

# 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: 10,468    3 Mile: 104,522    5 Mile: 281,551

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$113,289    3 Mile: \$116,495    5 Mile: \$106,941

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

### HIGHLIGHTS:

- Great exposure, with 160' ± of frontage on State Road-84 (SW 24<sup>th</sup> 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, TRYP by Wyndham.
- Neighboring businesses including Winn-Dixie, Dunkin', Firestone, Big Lots, Metro PCS, Wells Fargo, Wendy's, Bealls Outlet, McDonald's, The UPS Store, Valvoline Express Care, Walgreens, West Marine, NAPA, etc.

### FOR LEASING INFORMATION



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