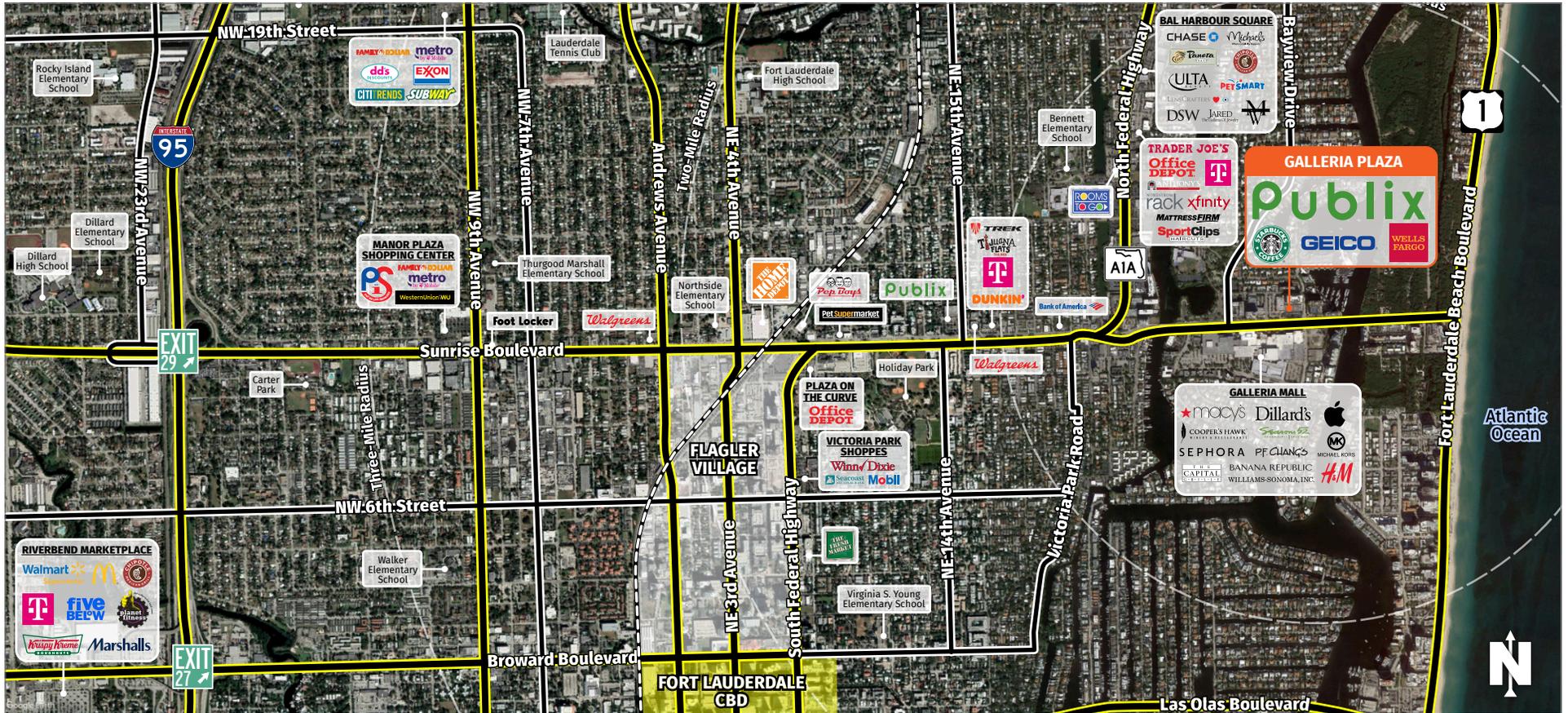




GALLERIA PLAZA

2541-2595 East Sunrise Boulevard, Fort Lauderdale, FL 33304

FORT LAUDERDALE, FL



MARKET: South Florida

COUNTY: Broward

GLA: ±24,807 SF

COMBINED TRAFFIC COUNT: ±53,638



- Single-story retail center located directly across from the Galleria Mall
- Center is shadow-anchored by Publix and Starbucks
- Located at the signalized intersection of East Sunrise Boulevard and Seminole Drive
- Great visibility for all tenants from heavily traveled East Sunrise Boulevard
- Combined traffic count of ±53,638 vehicles per day at intersection of East Sunrise Boulevard and Seminole Drive

