



RETAIL FOR LEASE

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

933 SF to 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: \$15.00
- **Unit 1153 – 2,640 SF**
- **Unit 1155 – 933 SF**

CONTACT US



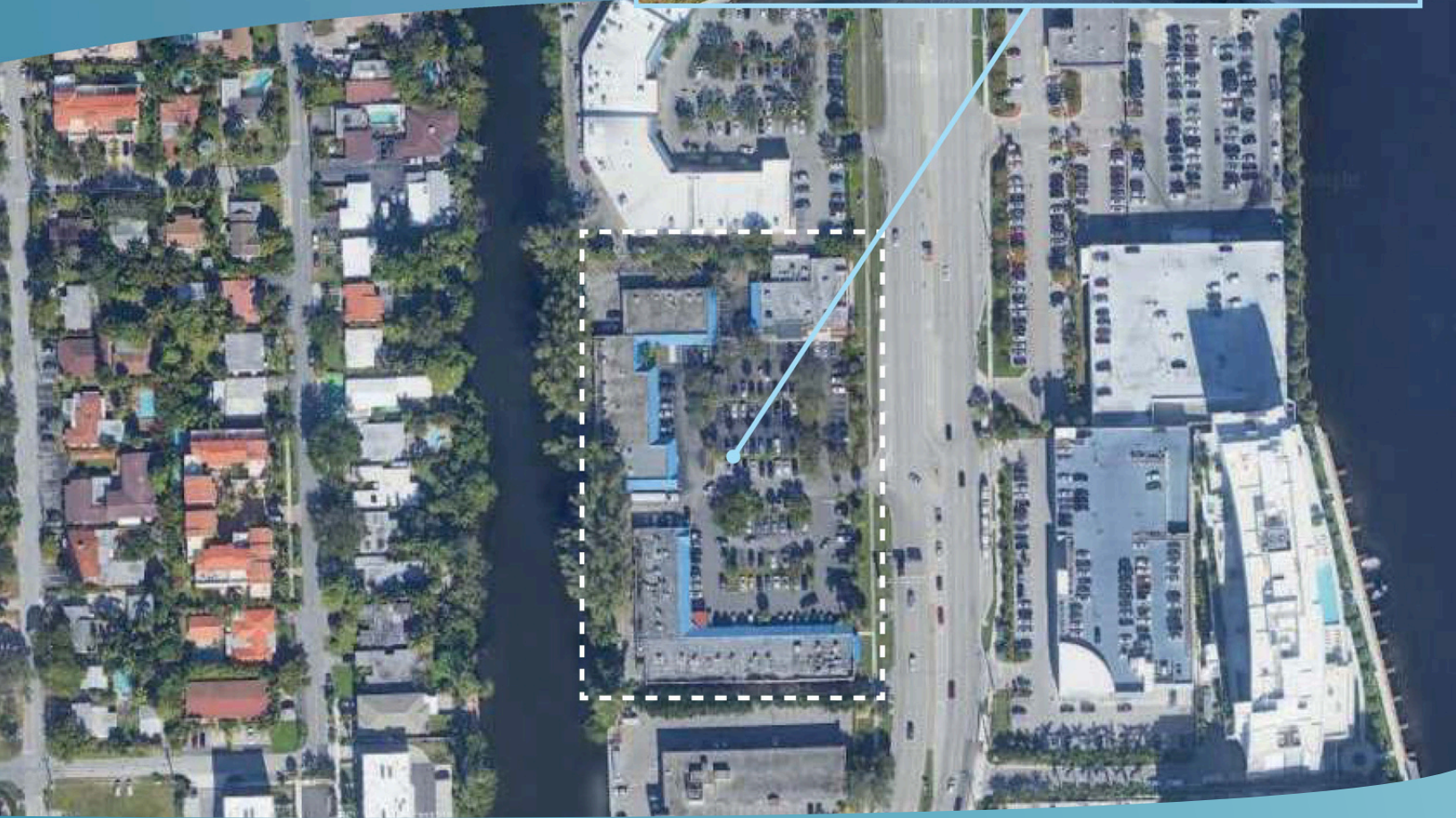
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Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, and withdrawal from market modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

