

FOR LEASE

GALT OCEAN MARKETPLACE

3700-4032 N OCEAN BOULEVARD, FORT LAUDERDALE, FL



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

JORDAN NICHOLSON
ASSOCIATE
jnicholson@katzretail.com
(954) 756-2797

JON CASHION
PRINCIPAL
joncashion@katzretail.com
(561) 302-7071

PROPERTY OVERVIEW

HIGHLIGHTS

- Galt Ocean is located on A1A in Fort Lauderdale
- Dense high rise condominiums and hotels in the immediate area with a captive audience and heavy tourism
- Strong incomes of over \$150,000 in the immediate area
- 25,000 VPD along N Ocean Boulevard
- Join these national tenants:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	12,438	85,289	223,217
HOUSEHOLDS	7,204	44,555	109,436
DAYTIME EMPLOYEES	11,557	75,961	193,623
AVERAGE HH INCOME	\$150,483	\$119,249	\$109,886

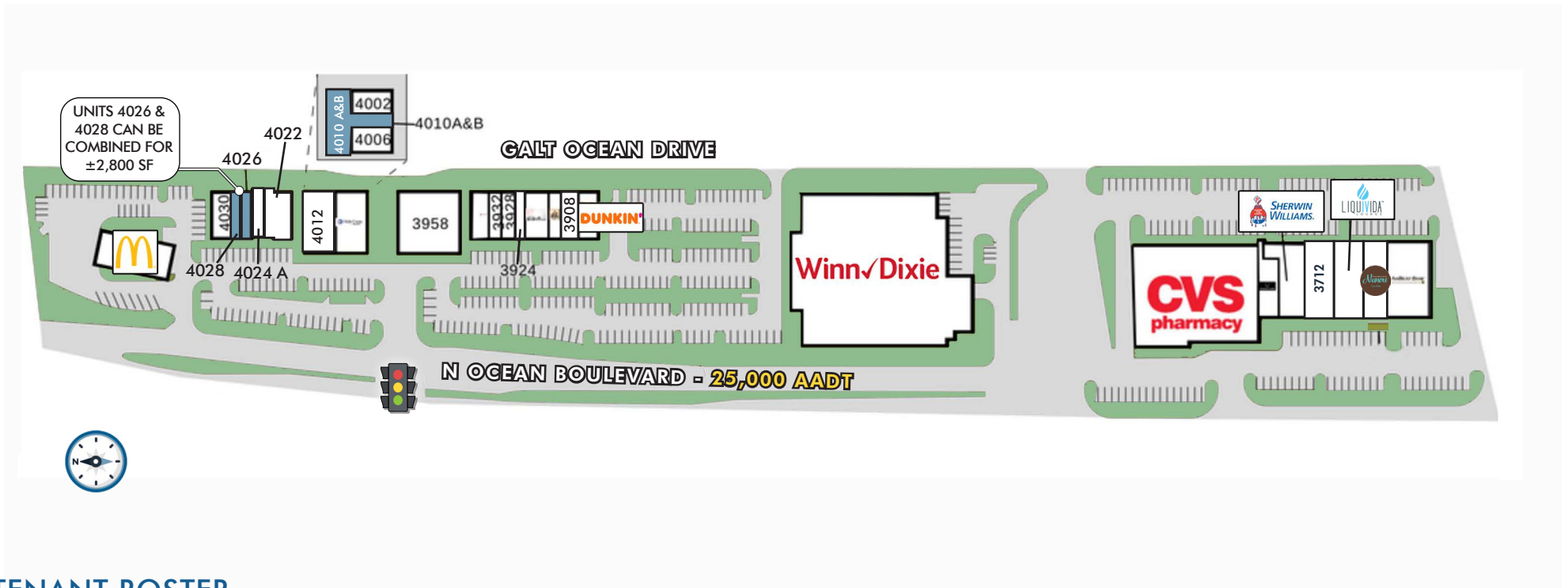
	5 Minutes	10 Minutes	15 Minutes
POPULATION	22,526	111,045	253,565
HOUSEHOLDS	12,726	58,365	122,496
DAYTIME EMPLOYEES	20,745	99,077	218,801
AVERAGE HH INCOME	\$148,803	\$118,135	\$108,557



