



3359 W Broward Blvd Fort Lauderdale, FL 33312

TRAFFIC COUNTS

W BROWARD BLVD 52,000 CARS PER DAY!!

DEMOGRAPHICS

Population	1 Mile	3 Mile
2020	18,100	156,500
2024	19,000	165,000

- ✓ Counter Reception
- ✓ Private Office
- ✓ Store Front
- ✓ Window Shopping

1,900 ±SQFT  
 \$3,100/Mo  
 +Sales Tax



**JOE PELAYO** / CCIM, SIOR  
 trec@joepelayo.com  
 954.224.8773



**CALL US!**  
**TREC**  
 Total Real Estate Consultants Inc.  
 www.trecfl.com  
 954.341.3294

**GEORGE PELAYO**  
 georgetrec@joepelayo.com  
 954.482.1330



FOR LEASE

RETAIL | STORE | SHOP



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