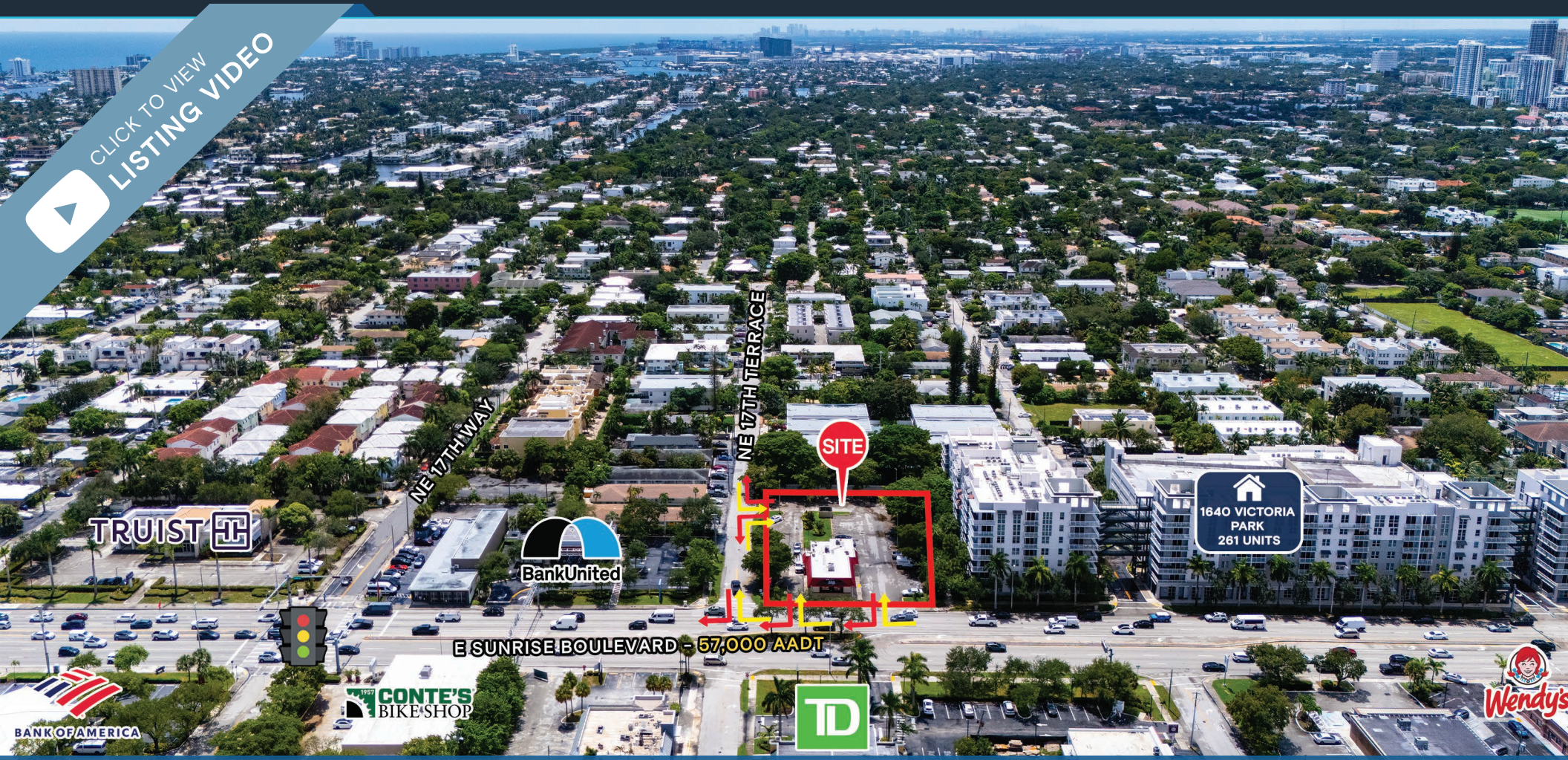
FOR LEASE

±2,736 SF 2ND GEN RESTAURANT ON ±0.75 ACRES

1720 E Sunrise Boulevard, Fort Lauderdale, FL 33304



OPERATING BUSINESS - PLEASE DO NOT DISTURB EMPLOYEES - COMING AVAILABLE 1/1/27

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

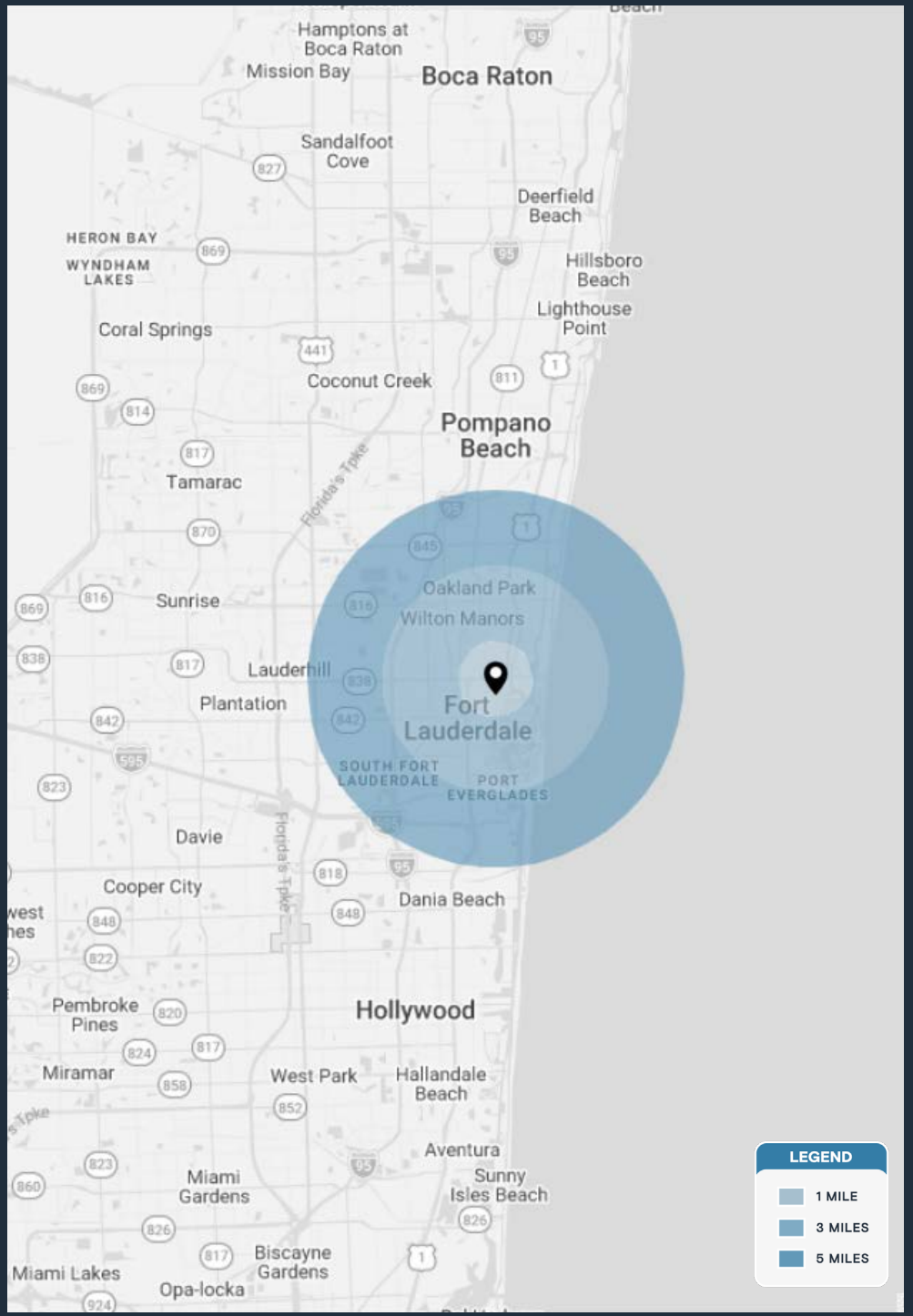
Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

HIGHLIGHTS

- ±2,736 SF freestanding restaurant with drive-thru coming available January 1, 2027
- *OPERATING BUSINESS - Please do not disturb employees*
- On ±0.75 acres with ample parking
- Heavy traffic counts (57,000 AADT on Sunrise Boulevard)
- Surrounded by national retailers
- Strong daytime density

