

550 BUILDING
550 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33316

BERGER
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- 14,000 SF of brand new retail space next to Publix
- Ground floor of 8 level, 663 parking space garage
- Adjacent to the new 700,000 SF courthouse that has over 1.3 million visitors annually.
- Heaviest pedestrian traffic in Fort Lauderdale

- Connected to brand new 7-Story Class A office tower
- Restaurant/retail rent starting at \$35/PSF NNN
- 1st Quarter 2018 Occupancy



Joseph Byrnes

President
2049

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COMMERCIAL REALTY

bergercommercial.com



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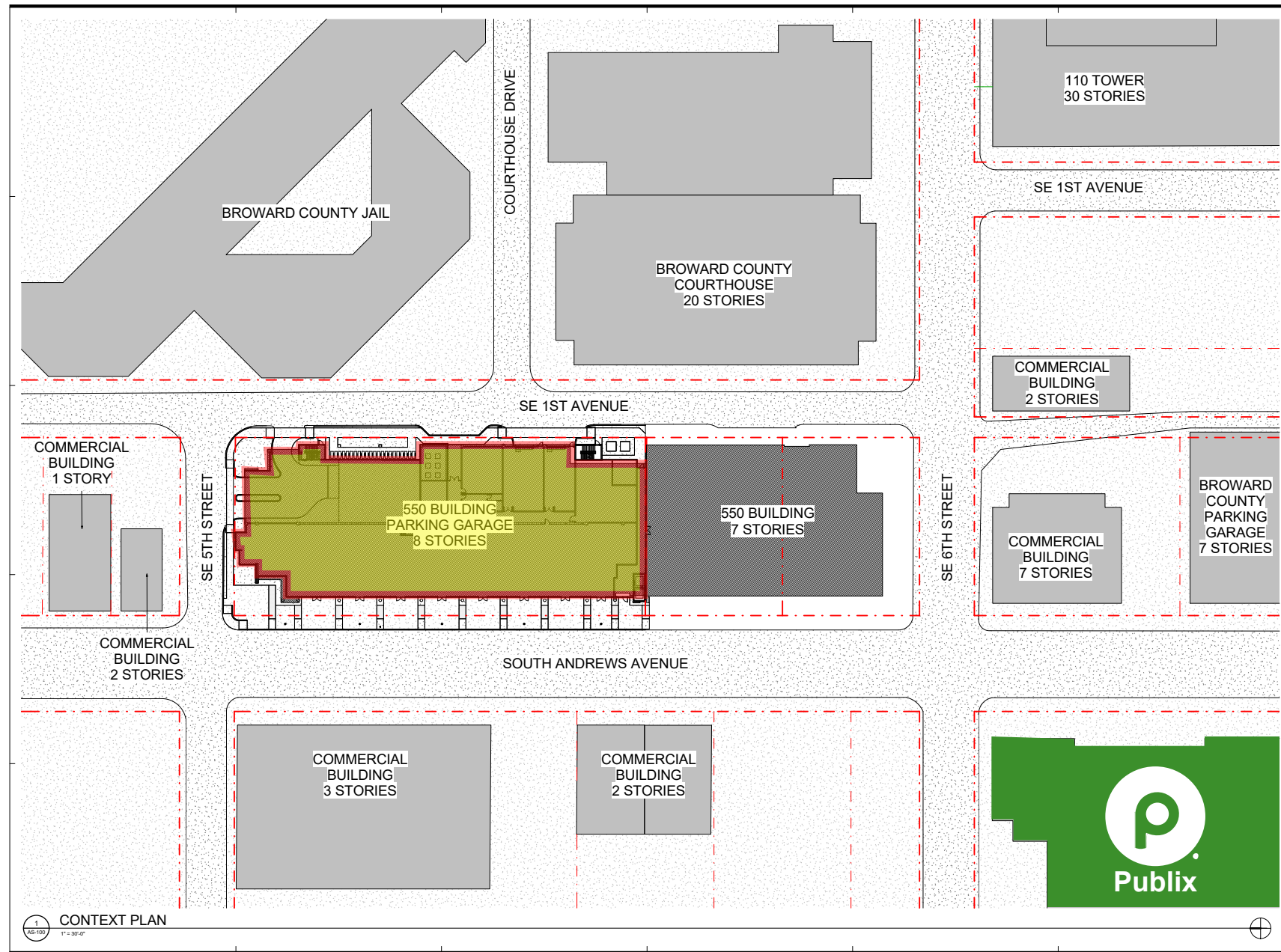