GALT OCEAN MARKETPLACE | EXECUTIVE SUMMARY



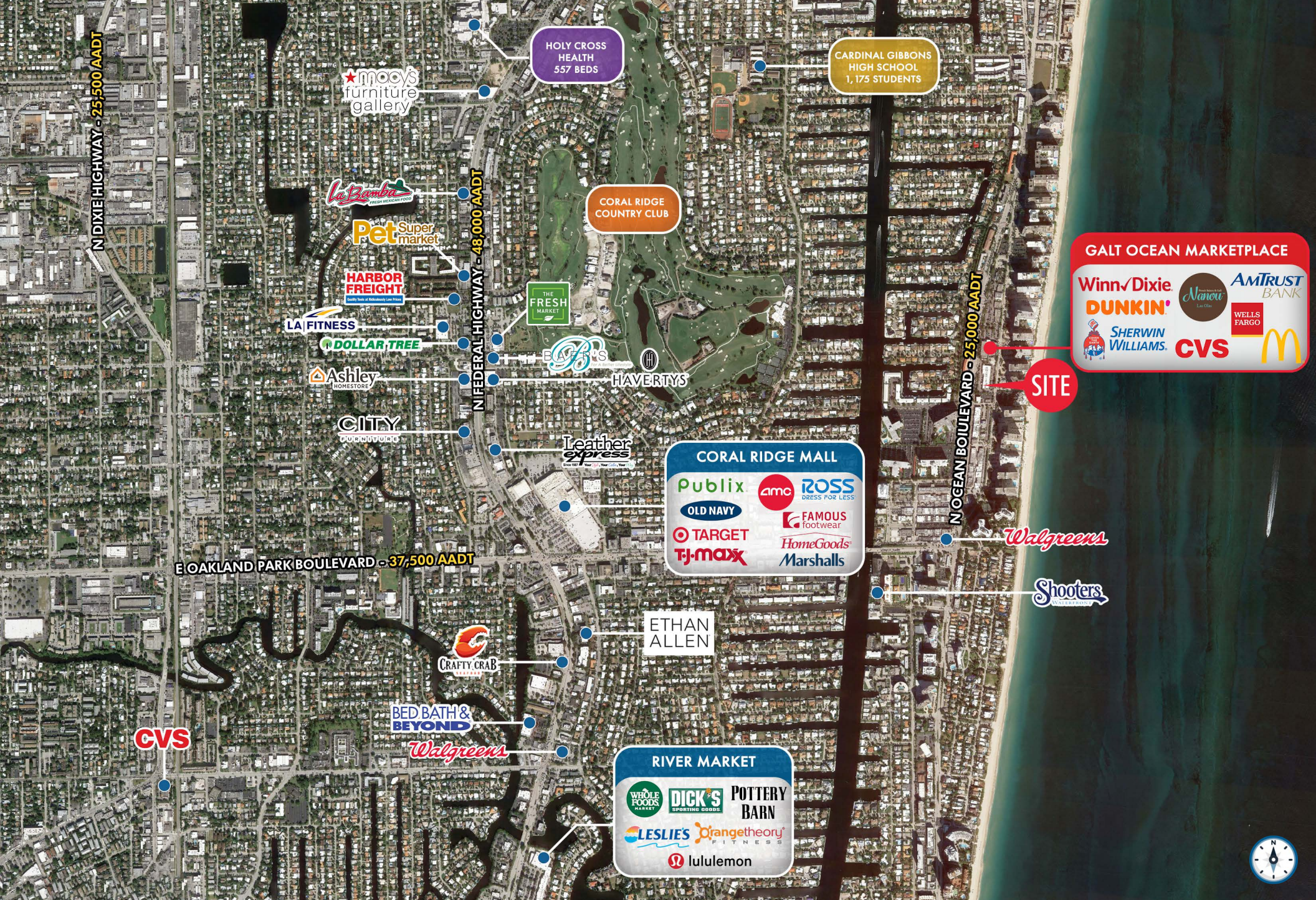
GALT OCEAN MARKETPLACE | PROPERTY PHOTOS



TENANT ROSTER

3700	AmTrust Bank	3,500 SF	3800	Winn Dixie	41,485 SF	3932	Pizzazz!	1,200 SF	4012	Holy Cross	3,280 SF
3704	Nanou Bakery	1,985 SF	3904	Dunkin Donuts	1,200 SF	3936-3940	DaVinci's NY Style Pizza	1,675 SF	4022	XL Physical Therapy	2,176 SF
3708	Liquivida Lounge	2,355 SF	3908	MedSpa	1,200 SF	3958	FL Waves	6,400 SF	4024 A	XL Physical Therapy	
3712	D Fit Training	2,355 SF	3912	Monk's Wine & Liquor Cave	900 SF	4002	Dr. Robert Odell	1,350 SF	4026	AVAILABLE	1,600 SF
3716	Sherwin Williams	3,265 SF	3916	New York Deli	1,800 SF	4004	Holy Cross Hospital	3,280 SF	4028	AVAILABLE	1,200 SF
3720	Ocean's Grille	1,400 SF	3924	S&B Realty	900 SF	4006	Eduardo J. Hidalgo, MD	1,300 SF	4030	American Nails	1,200 SF
3724	CVS	11,643 SF	3928	Ocean Dry Cleaners	1,200 SF	4010 A&B	AVAILABLE	2,790 SF	4032	McDonalds	2,950 SF

