



**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 creative spaces in one of the most popular corridors of Fort-Lauderdale. Located in a plaza directly on Federal Highway, these retail spaces give future tenants the ability for increased visibility, higher potential sales, brand awareness and convenience for their customers. 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
Asking Rent:	\$29 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: Retail & Showroom

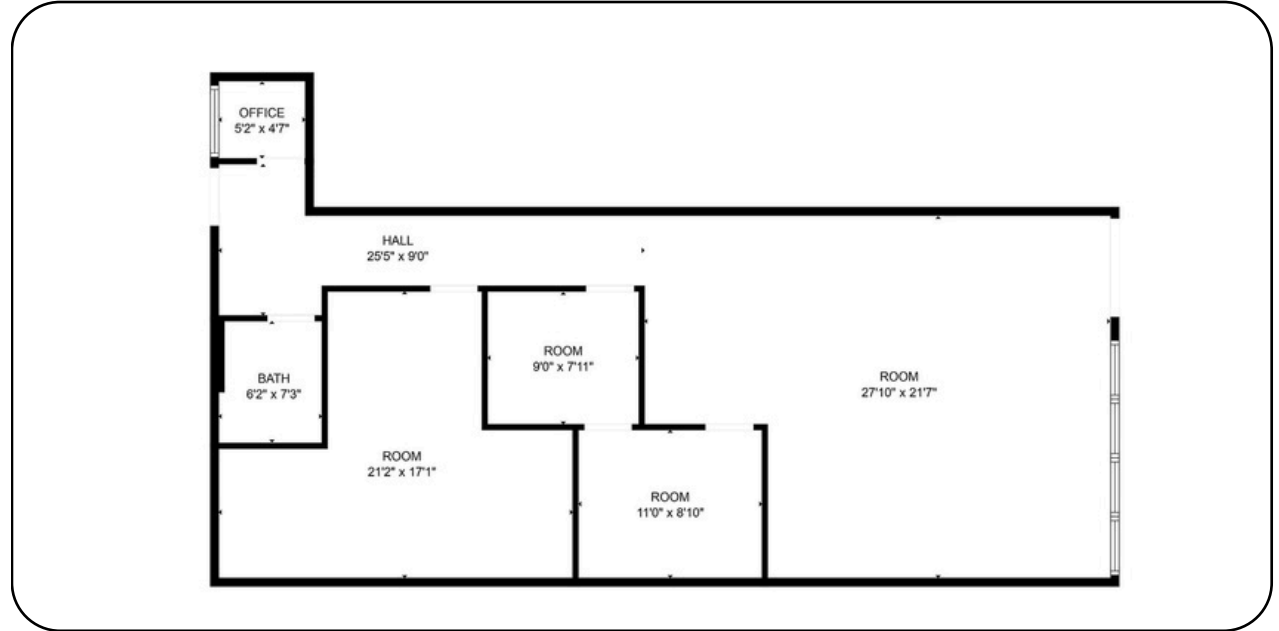
Asking Rent: \$29 NNN

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

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# UNIT 6215 - 102