FABIAN RODRIGUEZ

REGIONAL PROPERTY MANAGER

frodriquez@secenters.com

(561) 347-0888 | Mobile (561) 453-0177

SOUTHEAST
CENTERS

WWW.SOUTHEASTCENTERS.COM



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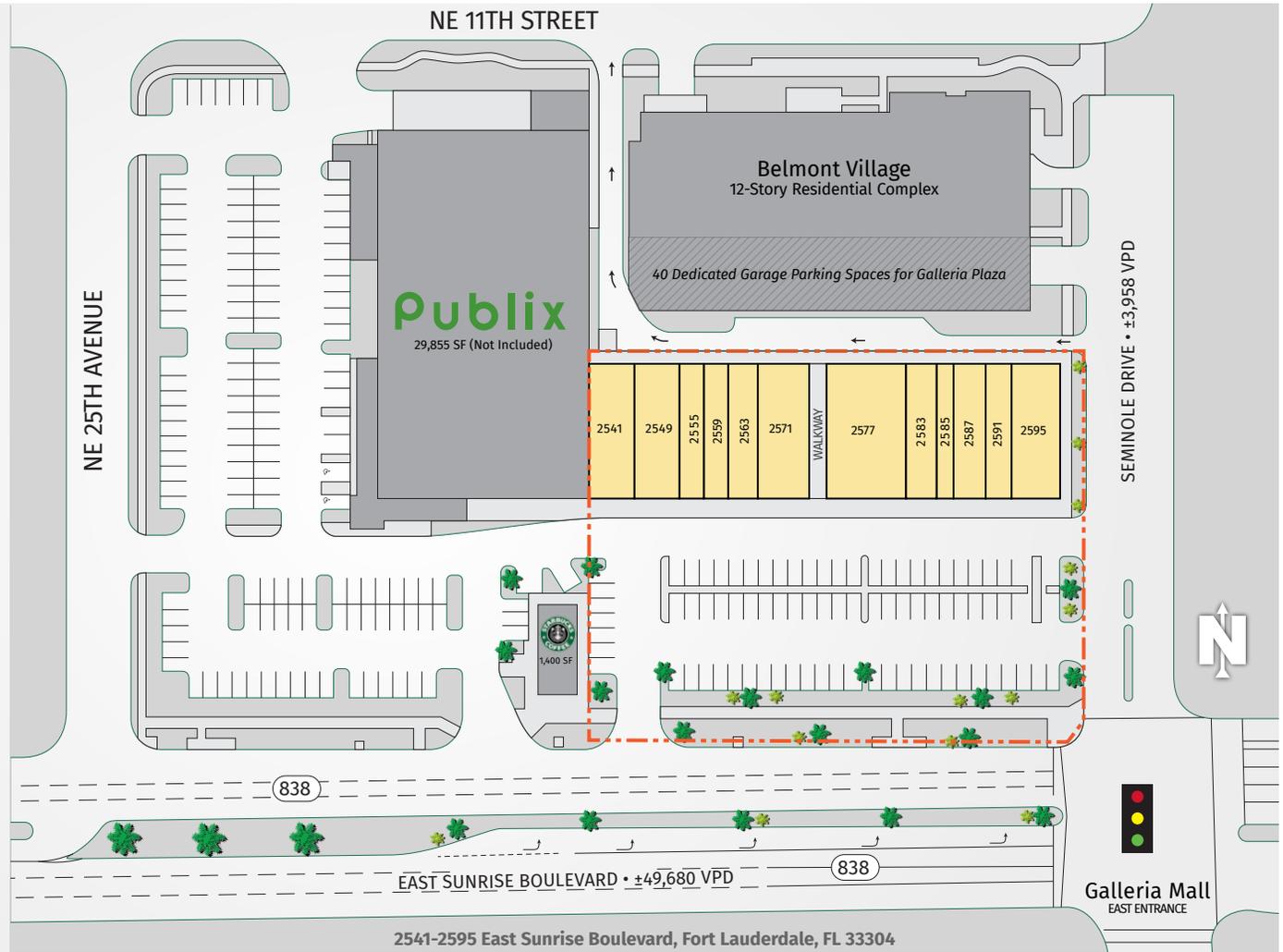
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 **SOUTHEAST
CENTERS**

GALLERIA PLAZA

TENANTS	UNIT	SIZE
Primo Liquors	2541	2,522 SF
Freeman's Luggage	2549	2,667 SF
Dry Cleaning Depot	2555	1,322 SF
Hi-Tek Nails	2559	1,296 SF
Running Wild	2563	1,275 SF
Downtown Bicycles	2571	2,907 SF
Wells Fargo	2577	3,000 SF
Eyes on Sunrise	2583	1,691 SF
Vampire Penguin	2585	884 SF
Prime IV	2587	1,709 SF
Kolter Urban	2591	1,514 SF
GEICO	2595	3,500 SF



DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	10,958	49.9	\$111,419
3 MILES	107,190	44.8	\$108,415
5 MILES	228,369	42.5	\$94,678

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.