# Prado Plaza

## 6201-6241 N Federal Hwy, Fort Lauderdale, FL




**Joshua Johnnie**
Vice President
+1 407 408 3085
joshua.johnnie@colliers.com

**Nicole Fontaine**
Executive Vice President
+1 561 702 7973
nicole.fontaine@colliers.com

**Colliers**
200 E Broward Blvd.
Suite 1150
Fort Lauderdale, FL 33301




For Lease

# 5,080 sf

(Divisible)

**Available Spaces:**

**Suite 102: 1,330 SF**

**Suite 105: 3,750 SF**
(2nd Gen Medical/Office)

Click below for a virtual tour of Suite 105

360°

Prado Plaza is ideally positioned along N Federal Highway in Northeast Fort Lauderdale, surrounded by established residential communities and a strong, affluent consumer base. Within one mile, the area includes more than 19,400 residents and 10,700 households, with an average household income exceeding $155,000 and a median home value of approximately $712,000.

The trade area expands to more than 115,000 residents and a daytime population of nearly 137,000 within three miles, supporting strong demand for retail, dining and service-oriented uses.

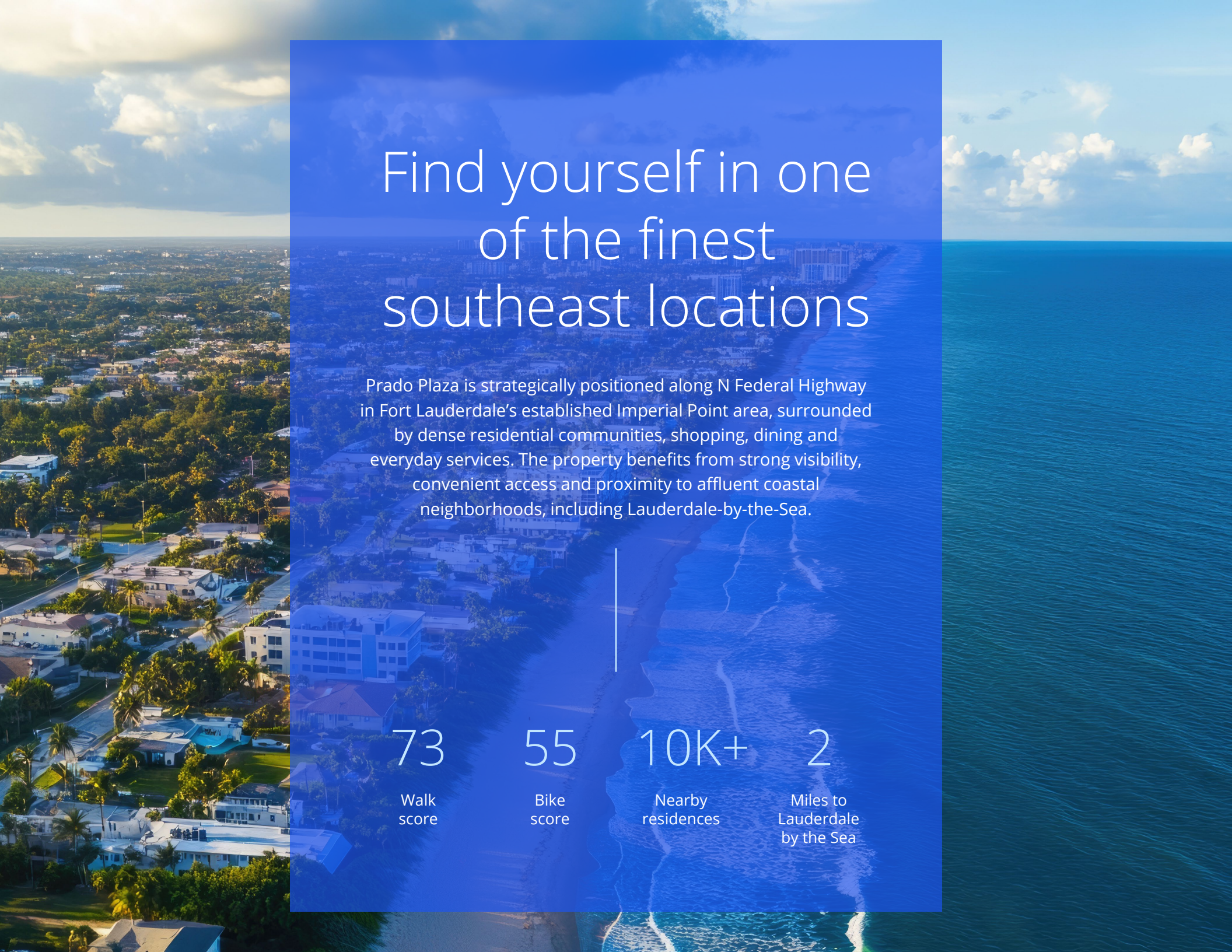
**BUILT-IN NEIGHBORHOOD CUSTOMER BASE**

*700+ residences within nearby Bay Colony Club and Bayview Village communities*

**$98,088**
Median HH Income

**115,191**
Total Population

**56,745**
Total Households



# Find yourself in one of the finest southeast locations

Prado Plaza is strategically positioned along N Federal Highway in Fort Lauderdale's established Imperial Point area, surrounded by dense residential communities, shopping, dining and everyday services. The property benefits from strong visibility, convenient access and proximity to affluent coastal neighborhoods, including Lauderdale-by-the-Sea.

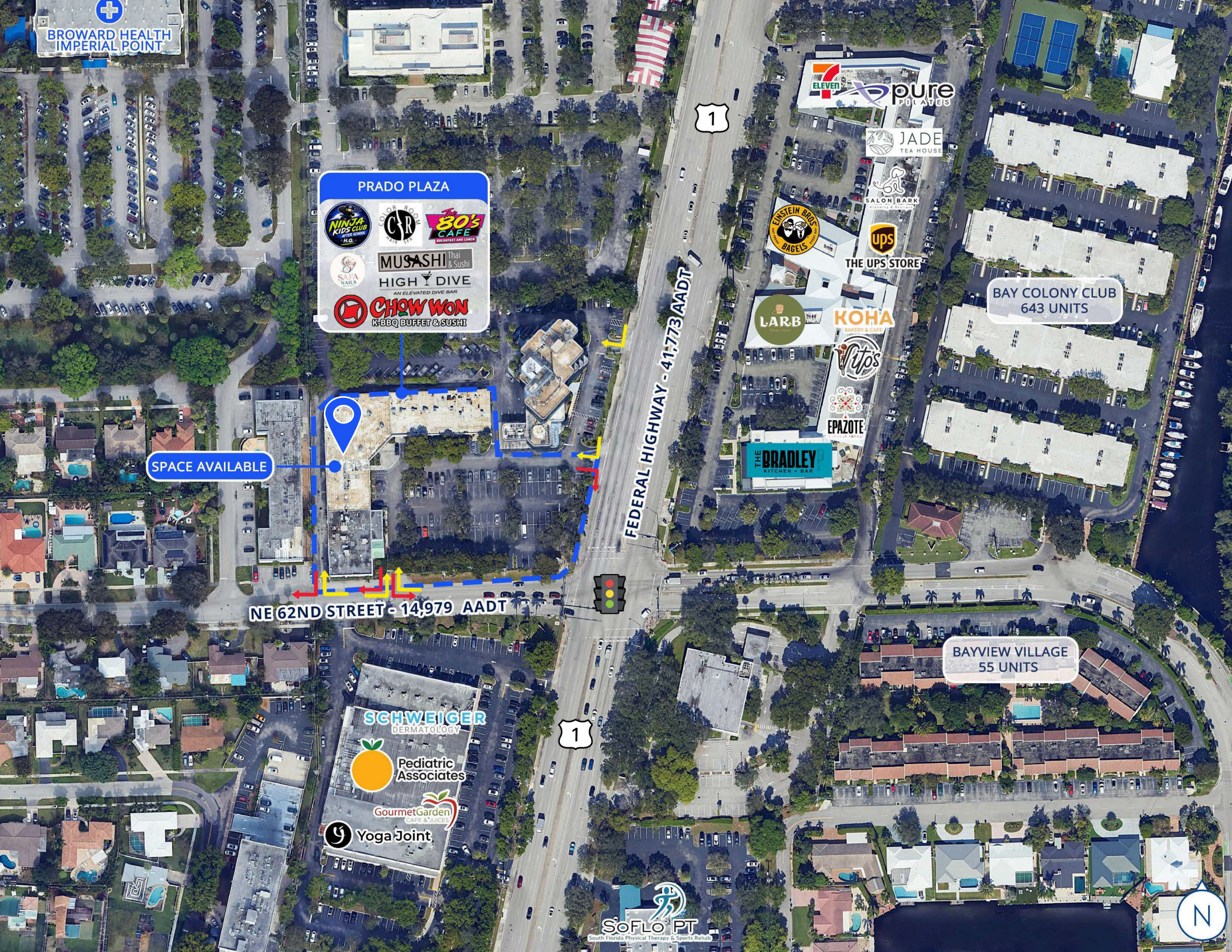
| 73 | 55 | 10K+ | 2 |
|---|---|---|---|
| Walk score | Bike score | Nearby residences | Miles to Lauderdale by the Sea |


CHOW WON KORE
STOP


Espo's
SANDWICH CO
SMOKE SHOP
WE CATER
SUBS
WRAPS
SALADS
HOAGIES
OPEN


6237
The 80's CAFE
BREAKFAST AND LUNCH
OPEN
AMERICAN FRENCH Café
HOURS
MONDAY - FRIDAY
7AM 2:30PM
ATURDAY & SUNDAY
7AM - 2PM
(954)395-8905
Open
Come in


Modelo
Yuengling
6235


BROWARD HEALTH IMPERIAL POINT
PRADO PLAZA
NINJA KIDS CLUB AFTER SCHOOL H.Q.
CR
The 80's CAFE BREAKFAST AND LUNCH
SOFA NAILS
MUSASHI Thai & Sushi
HIGH DIVE AN ELEVATED DIVE BAR
CHOW WON K-BBQ BUFFET & SUSHI
SPACE AVAILABLE
NE 62ND STREET - 14,979 AADT
FEDERAL HIGHWAY - 41,773 AADT
1
7 ELEVEN
pure PILATES
JADE TEA HOUSE
SALON BARK
EINSTEIN BROS BAGELS
ups THE UPS STORE
LARB
KOHA BAKERY & CAFE
Tip's
EPAZOTE
THE BRADLEY KITCHEN + BAR
BAY COLONY CLUB 643 UNITS
BAYVIEW VILLAGE 55 UNITS
SCHWEIGER DERMATOLOGY
Pediatric Associates
GourmetGarden CAFE & JUICES
Yoga Joint
SoFLO PT South Florida Physical Therapy & Sports Rehab
N




**Joshua Johnnie**
Vice President
+1 407 408 3085
joshua.johnnie@colliers.com

**Nicole Fontaine**
Executive Vice President
+1 561 702 7973
nicole.fontaine@colliers.com

**Colliers**
2385 NW Executive Center Dr
Suite 350
Boca Raton, FL 33431

Colliers

Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

**Colliers.com**