

RETAIL
SPACE
FOR
LEASE

GALT OCEAN MARKETPLACE

3700-4032 N OCEAN BOULEVARD, FORT LAUDERDALE, FL 33308



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

PROPERTY OWNED BY



Property Overview

PRIME BEACHSIDE LOCATION

Strategically positioned on North Ocean Boulevard (A1A) in the heart of Fort Lauderdale's Galt Ocean Mile — a vibrant, walkable coastal community with a dense, affluent residential base and strong seasonal tourism.

HIGH-PERFORMING ANCHOR TENANTS

Join an established lineup including Winn-Dixie, CVS Pharmacy, Flagstar Bank, and McDonald's — proven traffic drivers that draw consistent, daily customer flow.

AFFLUENT, BUILT-IN CUSTOMER BASE

Surrounded by high-rise condominiums and upscale residential towers, Galt Ocean Marketplace serves a population with strong disposable income and demand for convenient, quality retail and services.

EXCELLENT VISIBILITY & ACCESS

Direct frontage along A1A with multiple access points, ample surface parking, and strong daily traffic counts — making it easy for customers to shop, dine, and return frequently.

TOURISM-BOOSTED TRAFFIC

Minutes from Fort Lauderdale Beach, The Galleria Mall, and top hotels and resorts, the center benefits from robust year-round foot traffic from both locals and visitors.

SIGNAGE & BRANDING

Prominent façade and monument signage opportunities to elevate visibility along this high-traffic corridor.





