



greencAPITAL
Realty Advisors

Commercial Real Estate Services

Restaurant/Retail

Located in the Fountain Promenade
between the Museum of Art & Museum Plaza
Ft. Lauderdale, FL

For more information
please contact:

Steven A. Leeds

Licensed Real Estate Broker
Certified Building Contractor

2799 NW 2nd Avenue
Suite 213
Boca Raton, FL 33431

561.998.2427

561.465.2034

Steve@greencapitalrealty.com

Greencapitalrealty.com

+/- 9,239 SF
can be subdivided



Features

- +/- 262 seats
- Outdoor patio seating
- Mostly built-out & equipped
- Valet parking
- Adjacent to municipal parking garage & heliport
- Across from Las Olas, Riverwalk
- Walk to museums, shopping, nightlife and
The Broward Performing Arts Theater
- In the heart of the Central Business District

Offered At

\$29 SF NNN

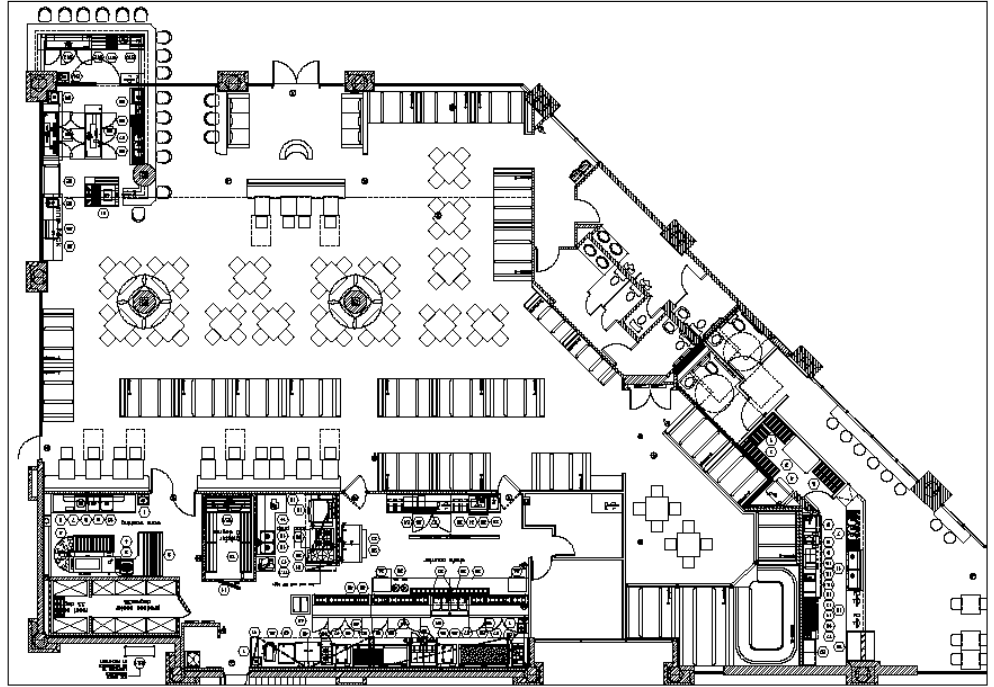
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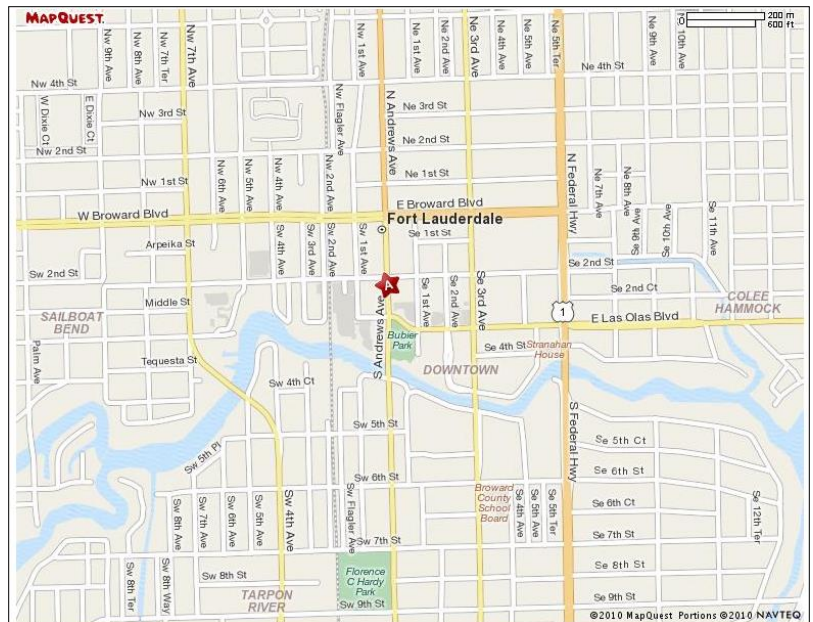
Floor Plan



Demographics

2010 Estimates	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Daytime Population:	23,189	138,787	285,018
Restaurant Expenditures:	\$47,134,863	\$266,185,830	\$466,345,807
Average Income:	\$115,595	\$96,181	\$82,652
Median Age:	38	42	43

Map



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