GALT OCEAN MARKETPLACE | SITE PLAN



N DIXIE HIGHWAY - 25,500 AADT

N FEDERAL HIGHWAY - 48,000 AADT

E OAKLAND PARK BOULEVARD - 37,500 AADT

N OCEAN BOULEVARD - 25,000 AADT

HOLY CROSS HEALTH
557 BEDS

CARDINAL GIBBONS
HIGH SCHOOL
1,175 STUDENTS

CORAL RIDGE
COUNTRY CLUB

GALT OCEAN MARKETPLACE

Winn-Dixie
DUNKIN'
SHERWIN WILLIAMS
CVS
McDonald's

AMTRUST BANK
Nanow
WELLS FARGO

SITE

CORAL RIDGE MALL

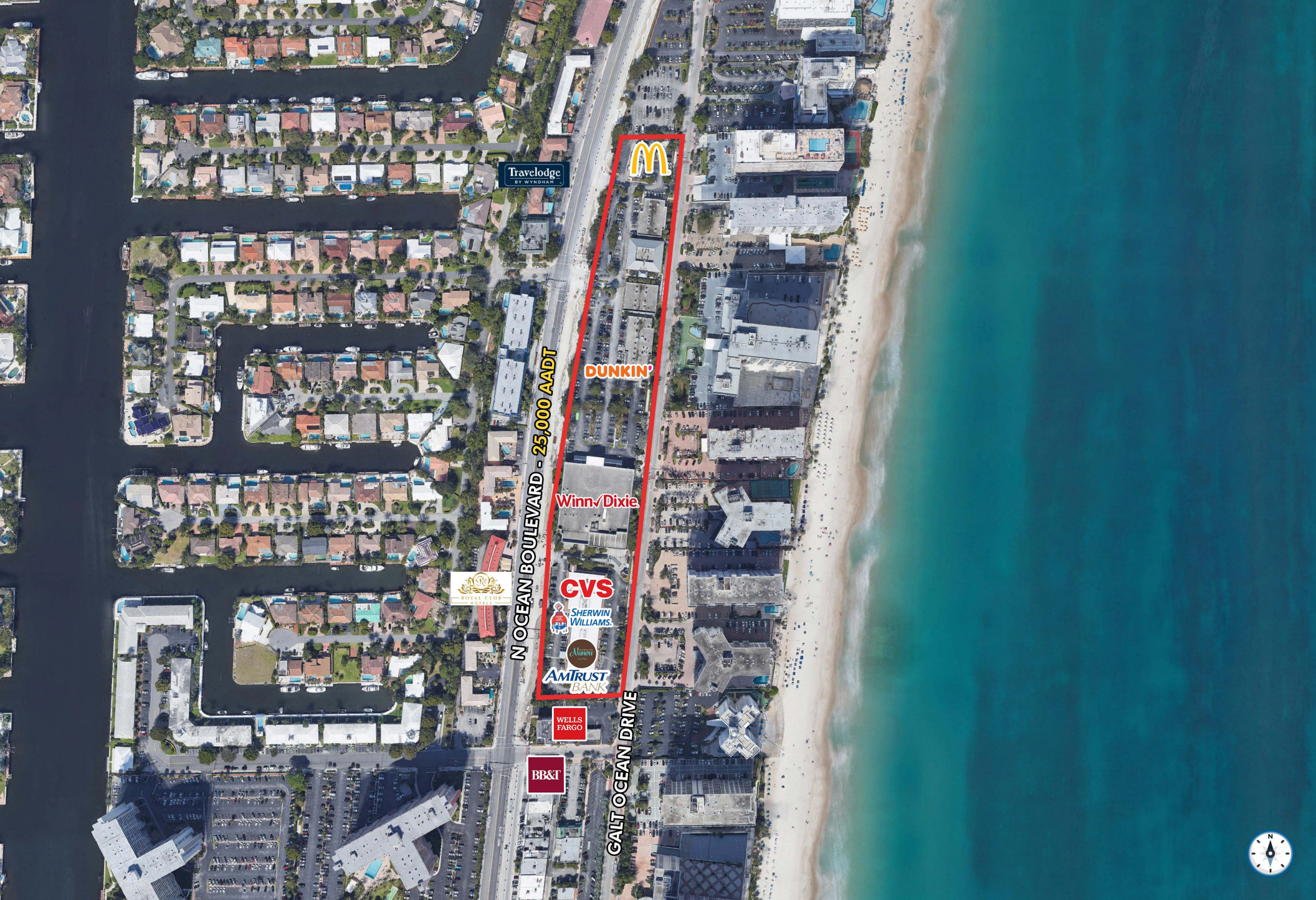
Publix
Old Navy
Target
TJ-maxx

AMC
ROSS
FAMOUS footwear
HomeGoods
Marshalls

RIVER MARKET