DEMOGRAPHICS

DISTANCE

1 MILE

POPULATION	12,805
HOUSEHOLDS	7,462
EMPLOYEES	11,936
AVERAGE HH INCOME	\$153,873

3 MILES

POPULATION	86,915
HOUSEHOLDS	44,832
EMPLOYEES	77,081
AVERAGE HH INCOME	\$138,343

5 MILES

POPULATION	224,780
HOUSEHOLDS	110,190
EMPLOYEES	194,703
AVERAGE HH INCOME	\$128,262

DRIVE TIME

5 MINUTES

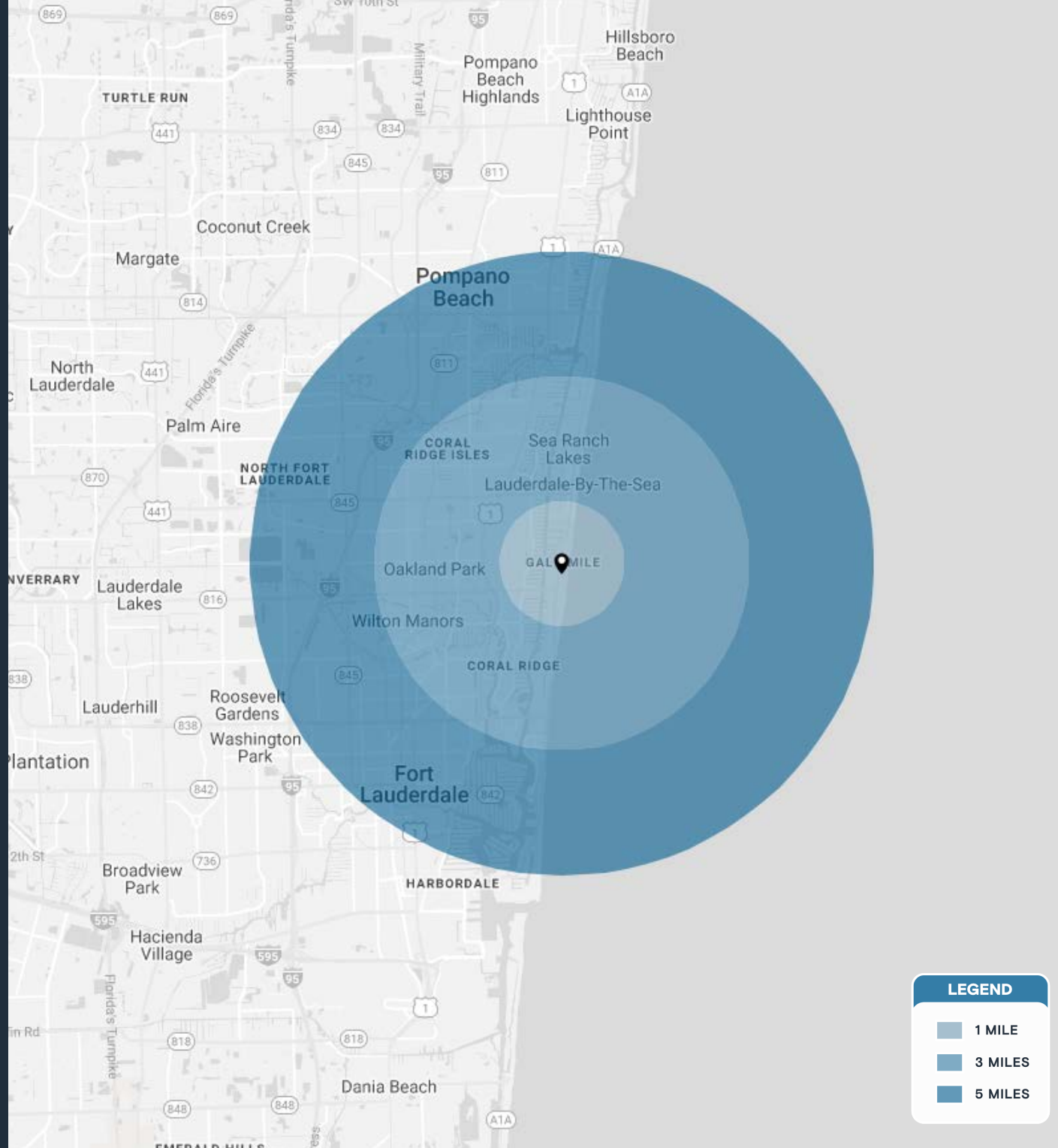
POPULATION	23,621
HOUSEHOLDS	13,298
EMPLOYEES	21,732
AVERAGE HH INCOME	\$162,273

10 MINUTES

POPULATION	118,561
HOUSEHOLDS	62,103
EMPLOYEES	105,459
AVERAGE HH INCOME	\$140,467

15 MINUTES

POPULATION	237,820
HOUSEHOLDS	117,075
EMPLOYEES	206,075
AVERAGE HH INCOME	\$130,568





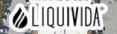
Tenant Roster

4032	McDonalds	2,950 SF	2nd floor 4006	Coming Available	1,300 SF	3916	NY Deli	1,800 SF	3716	Sherwin Williams	3,265 SF
4030	American Nails	1,200 SF	2nd floor 4002	Coming Available	1,350 SF	3912	Monk's Wine & Liquor Cave	900 SF	3712	D Fit Training	2,355 SF
4028	Available	1,200 SF	3958	FL Waves	6,400 SF	3908	Available	1,200 SF	3708	Liquvida Lounge	2,355 SF
4026	Available	1,600 SF	3939- 3940	Second Gen Restaurant Available Soon	1,675 SF	3904	Dunkin Donuts	1,200 SF	3704	Brew It Cafe	1,985 SF
4022	XL Physical Therapy	2,176 SF	3932	Pizzazz! Hair Design	1,200 SF	3800	Winn Dixie	41,485 SF	3700	Flagstar Bank	3,500 SF
4012	Holy Cross	3,280 SF	3928	Ocean Dry Cleaners	1,200 SF	3724	CVS	11,643 SF			
2nd floor 4010 A&B	Available	2,790 SF	3924	S&B Realty	900 SF	3720	Ocean's Grille	1,400 SF			





FL WAVES



N OCEAN BOULEVARD - 23,500 AADT

GALT OCEAN DRIVE



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