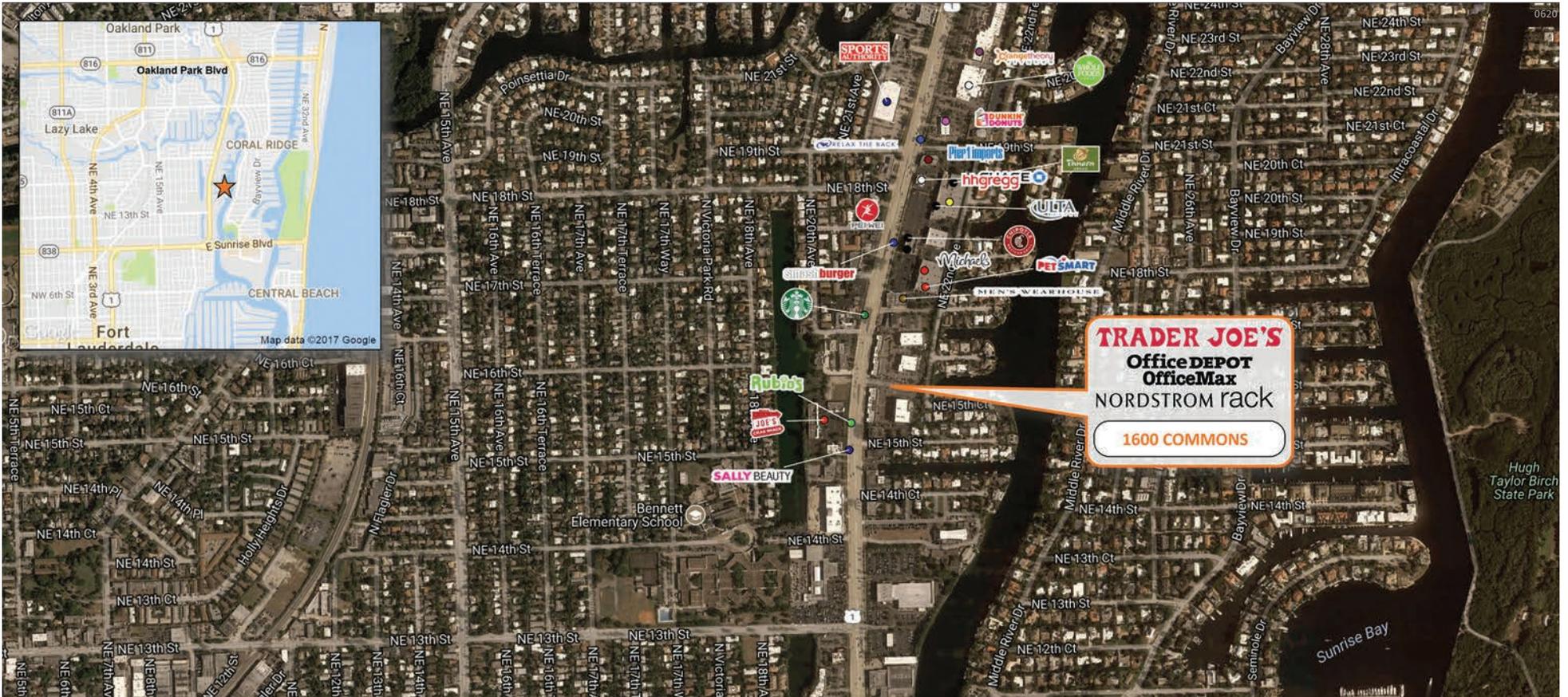




1600 COMMONS

1540 N Federal Highway, Fort Lauderdale, FL 33304

FT. LAUDERDALE, FL



MARKET: South Florida

COUNTY: Broward

GLA: 80,033 SF

TRAFFIC COUNT: 44,604



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	15,291	43.0	\$113,949
3 MILES	131,571	42.1	\$104,242
5 MILES	273,193	41.2	\$94,041

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TENANTS	UNIT	SF
Available	1520	1,000
Matress Firm	1522	3,000
Pure Point Financial	1530	1,500
T-Mobile	1536	2,500
Nordstrom Rack	1540	36,000
Comcast Xfinity	1550	4,000
Trader Joe's	1560	12,500
Office Depot	1570	15,533
Anthony's Coal Fired Pizza	1580	3,000
The Joint	1586	1,000



1600 Commons is located in the central hub of Ft. Lauderdale's retail market on North Federal Highway between Oakland Park Blvd. and Sunrise Blvd. Every tenant at the center enjoys excellent visibility to vehicular traffic on Federal Hwy in addition to the anchor-generated traffic from the popular Trader Joe's and Nordstom Rack stores. The affluent surrounding area as well as nearby office and tourism create an expansive and abounding customer base. Other national stores at the center include Office Depot, Anthony's Coal Fired Pizza, and T-Mobile.

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.