

GALLERIA FORT LAUDERDALE

FORT LAUDERDALE | FLORIDA





THE CORE OF SOUTH FLORIDA

FORT LAUDERDALE POPULATION
GROWING TWICE AS FAST
AS THE NATIONAL AVERAGE



POPULATION GROWTH MEETS BOOMING REAL ESTATE MOMENTUM

South Florida consistently attracts new residents nationwide, with **55% relocating from New York City** and **22% from Los Angeles**.

Downtown Fort Lauderdale's **population is projected to grow nearly 26%** by 2030, fueled by young families and professionals seeking walkable, job-rich coastal living.

Over the past five years, Fort Lauderdale's **population has grown more than 6.5%**, expanding at twice the national rate.

Fort Lauderdale **ranks #2 in the U.S. for homebuilding prospects** and **#16 for real estate market potential**— outpacing markets like Miami, Austin, and Nashville.

Fort Lauderdale and Broward County attract **22M+ visitors each year** for leisure, business, and international travel, fueling a **32% surge in downtown overnight stays** in just the past two years.

Anchoring a region with nearly 200 corporate headquarters, Fort Lauderdale is home to AutoNation, a **Fortune 500 company boasting \$27B in annual revenue**.

Nationally recognized as the **#4 startup hub in the U.S.**, Fort Lauderdale is emerging as a leading center for entrepreneurial growth in South Florida.



📍 22M+
ANNUAL VISITORS BOASTING
\$100B IN ECONOMIC IMPACT

💰 \$43B
ANNUAL ECONOMIC OUTPUT FROM
DOWNTOWN FORT LAUDERDALE

TRADE AREA DEMOGRAPHICS

	<u>3-MILE</u>	<u>5-MILE</u>	<u>7-MILE</u>
Population	106,608	232,071	428,207
Daytime Population	206,482	349,362	598,401
Households	54,821	101,393	176,734
Avg. Age	47	42	41
College Degree+	74%	65%	60%
Avg Household Income	\$148,230	\$127,219	\$109,009
Household Income \$200K+	19%	15%	11%
Avg Discretionary Income	\$89,073	\$77,488	\$68,133
Discretionary Income \$150K+	21%	15%	11%
Avg Home Value	\$982,533	\$836,647	\$711,936