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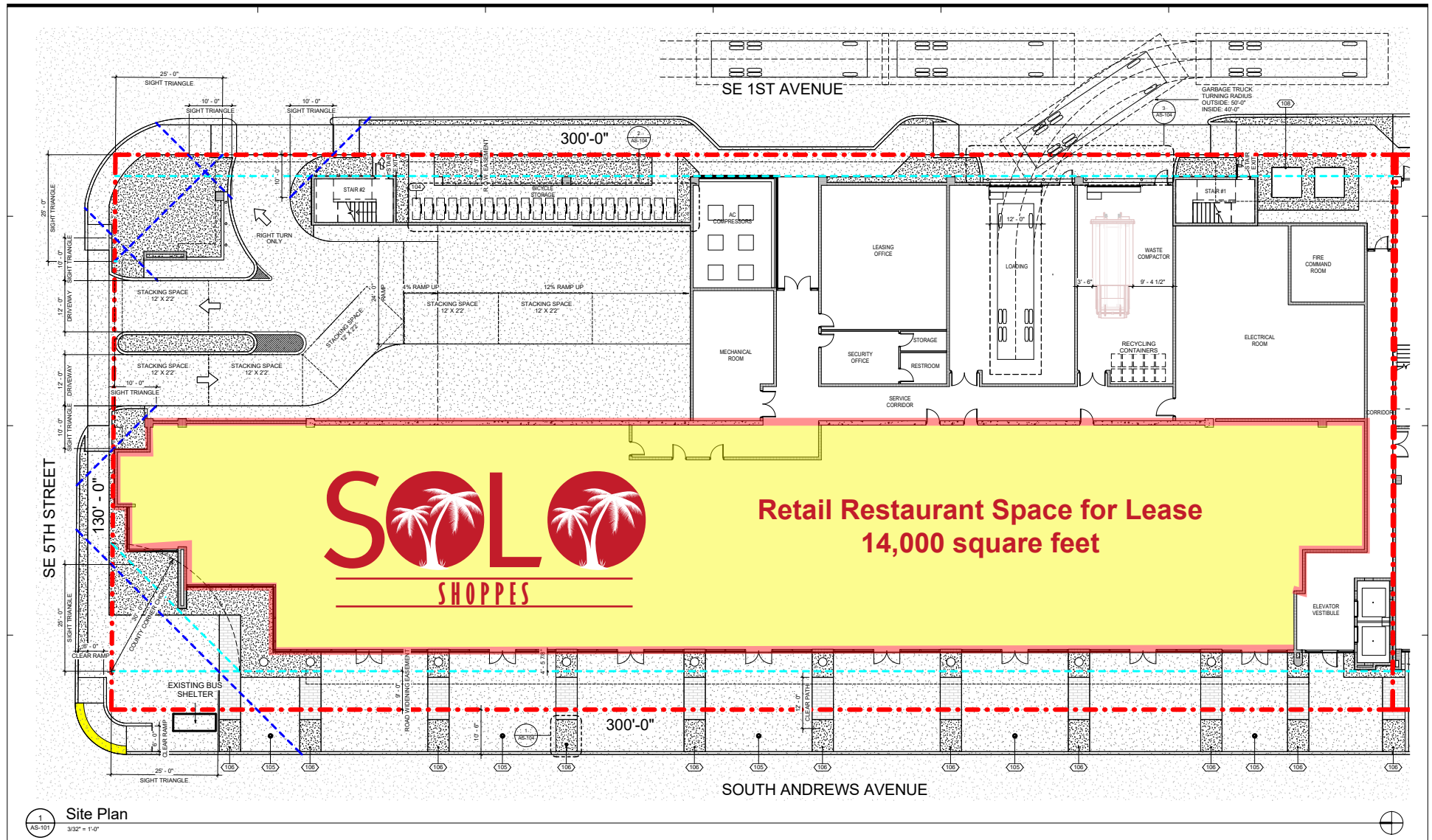
SOLO SHOPPES AT THE 550 BUILDING

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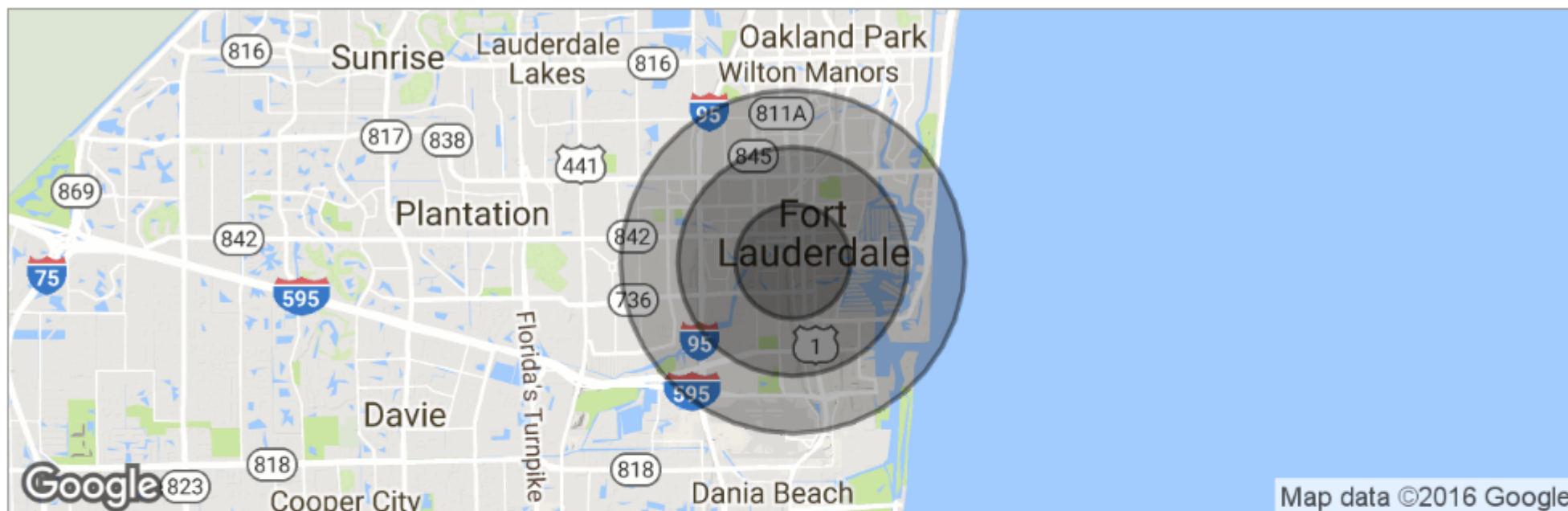
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	1 Mile	2 Miles	3 Miles
Total Population	17,641	61,064	118,523
Population Density	5,615	4,859	4,192
Median Age	37.6	37.6	38.7
Median Age (Male)	37.5	37.6	38.4
Median Age (Female)	37.3	37.4	38.5
Total Households	8,214	27,487	50,980
# of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$85,153	\$77,831	\$77,144
Average House Value	\$372,683	\$490,653	\$444,617

* Demographic data derived from 2010 US Census