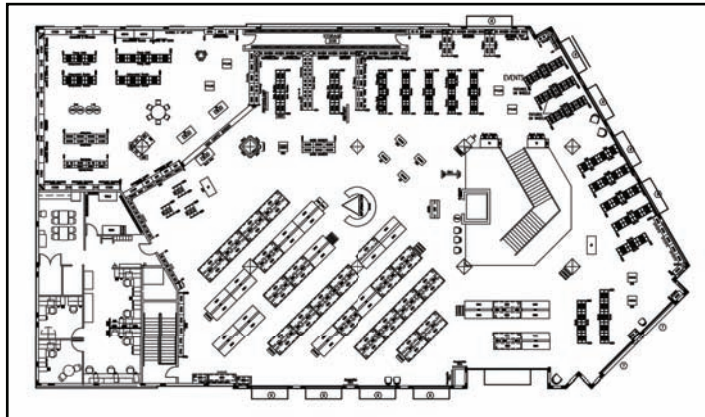
www.katzassociates.com



Ft. Lauderdale, FL



Upper Level:



Lower Level:

