



**SHOPPING CENTER
FOR LEASE**

6201-6241 N FEDERAL HWY

FORT LAUDERDALE, FL, 33308



APEX
CAPITAL REALTY



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

ADVISORS

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PROPERTY DESCRIPTION

FOR LEASE

Apex Capital Realty is proud to present an exceptional opportunity to lease space in a prime locaton within this plaza on North Federal Highway in Fort-Lauderdale, Florida.

The B1 -BLVD BUSINESS zoning of the plaza allows for new and innovative businesses to continue to flourish in the famous Fort Lauderdale Market.



6201-6241 N FEDERAL HWY FORT LAUDERDALE, FL, 33308

Building SF:	27,142 SF
Lot SF:	104,019 SF
Zoning :	B1 - BLVD BUSINESS
Available Units:	Three (3) Units
Allowable Uses:	RETAIL
Parking :	---
Asking Rent:	\$28 NNN

UNIT 6215 - 102

Leasable SF:	1,230 SF
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UNIT 6219 - 104

Leasable SF:	825 SF
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UNIT 6221 - 105

Leasable SF:	3,750 SF
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UNIT 6215 - 102

Leasable SF: 1,230 SF

Zoning: B1

Property Type: F&B, Retail, Fitness, Professional Services

Parking: ---

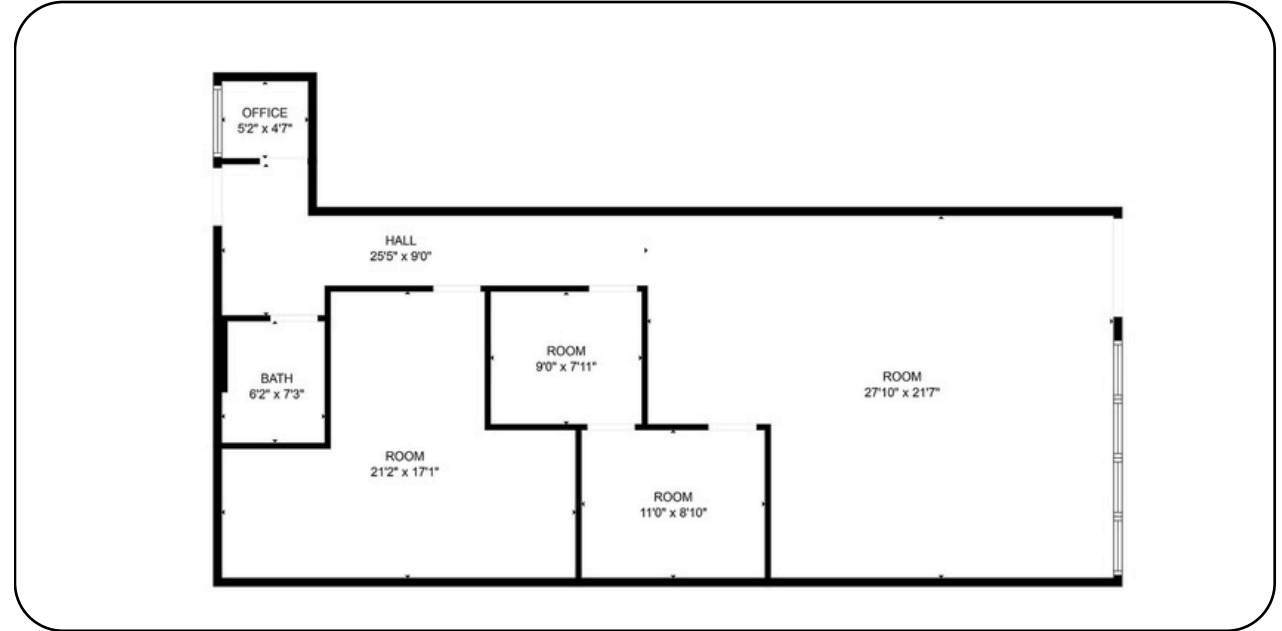
Asking Rent: \$28 NNN

- Retail store & showroom
- Washroom available in unit
- Abundance of Parking
- Competitive lease rates

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UNIT 6215 - 102



UNIT 6219 - 104

Leasable SF: 825 SF

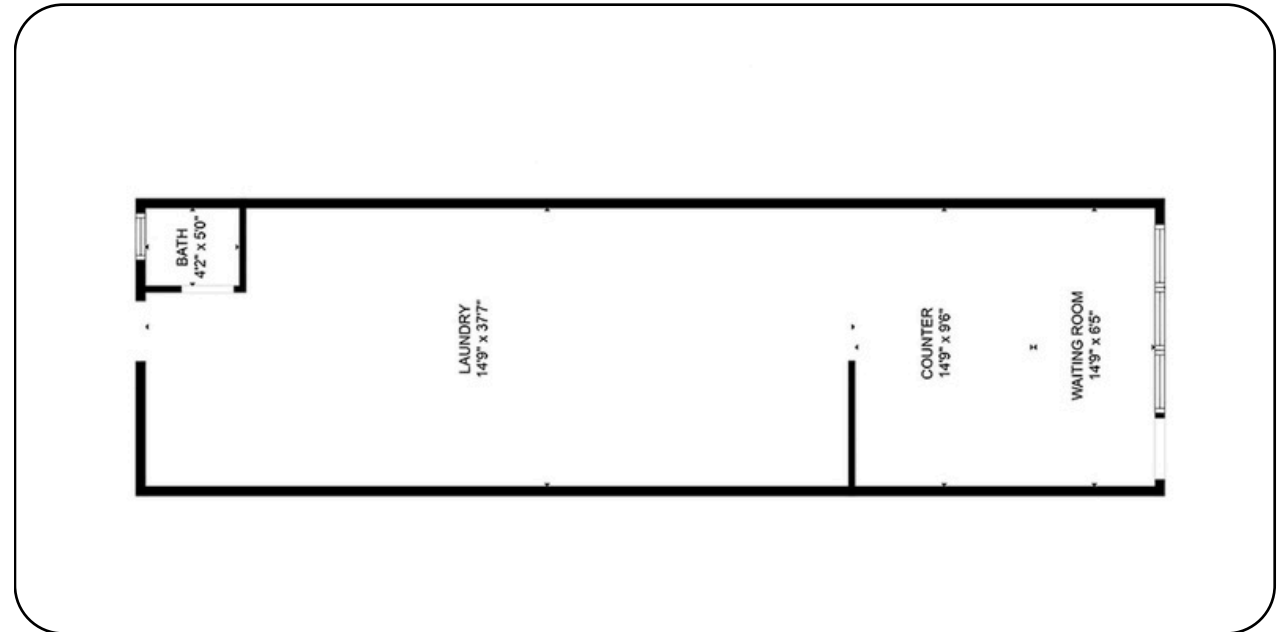
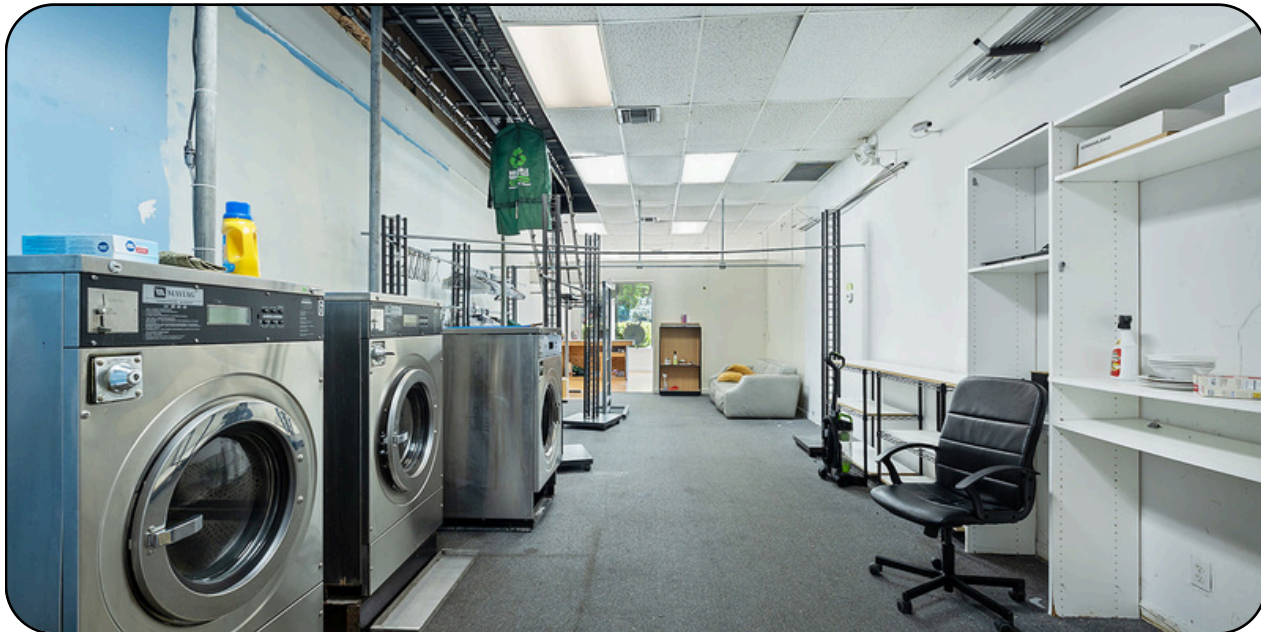
Zoning: B1

Property Type: F&B, Retail, Fitness, Professional Services

Parking: ---

Asking Rent: **LEASED**

- Retail Laundromat
- Washroom available in unit
- Abundance of Parking
- Competitive lease rates



UNIT 6221 - 105

Leasable SF: 3,750 SF

Zoning: B1

Property Type: F&B, Retail, Fitness, Professional Services

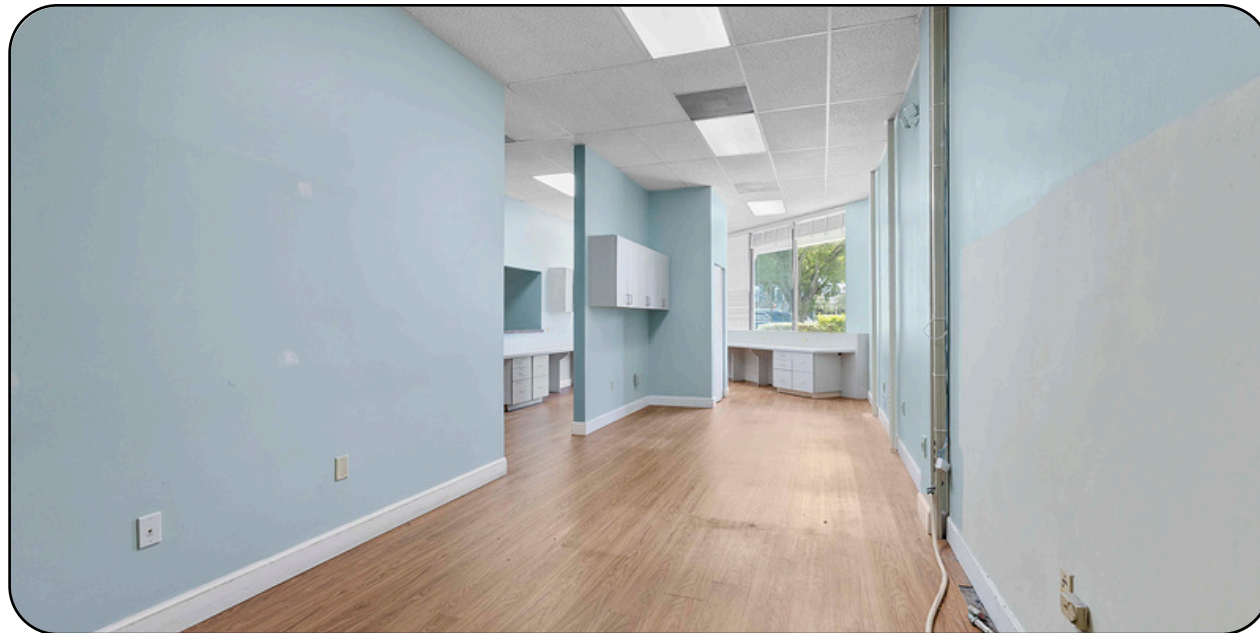
Parking: ---

Asking Rent: \$28 NNN

- Medical Clinic Space with 7 exam rooms
- Full medical facility: Exam rooms, X-Ray, Office
- Abundance of Parking
- Competitive lease rates

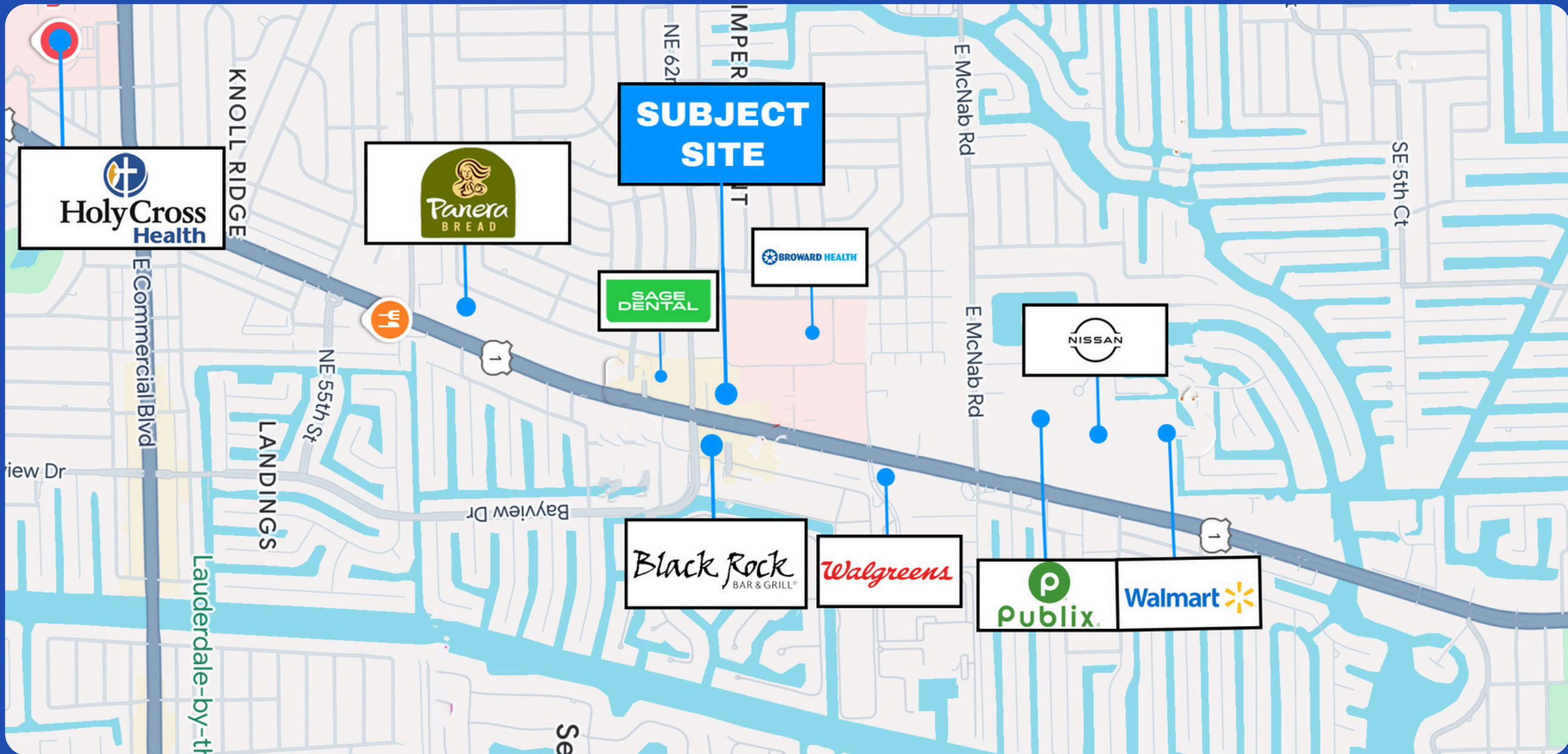


UNIT 6221 - 105





RETAIL MAP





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