

FOR SALE

Prime Parcels Available

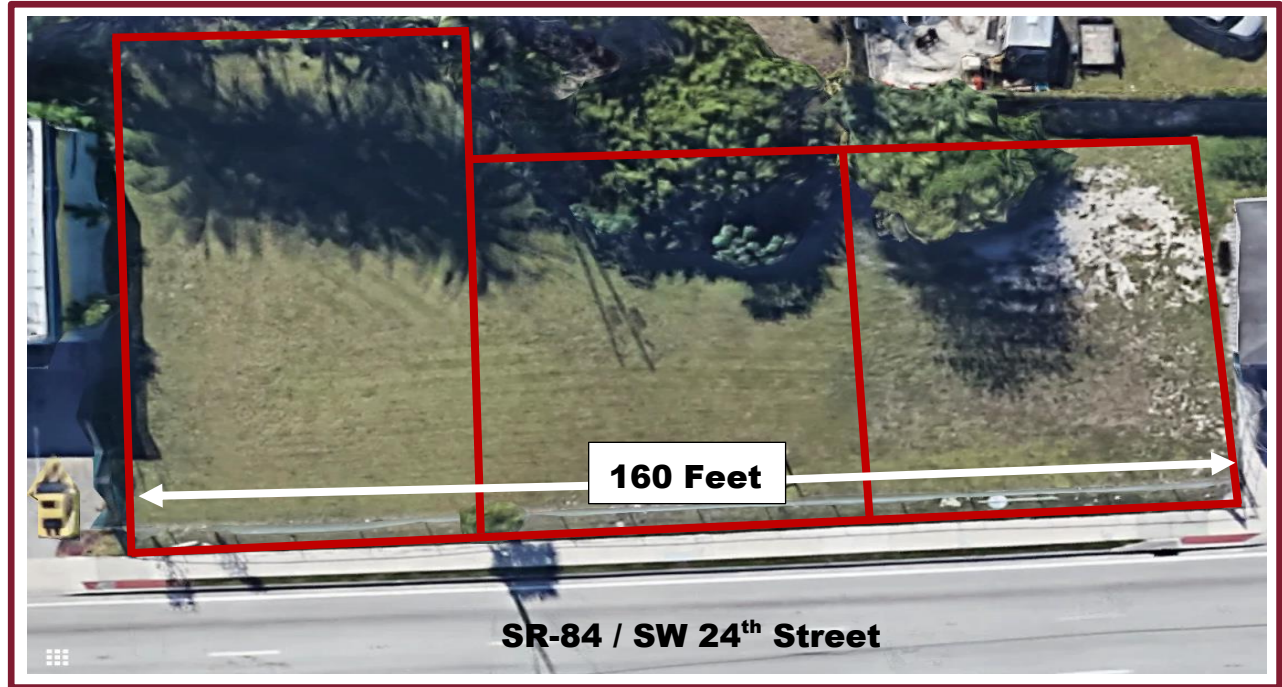


814 W. State Road 84, Ft. Lauderdale, FL



PRIME PARCELS FOR SALE

814 W. SR-84, Ft. Lauderdale, FL



TOTAL: 14,329 SF (3 Separate Folios)

ZONED: Zoning allows for a variety of uses, including restaurant, retail, auto

POPULATION: 1 Mile: 10,804 3 Mile: 113,361 5 Mile: 291,567

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$116,043 3 Mile: \$109,809 5 Mile: \$106,786

TRAFFIC COUNT: 44,000± ADT (SR-84 / SW 24th Street)

HIGHLIGHTS:

- Great exposure, with 160' ± of frontage on State Road-84 (SW 24th Street), a major east/west artery between Ft. Lauderdale and the South Broward suburbs.
- Centrally located with close and direct access to US-1 to the east and I-95 to the west, just north of I-595 Interchange.
- Minutes from Ft. Lauderdale International Airport and within a few blocks of Candlewood Suites, Holiday Inn Express & Suites, Crowne Plaza, Hampton Inn, Best Western, etc.
- Neighboring businesses including Winn-Dixie, Dunkin', Firestone, Big Lots, Metro by T-Mobile, Wells Fargo, Wendy's, Bealls Outlet, McDonald's, The UPS Store, Valvoline Express Care, Walgreens, and West Marine.

FOR LEASING INFORMATION



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