

# UPTOWN CENTRE

JUST NORTH OF CYPRESS CREEK ROAD ON ANDREWS AVENUE  
IN THE HEART OF UPTOWN FORT LAUDERDALE



SURROUNDED BY NATIONAL RETAILERS AND BUSINESSES, UPTOWN CENTRE IS LOCATED IN THE BUSIEST COMMERCIAL DISTRICT IN ALL OF BROWARD COUNTY, MEASURING OVER 74,000 PEOPLE WITHIN A 1.5 MILE RADIUS, BASED UPON DAYTIME EMPLOYMENT DEMOGRAPHICS, AND THAT NUMBER IS GROWING!

## 2<sup>nd</sup> Generation Restaurant Opportunity

| DEMOGRAPHICS  | 1 MILE   | 2 MILE   | 3 MILE   | 5 MILE   |
|---------------|----------|----------|----------|----------|
| POPULATION    | 10,000   | 47,400   | 121,000  | 350,500  |
| MEDIAN AGE    | 42       | 42       | 42       | 42       |
| AVG HH INCOME | \$54,000 | \$55,700 | \$60,000 | \$46,500 |

**6300 N. ANDREWS AVENUE, FORT LAUDERDALE, FL**

- NEW CONSTRUCTION DESIGNATED GROWTH DISTRICT
- FOUR INGRESS/EGRESS POINTS ON SITE
- LARGE & LIT MONUMENT SIGNAGE
- IMMEDIATE ACCESS & VISIBILITY FROM I-95
- OVER 53,000 VPD AT ANDREWS AVE & CYPRESS CREEK RD
- TRANSPORTATION: ON-SITE BUS STOP, ON CYPRESS CREEK TROLLEY ROUTE, NEARBY FORT LAUDERDALE EXECUTIVE AIRPORT, TRI-RAIL PASSENGER STATION AND PARK-N-RIDE



**JOIN...**



FOR MORE INFO:

**LAUREN MCGEE**



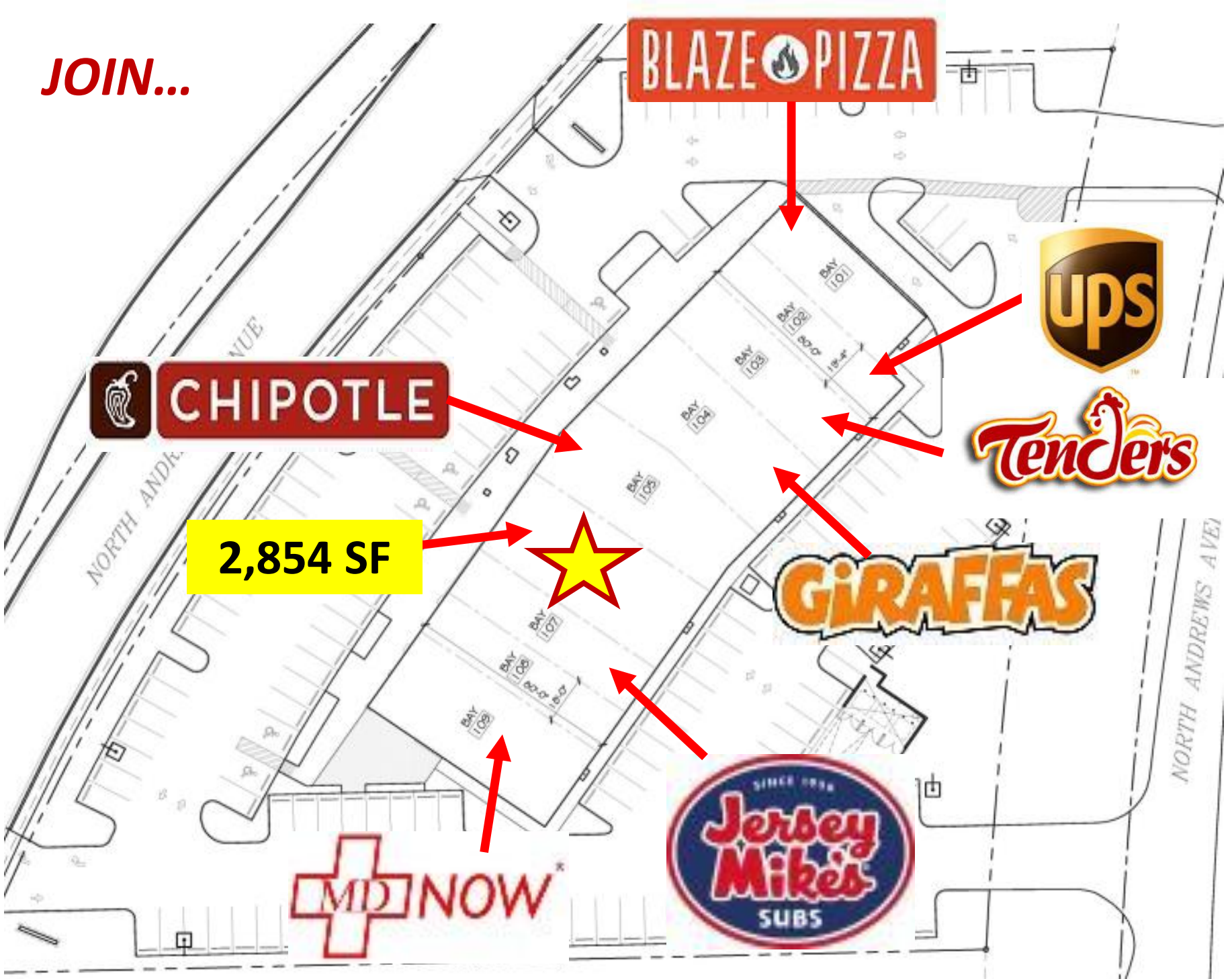
DIVERSIFIED  
COMPANIES

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**AVAILABLE SPACE MEASURES ROUGHLY 35' WIDE AT THE STOREFRONT, AND 80' DEEP, FROM FRONT TO BACK. SPACE HAS FRONT AND REAR ENTRY WITH SIGNAGE.**



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