

IMPERIAL SQUARE

60,000 SQUARE FEET BOUTIQUE SPECIALTY SHOPPING CENTER



GNC

metroPCS
Authorized Dealer



FedEx Office



PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED IN EAST FORT LAUDERDALE ADJACENT TO THE PRESTIGIOUS RESIDENTIAL COMMUNITIES OF BAY COLONY AND IMPERIAL POINT ON US #1
- THE DAILY TRAFFIC COUNT ON US # 1 IS IN EXCESS OF 45,000 CARS PER DAY!
- BROWARD COUNTY LIBRARY IS A PART OF THIS UNIQUE SPECIALTY SHOPPING CENTER!
- THE POPULATION IN THE 1 & 3 MILE RADIUS ARE 16,600 AND 113,533 RESPECTIVELY.
- THE AVERAGE AGE IN THE 1 & 3 MILES RADIUS IS 44 !
- THE AVERAGE HOUSEHOLD INCOMES IN THE 1 & 3 MILE RADIUS ARE \$82,974 AND \$74,702 RESPECTIVELY !
- SPACES AVAILABLE FROM 1,050 SF TO 6,300 SF.

Cohane
Retail Group

John F. Cohane, SCLS

Licensed Real Estate Broker

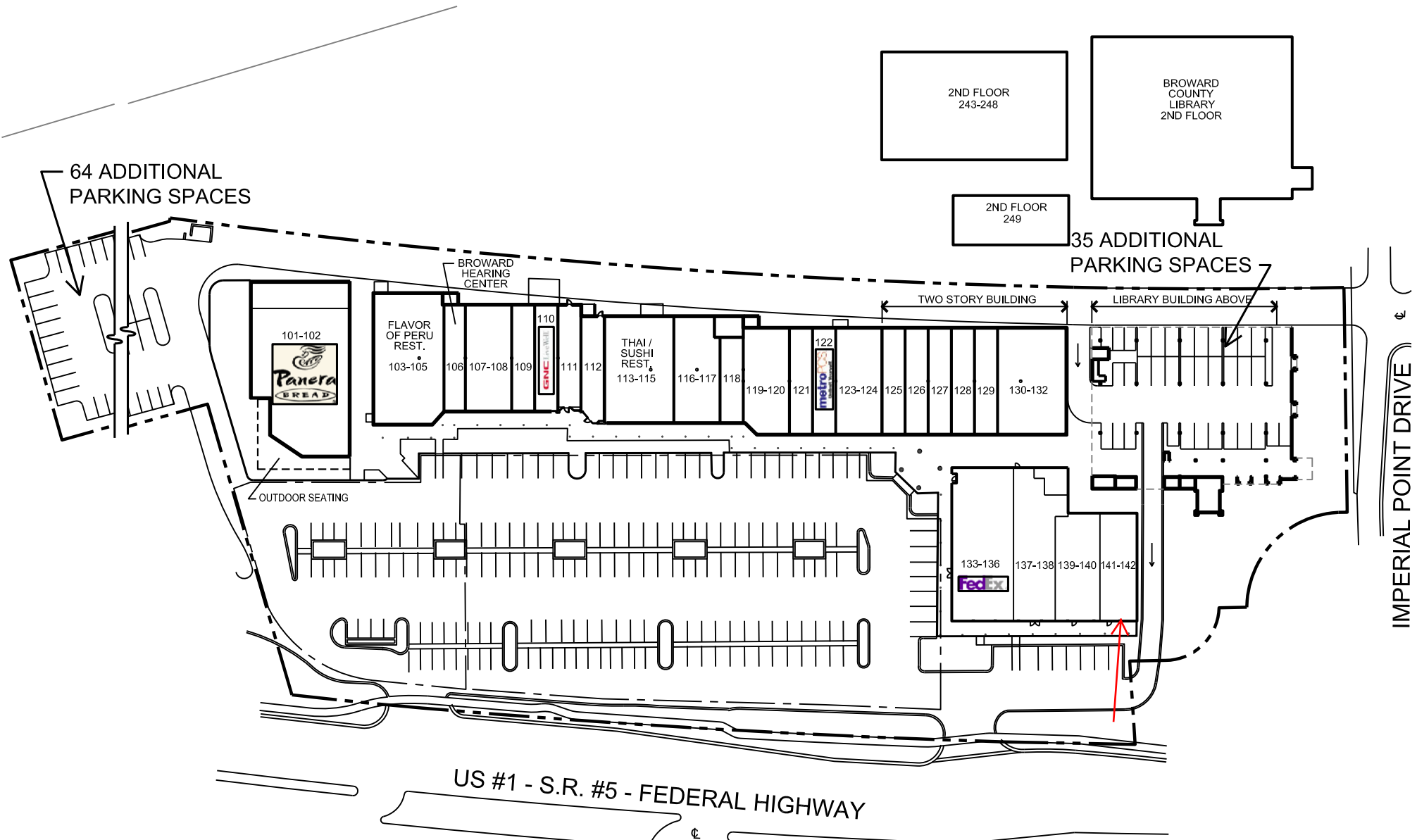
Tel: 954.561.7714

Cel: 954.647.1929

Fax: 954.561.2214

Email: John@CohaneRetail.com

- 2845 NE 9th St #1406 - Ft. Lauderdale - FL 33304



LEASE PLAN



SALTZ MICHELSON

ARCHITECTS

3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx: (954) 266-2701
 sma@saltzmichelson.com

AA-0002897

Project : **IMPERIAL SQUARE**

Project No.: **2005-150**

Date: **04.21.2010** Scale: **N.T.S.**

Sheet No. : **LOD-1**

IMPERIAL SQUARE

TENANT	BAY	SQ. FT.
PANERA BREAD	101-102	5,500
FLAVOR OF PERU	103-105	3,752
BROWARD HEARING CENTER	106	1,050
CLASSIC DECORATIVE HARDWARE	107-108	2,100
JAVA CAFE	109	1,050
GNC	110	1,050
RETAIL SPACE AVAILABLE	111	1,029
RETAIL SPACE AVAILABLE	112	1,039
TEE JAY THAI SUSHI	113-115	3,150
MELTINI KITCHEN & BATH	116-117	2,158
JR ESTATE JEWELERS	118	750
IN SYNC SALON	119-120	2,100
DR. BRICKEL	121	1,050
METRO PCS	122	1,050
RETAIL SPACE AVAILABLE	123-124	1,050
EXECUTIVE DRY CLEANERS	125	1,050
CAMPBELL FOUNDATION	126	936
WEIGHT WATCHERS	127	1,563
GOLDEN CLIPPER	128	415
CJB REAL ESTATE MANAGEMENT	129	1,050
OFFICE SPACE AVAILABLE	130-132	3,150
FEDEX / KINKO'S	133-136	4,008
RETAIL SPACE AVAILABLE - WILL SUBDIVIDE	137-142	6,492
OFFICE SPACE AVAILABLE	243	2,150
FLORIDA FITNESS	244-248	6,300
MEDMARKETPLACE.COM	249	1,950

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Sheet No. : **LOD-2**