



**259-263 Commercial Blvd.,
Lauderdale-By-The-Sea, FL 33308**

Lat 26.190, Long -80.101

PROPERTY HIGHLIGHTS

- B-1 Zoning.
- Excellent Access and Visibility.
- Direct Frontage to Commercial Blvd.
- Very Affluent Demographics.
- In Prime Location Within Walking Distance to Shops, Restaurants, Entertainment and the Beach.
- Traffic Count (2019): 46,500

DEMOGRAPHICS

	1 Mile Radius	3-Mile Radius	5-Mile Radius
Current Population	13,711	98,539	222,939
2024 Projection	14,564	103,716	234,868
Avg. HH Income	\$110,280	\$93,130	\$83,414

AVAILABLE

- Suite # 1: 950 Sq. Ft.

RENT

- \$26 / Sq. Ft. MG

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