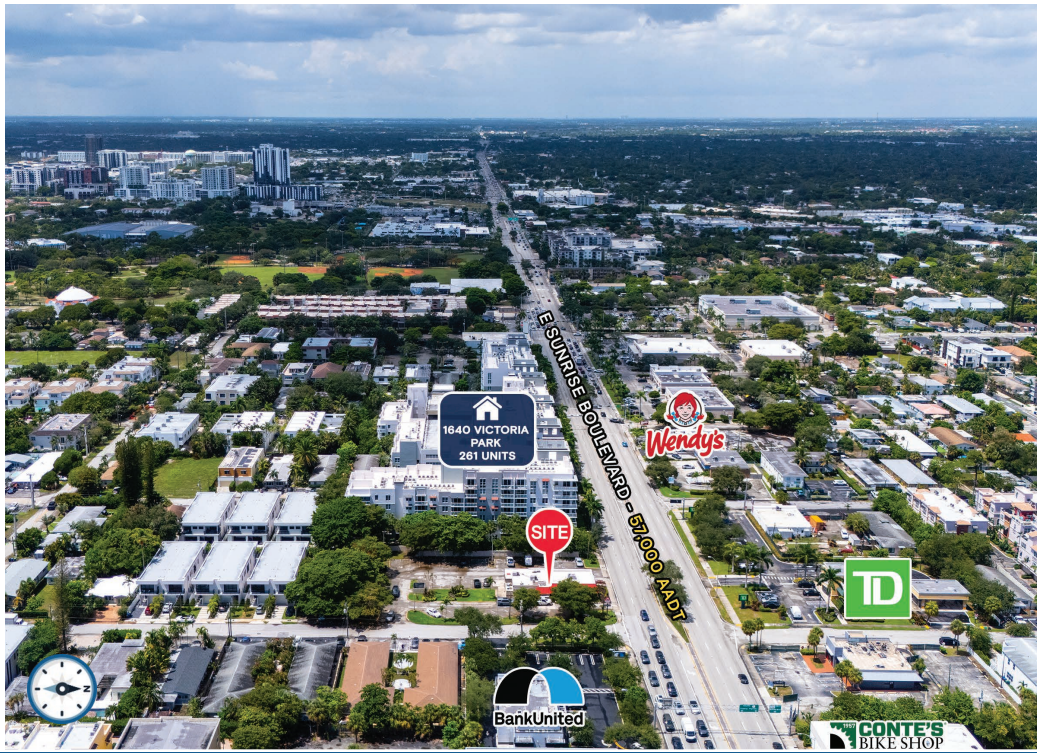
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	25,299	153,711	300,378
HOUSEHOLDS	14,085	77,440	135,773
EMPLOYEES	12,721	101,653	186,304
AVERAGE HH INCOME	$175,538	$158,291	$137,313
	5 MINUTES	**10 MINUTES**	**15 MINUTES**
POPULATION	32,298	108,504	193,559
HOUSEHOLDS	18,201	55,716	94,253
EMPLOYEES	18,831	72,089	126,965
AVERAGE HH INCOME	$160,217	$166,337	$151,161




TRUIST
BANK OF AMERICA
CONTE'S BIKE SHOP
BankUnited
SITE
E SUNRISE BOULEVARD - 57,000 AADT
1640 VICTORIA PARK 261 UNITS
TD


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1640 VICTORIA PARK 261 UNITS
SITE
Wendy's
BankUnited
E SUNRISE BOULEVARD - 57,000 AADT
TD

