

# The Waverly at Las Olas

100-110 N Federal Highway, Fort Lauderdale, FL 33301

Broward Blvd and N Federal Highway



**Population:**  
3 Miles: 134,028



**Average Household Income:**  
3 Miles: \$56,236



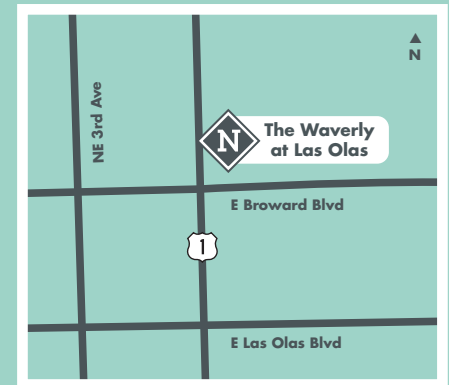
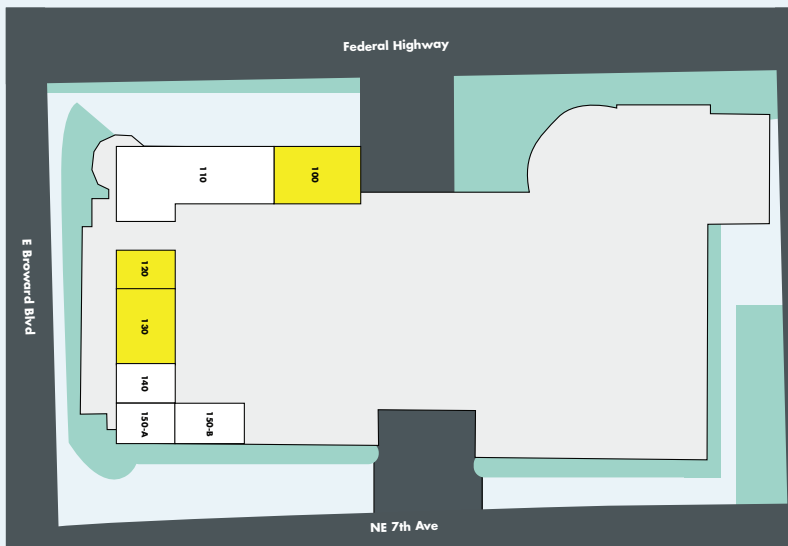
**Traffic Count:**  
Broward Blvd: 36,000  
US-1/Federal Hwy: 45,500



**Lease Rate:**  
\$45 NNN +  
EST. \$13.50 CAM

- Become part of the thriving Ocean Bank and Uptown community.
- Centrally positioned within Las Olas, Fort Lauderdale's bustling and vivacious community.
- Zoned: 12-Mixed Use; office, store, residential
- Abundant Parking

SUITE #	TENANT
100	Vacant
110	Ocean Bank
120	Vacant
130	Vacant
140	Salon Nirvana 954
150	The Alchemist Café



For Information Contact: Timothy Neal // Neal Realty & Investments // (954) 568-0530 // Tim@NealRealty.net

Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.