# UNIT 6219 - 104

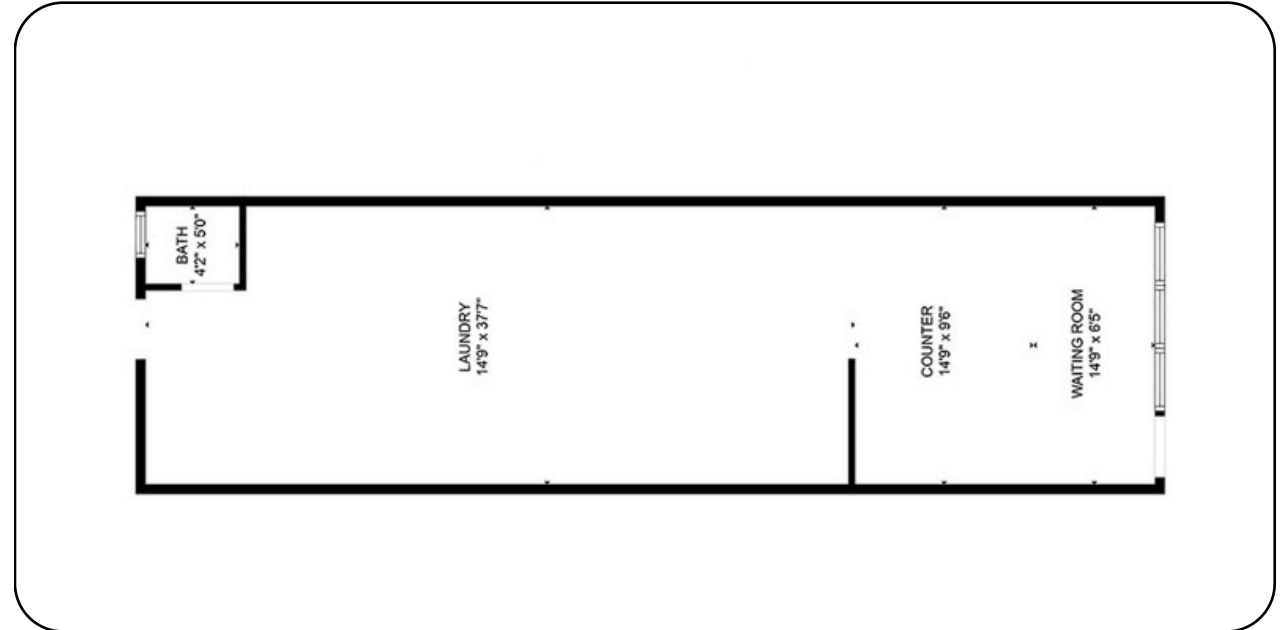
Leasable SF: 1,230 SF

Zoning: B1

Property Type: Retail Laundromat, cleaner

Asking Rent: \$29 NNN

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



# UNIT 6221 - 105

Leasable SF: 3,750 SF

Zoning: B1

Property Type: Medical & Retail

Asking Rent: \$29 NNN

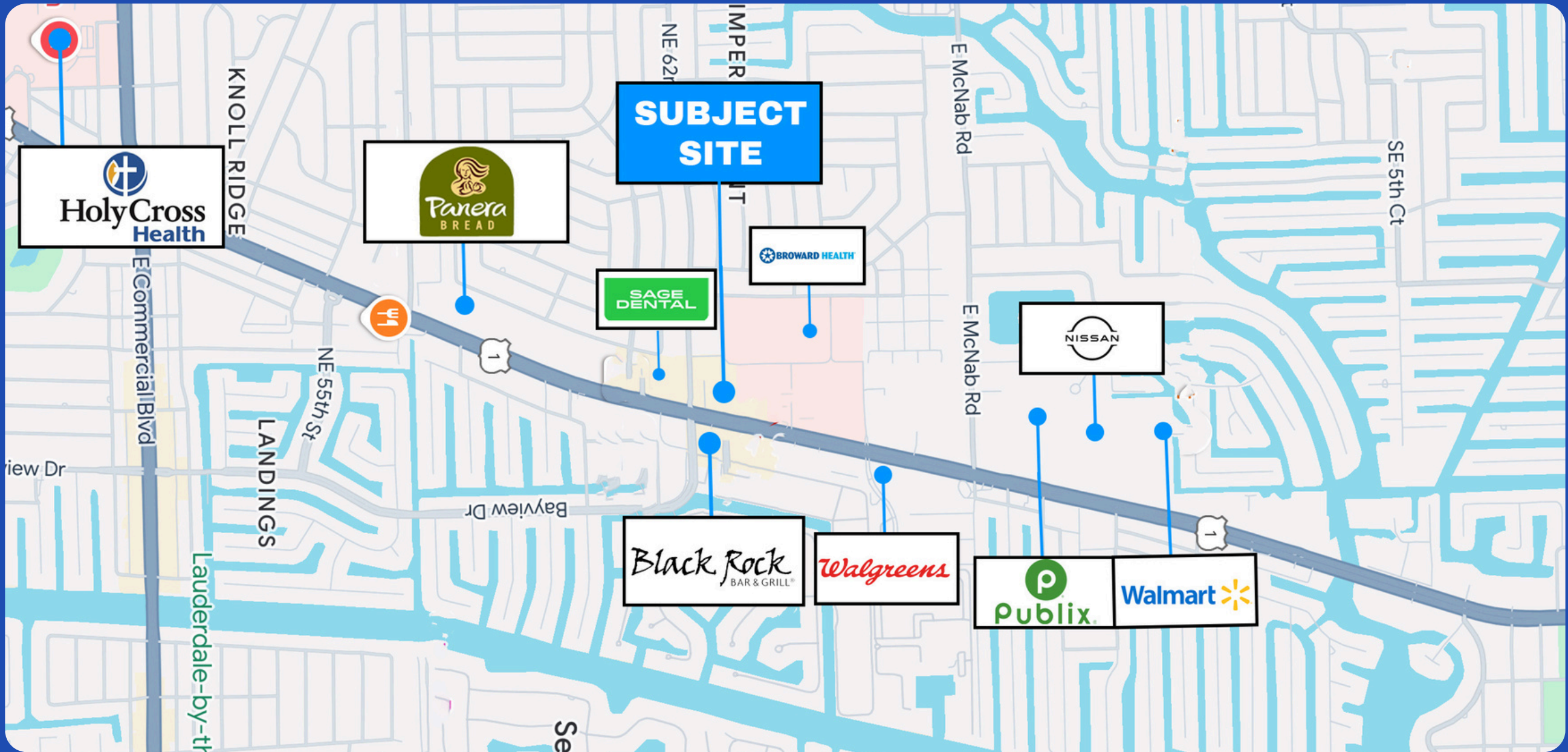
- Medical Clinic Space with 7 exam rooms
- Full medical facility: Exam rooms, X-Ray
- Abundance of Parking
- Multiple Restrooms
- Competitive lease rates







# RETAIL MAP





# APEX

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