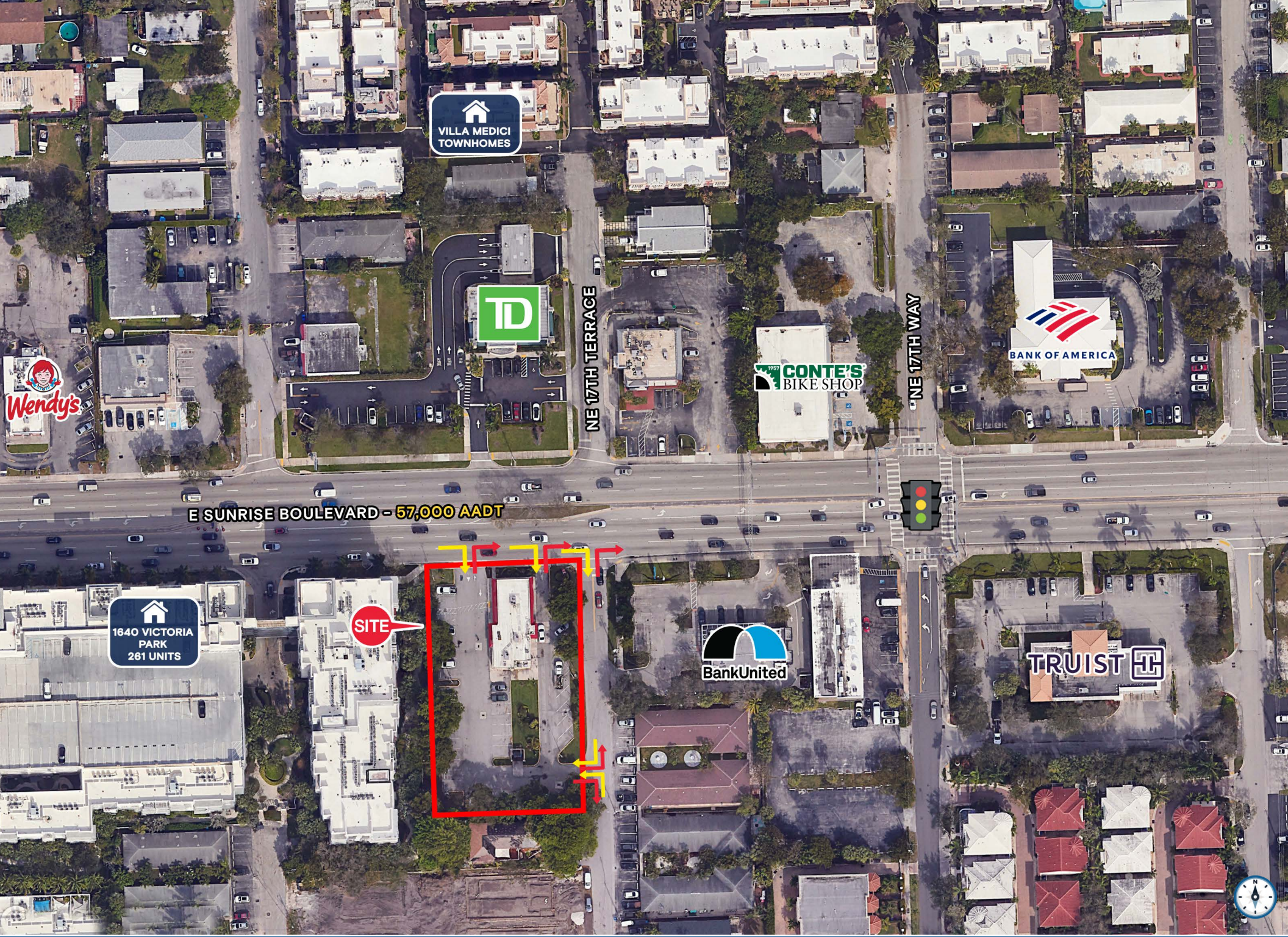

1640 VICTORIA PARK 261 UNITS
E SUNRISE BOULEVARD - 57,000 AADT
Wendy's
SITE
TD
BankUnited
CONTE'S BIKE SHOP


Arby's


Arby's
ENTER


OPEN LATE


Arby's


VILLA MEDICI TOWNHOMES
NE 17TH TERRACE
NE 17TH WAY
TD
Wendy's
1957 CONTE'S BIKE SHOP
BANK OF AMERICA
E SUNRISE BOULEVARD – 57,000 AADT
1640 VICTORIA PARK 261 UNITS
SITE
BankUnited
TRUIST


CORAL RIDGE MALL
TARGET
Publix
T.J.maxx
HomeGoods
amc THEATRES
Marshalls
OLD NAVY
ROSS DRESS FOR LESS
Publix.
RIVER MARKET
WHOLE FOODS MARKET
DICK'S SPORTING GOODS
POTTERY BARN
orangetheory FITNESS
lululemon
BAL HARBOUR SQUARE
Publix
Michaels
ULTA BEAUTY
PETSMART
TRADER JOE'S
Office DEPOT
NORDSTROM rack
THE GALLERIA MALL
macys
Dillard's
OAKLAND PARK BOULEVARD – 43,500 AADT
SUNRISE BOULEVARD – 57,000 AADT
– 261,000 AADT
POWERLINE ROAD – 25,500 AADT
ANDREWS AVENUE – 23,500 AADT
N FEDERAL HIGHWAY – 53,000 AADT
WILTON MANORS ELEMENTARY SCHOOL 572 STUDENTS
FORT LAUDERDALE HIGH SCHOOL 2,182 STUDENTS
NORTH SIDE ELEMENTARY SCHOOL 288 STUDENTS
STRANAHAN HIGH SCHOOL 1,328 STUDENTS
SITE
CRUNCH
ALDI
LOWE'S
THE HOME DEPOT
SPROUTS FARMERS MARKET
Burlington
Gordon FOOD SERVICE
BEST BUY
Wild Fork FOODS
ROOMS TO GO
PRESIDENTE SUPERMARKET
Pet Supermarket
Winn-Dixie
Office DEPOT
AMPED FITNESS
HOTWORX
THE FRESH MARKET
95
1



Contact Broker

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

katzretail.com

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