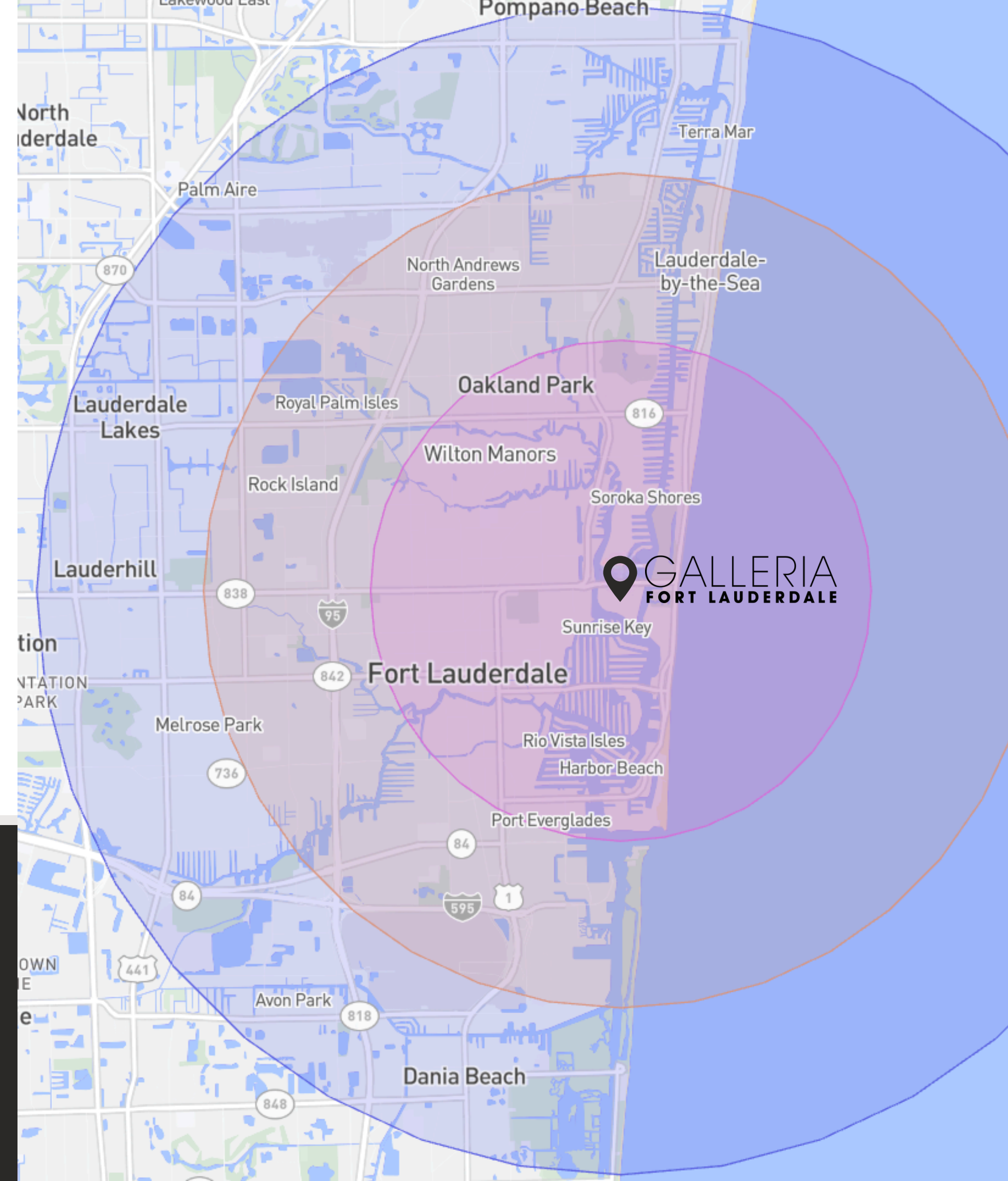
TOP PSYCHOGRAPHIC SEGMENTS

SUNSET BOOMERS **37%**

Well-off boomers near or at retirement age living in picturesque locations.

YOUNG PROFESSIONALS **21%**

Well-educated young professionals starting their careers in white-collar or technical jobs,



PROPOSED
AERIAL VIEW



PROPOSED
AERIAL VIEW

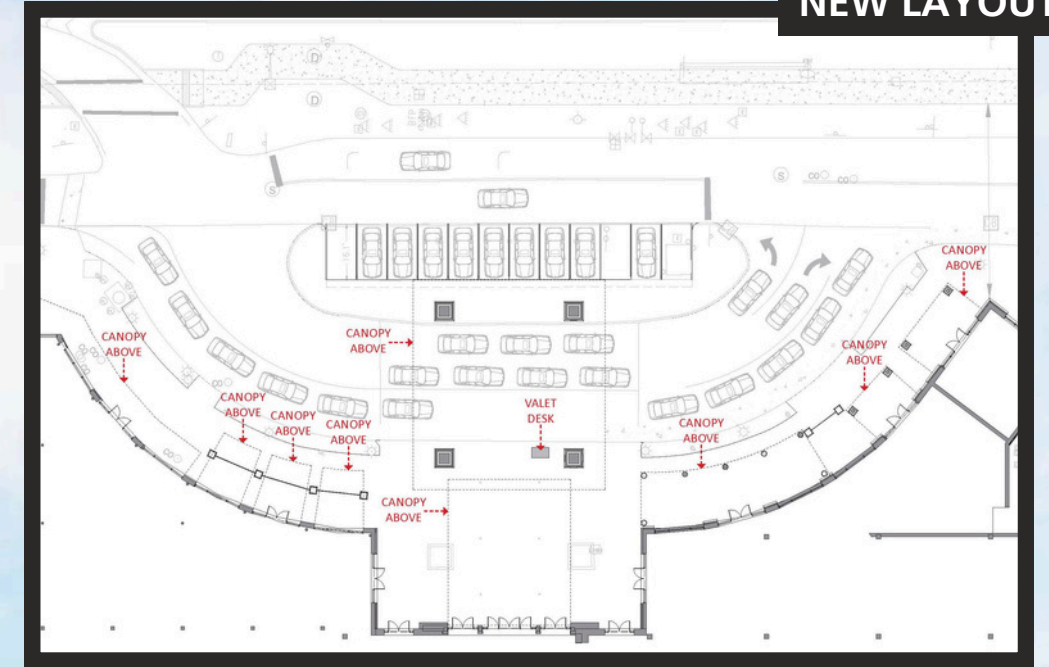


PROPOSED
WEST ENTRANCE



PROPOSED
PORTE COCHERE

NEW LAYOUT



PROPOSED
EAST CORNER



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