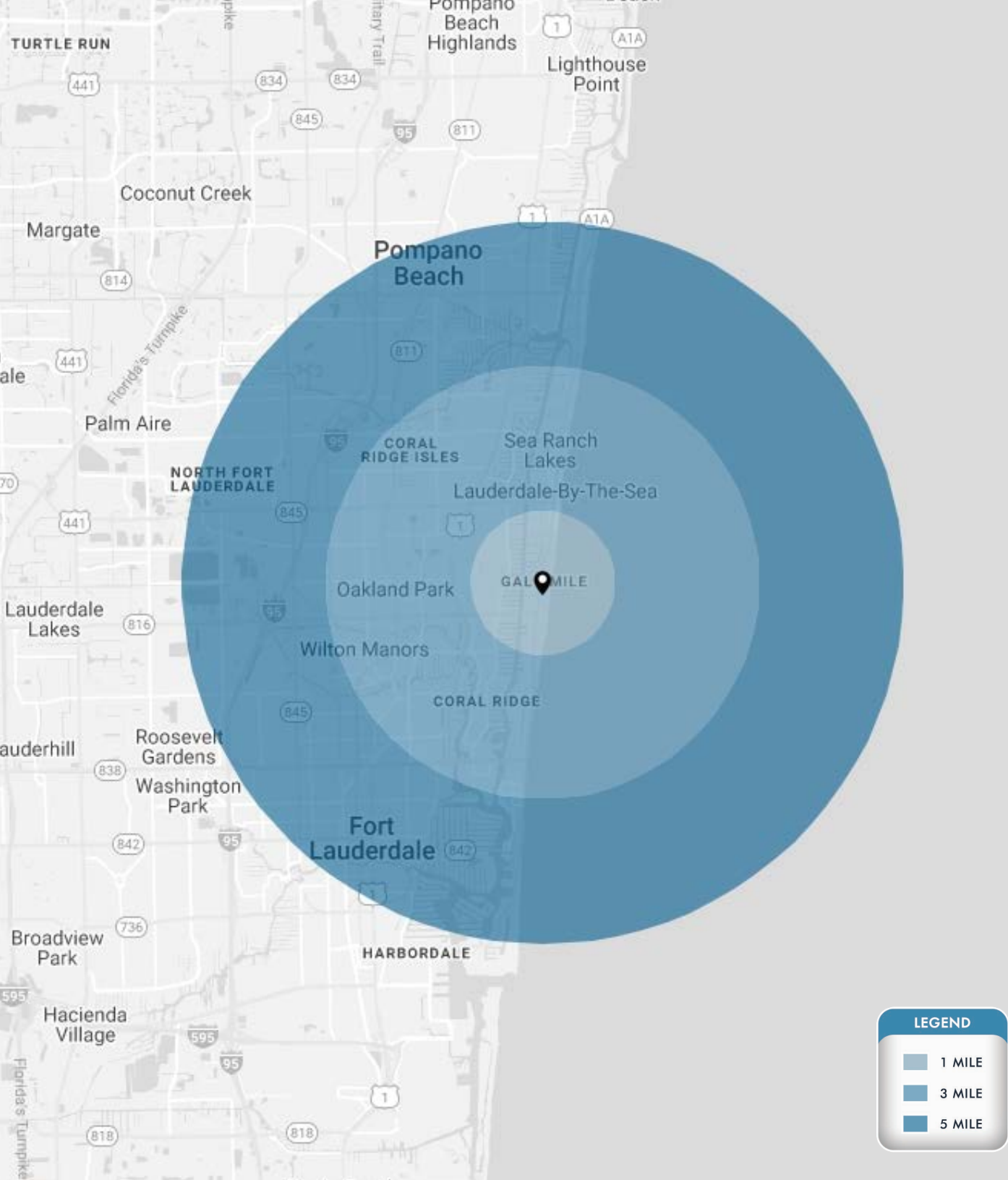
WHOLE FOODS MARKET
DICK'S SPORTING GOODS
POTTERY BARN
LESLIE'S
Orangetheory FITNESS
lululemon

GALT OCEAN MARKETPLACE | MARKET AERIAL



GALT OCEAN MARKETPLACE | CLOSE AERIAL

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



CONTACT AGENTS

JORDAN NICHOLSON
 ASSOCIATE
 jnicholson@katzretail.com
 (954) 756-2797

JON CASHION
 PRINCIPAL
 joncashion@katzretail.com
 (561) 302-7071



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS
 katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.19.23