

SHOWROOM AND WAREHOUSE BUILDING FOR SALE AT \$9,900,000
700 W SUNRISE BOULEVARD, FORT LAUDERDALE, FLORIDA 33311



- **SHOWROOM BUILDING #1 / 12,900 SF FREESTANDING TWO STORY BUILDING ON 88,602 SF LAND**
- **WAREHOUSE BUILDING #2 / 32,100 SF FREESTANDING ONE STORY BUILDING WITH A MEZZANINE**
- **BUILDING #1 FIRST FLOOR SPECIFICS: OPEN SHOWROOM WITH UPSCALE FINISHES / SECOND FLOOR SPECIFICS: CLASS A OFFICE SPACE WITH A SEPARATE ENTRANCE**
- **BUILDING #2 SPECIFICS: WAREHOUSE BUILDING WITH 22' CEILINGS / 4 DRIVE IN LOADING DOORS / 2 DOCK HIGH DOORS / APPROXIMATELY 1,800 SF OF BUILT OUT OFFICE SPACE**
- **PARKING: SHOWROOM BUILDING - 40 SPACES / WAREHOUSE BUILDING - 15 SPACES / FULLY SECURED PARKING LOT SOUTH OF WAREHOUSE - 48 SPACES**
- **ZONING: B1 & B3 / HARD CORNER LIGHTED INTERSECTION**

The Rotella Group Inc.
Commercial Real Estate

BILL PACE WRP@ROTELLAGROUP.COM






XTEAM
RETAIL ADVISORS

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DEMOGRAPHICS **1 MILE** **2 MILE** **3 MILE**

	2019 POPULATION	25,716	87,182	169,927
	AVG HH INCOME	\$51,487	\$78,795	\$82,625
	MEDIAN AGE	33.8	39.3	40.8
	TOTAL BUSINESSES	1,707	8,321	15,956
	TOTAL DAYTIME POP	19,819	83,430	139,696



TRAFFIC COUNTS
2018 FDOT AADT

W SUNRISE BLVD W OF ANDREWS AVE - 52,000

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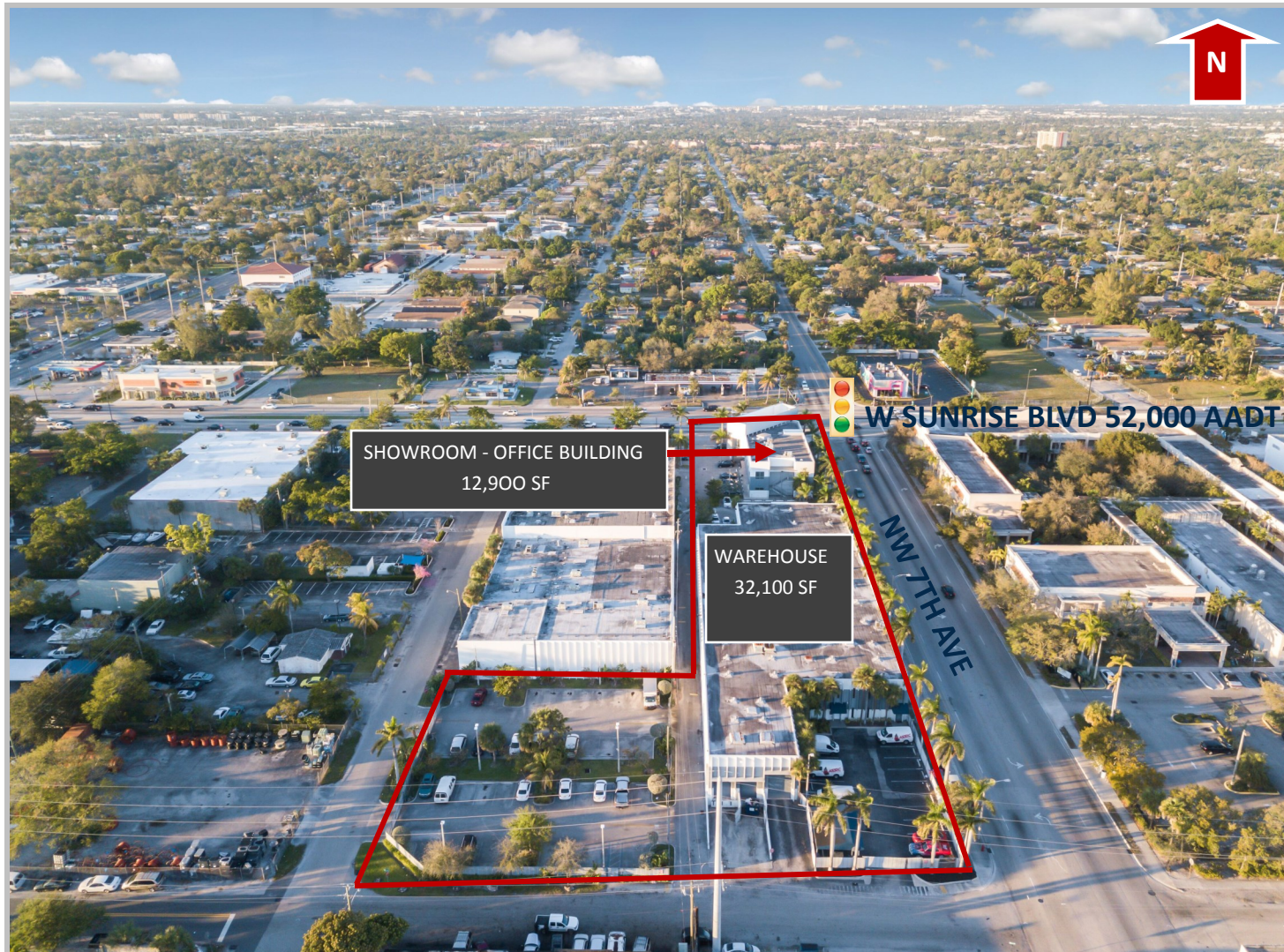
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