N. FEDERAL HWY.
FT. LAUDERDALE, FL



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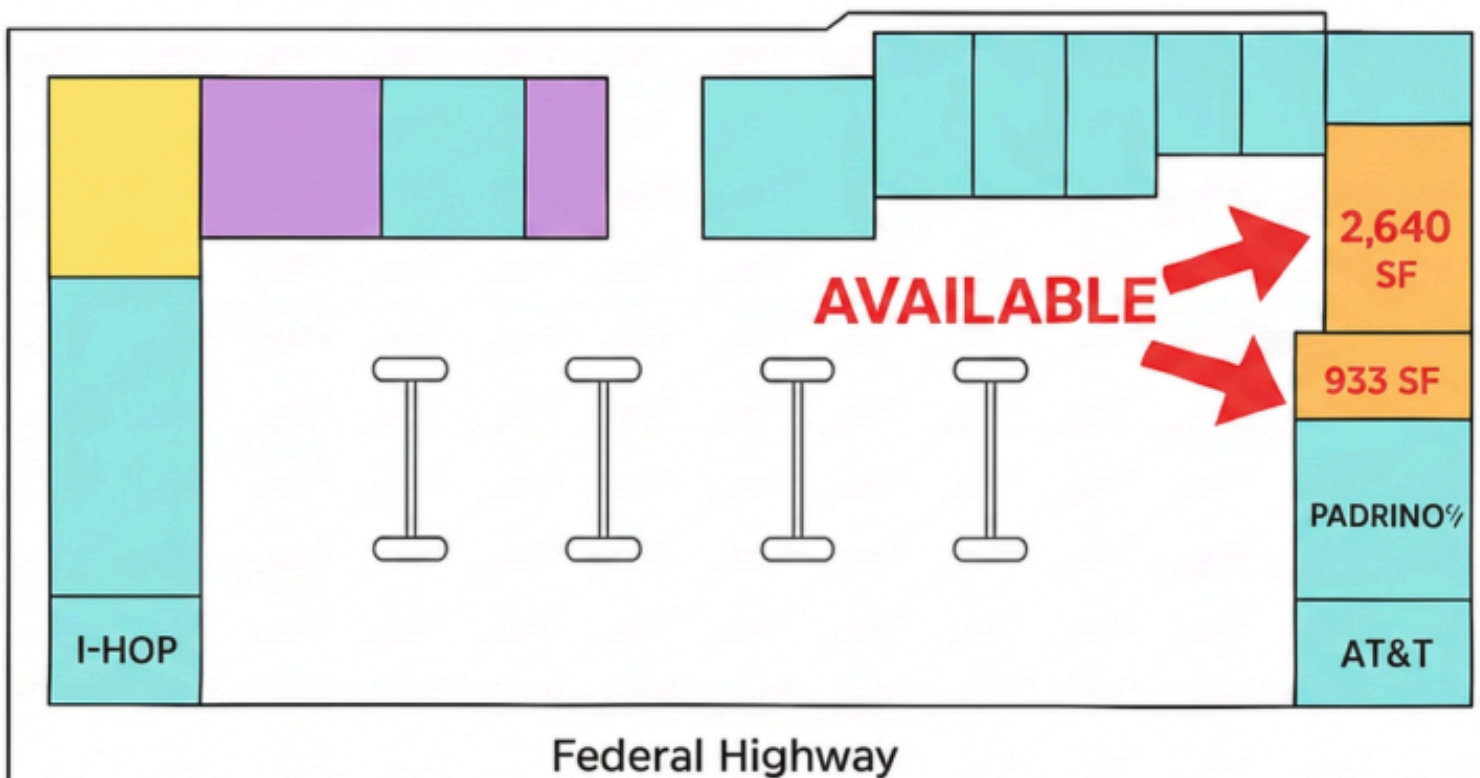
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CONCEPTUAL SITE PLAN

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CONCEPTUAL FLOORPLAN

3,573 SF



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