



RETAIL FOR LEASE

933 SF to

**1101-1165 N. FEDERAL HIGHWAY
FT. LAUDERDALE, FL 33304**

3,573 SF

PMG PLAZA HIGHLIGHTS

933 SF to 2,640 SF END-CAP Retail Space Available - Prime Retail Location on US-1

One space left...Join !HOP, Pinch-A-Penny, AT&T, Padrino's Cuban Cuisine in this well located neighborhood shopping center. Take advantage of the increase in near by population from the new apartments (340 units) under construction next door. Strategically located on Federal Highway (US-1) southbound immediately north of Sunrise Boulevard.

- Traffic count: 58,169 ADT
- Tenants on site:
 - AT&T, IHOP, Padrino's, Pinch-A-Penny, Empanadas, Insurance/Tag Agency, Mini Market, Karate, Hair Salon, Cafe Voci, Supercuts, Threading Diva.
- Fast Charging EV Chargers on-site
- Professionally managed
- Base Rent: \$36.00
- CAM: \$12.65
- **Unit 1153 - 2,640 SF**
- **Unit 1155 - 933 SF**

CONTACT US



Charlie Exelbirt

954-309-7151

charlie@mattisadvisors.com

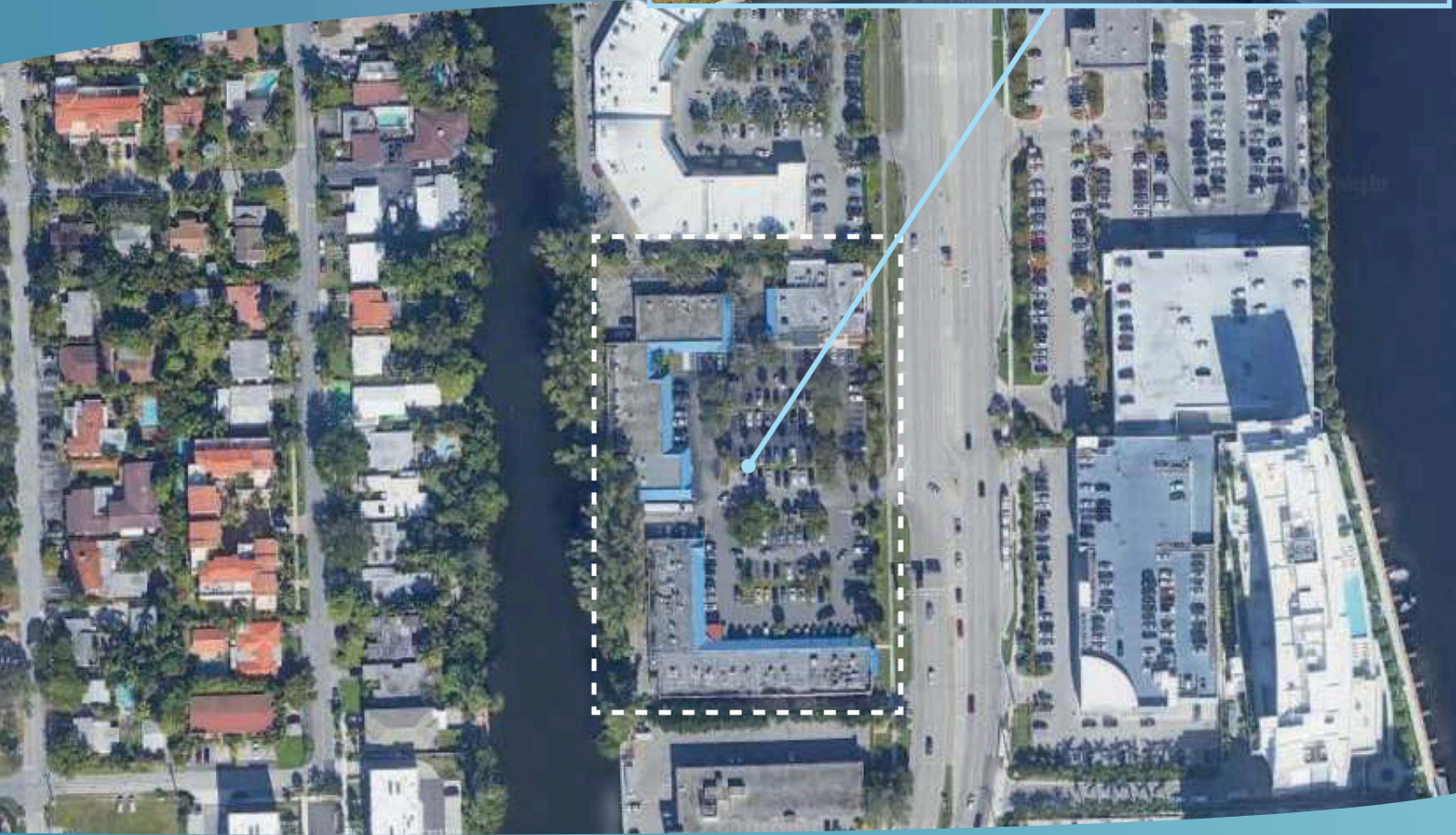


MATTIS ADVISORS, INC.

Commercial Real Estate Brokers
1181 S. Rogers Circle, Suite 20
Boca Raton, FL 33487
www.mattisadvisors.com

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N. FEDERAL HWY.
FT. LAUDERDALE, FL



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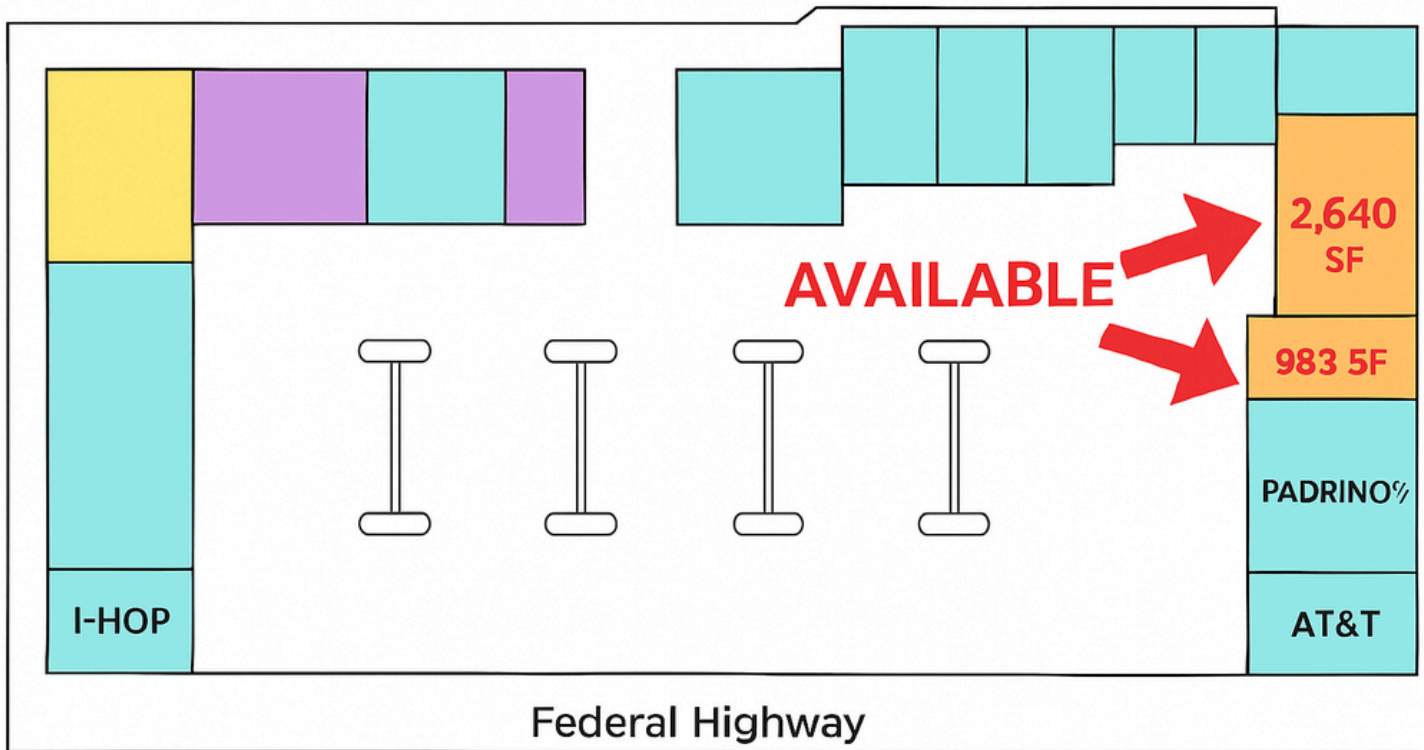
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CONCEPTUAL SITE PLAN

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