



DIVERSIFIED
COMPANIES

WWW.DIVERSIFIEDCOS.COM

Exceptional
**GROUND LEASE or
BUILD-TO-SUIT
OPPORTUNITY**



Prime
LOCATION

High
TRAFFIC COUNTS

Strong
DEMOGRAPHICS

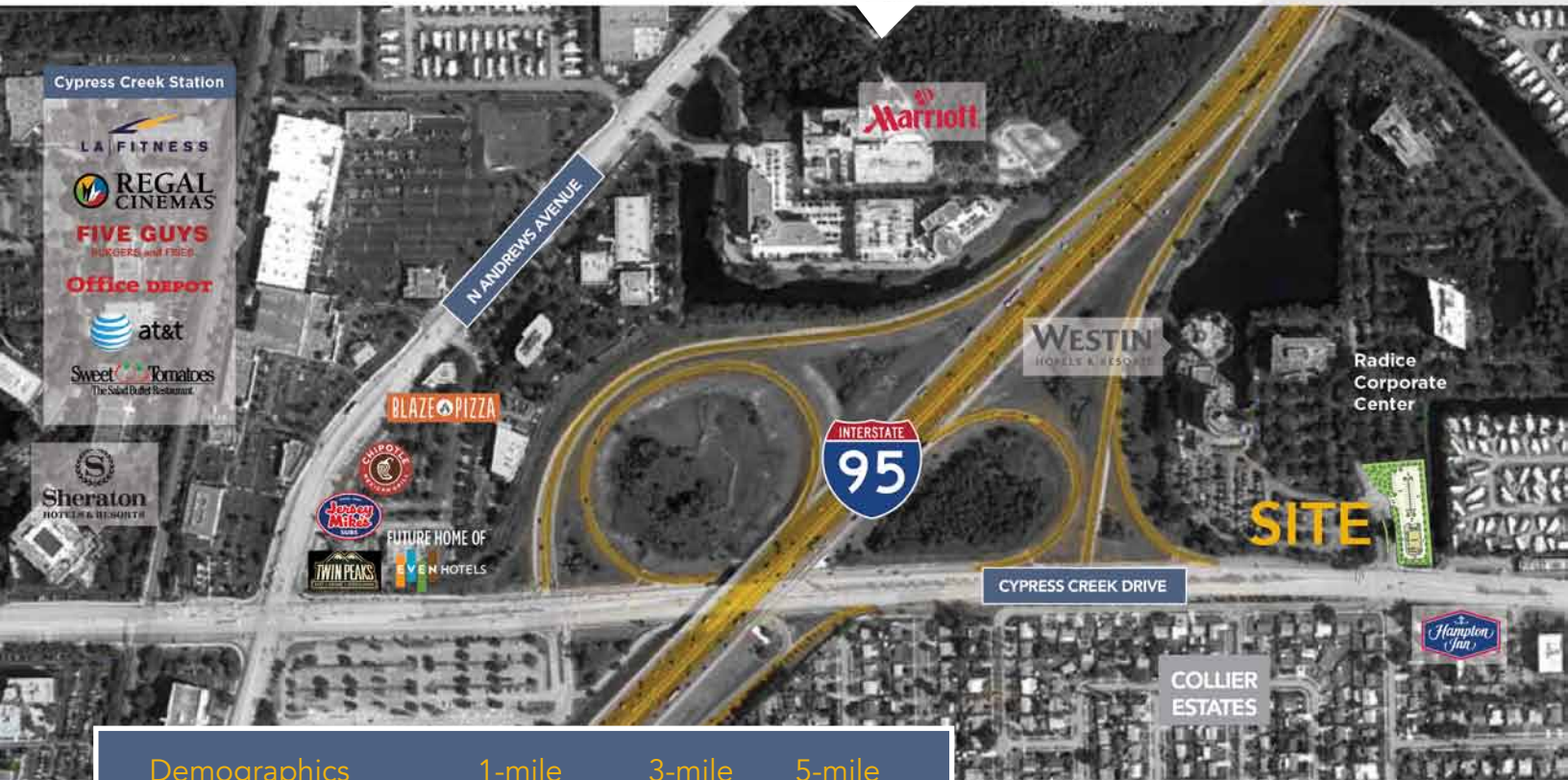
SINGLE OR MULTI-TENANT

PERFECTLY SITUATED IN UPTOWN FORT LAUDERDALE

*Exposure to 239,000
cars-per-day on I-95 and
43,000 cars-per-day on
Cypress Creek Road!*

A high-traffic location with superior demographics and the ability to build out your custom space ground up allows you the best opportunity to grow your brand!

SURROUNDING AREA RETAILERS



Demographics	1-mile	3-mile	5-mile
Daytime Population	24,935	184,292	384,569
Population	14,493	122,966	314,380
Household Income	\$59,964	\$68,271	\$65,552



Radice Corporate Center
353,000 SF of Class A Office Space

Flexible build-to-suit or ground lease opportunity




The property is situated at the entrypoint to Radice Corporate Center, consisting of 353,000 SF of Class A office space, and the Westin Hotel.

Proximate to the Uptown Business District along Cypress Creek Road that is being turned into a more pedestrian-friendly main street with cafes, shops and green spaces.

CONCEPTUAL SITE PLAN



Access to strong demographics in the surrounding area

-  With an estimated 70,000 jobs based along Cypress Creek Road, it is the largest employment corridor in Broward.
-  Dense, affluent residential neighborhoods surrounds the property including Imperial Point, Coral Ridge Isles, Bay Colony and The Landings.
-  Schools within 1 mile: Pine Crest, Rickards Middle, Northeast High.



CYPRESS CREEK ROAD

43,000 cars per day





ABOUT DIVERSIFIED COMPANIES

Diversified Companies is a full-service real estate company located in Fort Lauderdale, Florida, with over 40 years of experience and 3 million square feet of Development.

Diversified Realty Development's expertise in site selection, financing, architectural design, marketing, leasing, technological services, and property

management ensure the successful development of commercial properties for a variety of uses.

PRODUCT TYPE EXPERIENCE

- Retail
- Medical
- Aviation
- Hangar Space
- Office
- Industrial



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