



FOR LEASE | INDUSTRIAL

## 4,966 SF SOUTH BROWARD WAREHOUSE WITH STREET-LEVEL DOORS

208 NW 4 Avenue, Hallandale Beach , FL 33009



### LEASE OVERVIEW

AVAILABLE SF:	Fully Leased
LEASE RATE:	N/A
LOT SIZE:	0.13 Acres
BUILDING SIZE:	4,966 SF
GRADE LEVEL DOORS:	3
CEILING HEIGHT:	12.0 FT
ZONING:	I-L (Light Industrial & Manufacturing District)
MARKET:	Fort Lauderdale
SUB MARKET:	Hallandale Beach
CROSS STREETS:	NW 4 Avenue & NW 2 Street

### PROPERTY DESCRIPTION

This 4,966 SF industrial property includes open warehouse space and a small office area. Landlord (Cusano's Bakery) will consider completing a build-to-suit Office (+/- 10% office area). It is a single-story space, with three street-level doors and 3-Phase electrical power.

This building is attached to another warehouse, also owned by Cusano's Bakery, which is also for lease: 314 NW 2 Street & 204 NW 4 Avenue, Hallandale Beach. Folios: 5142-28-05-0053, 0055, with 8 street-level doors.



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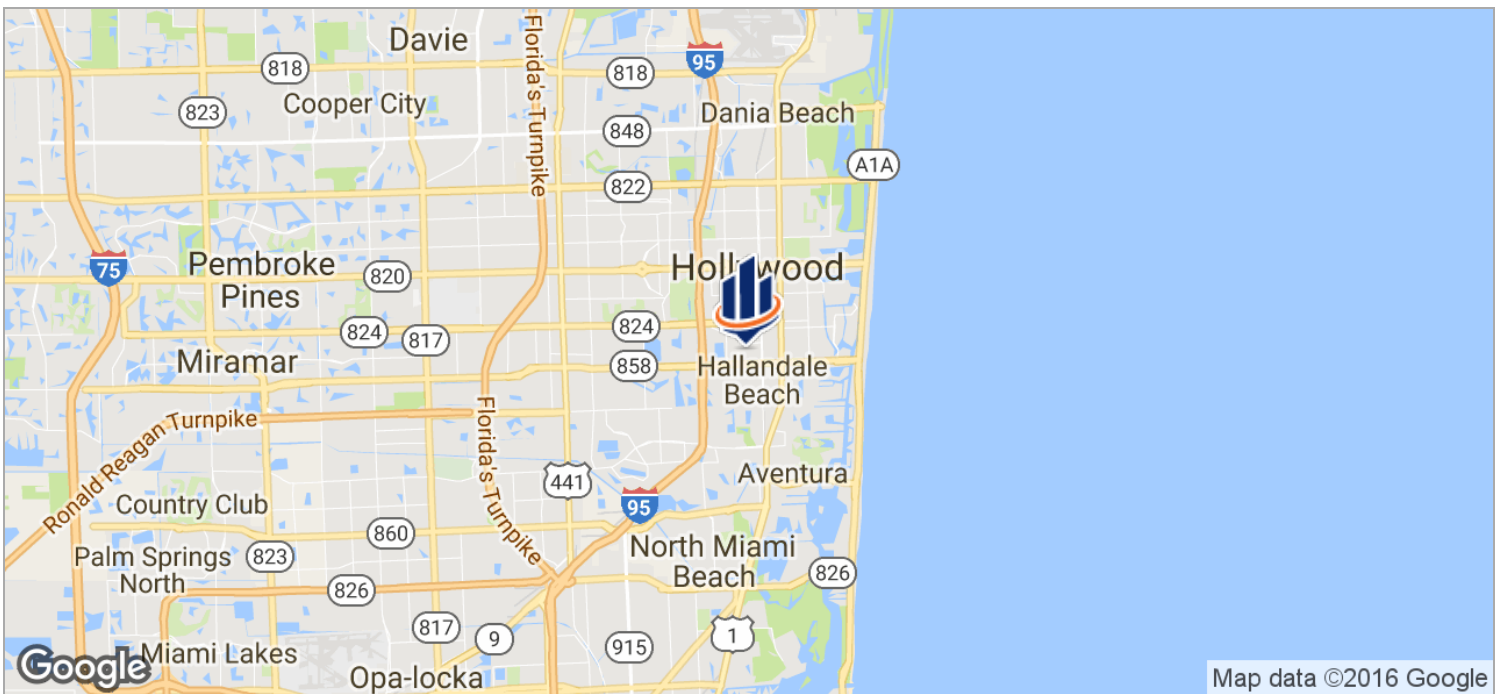
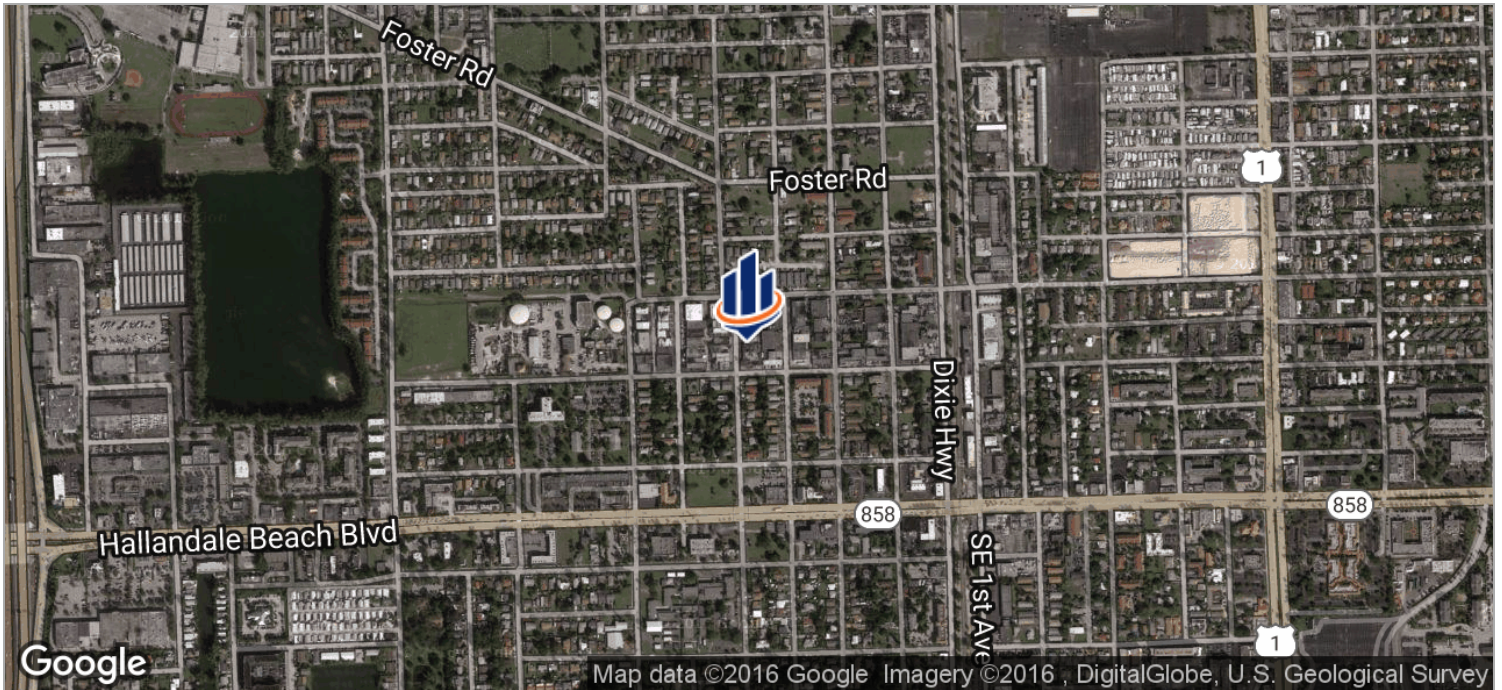
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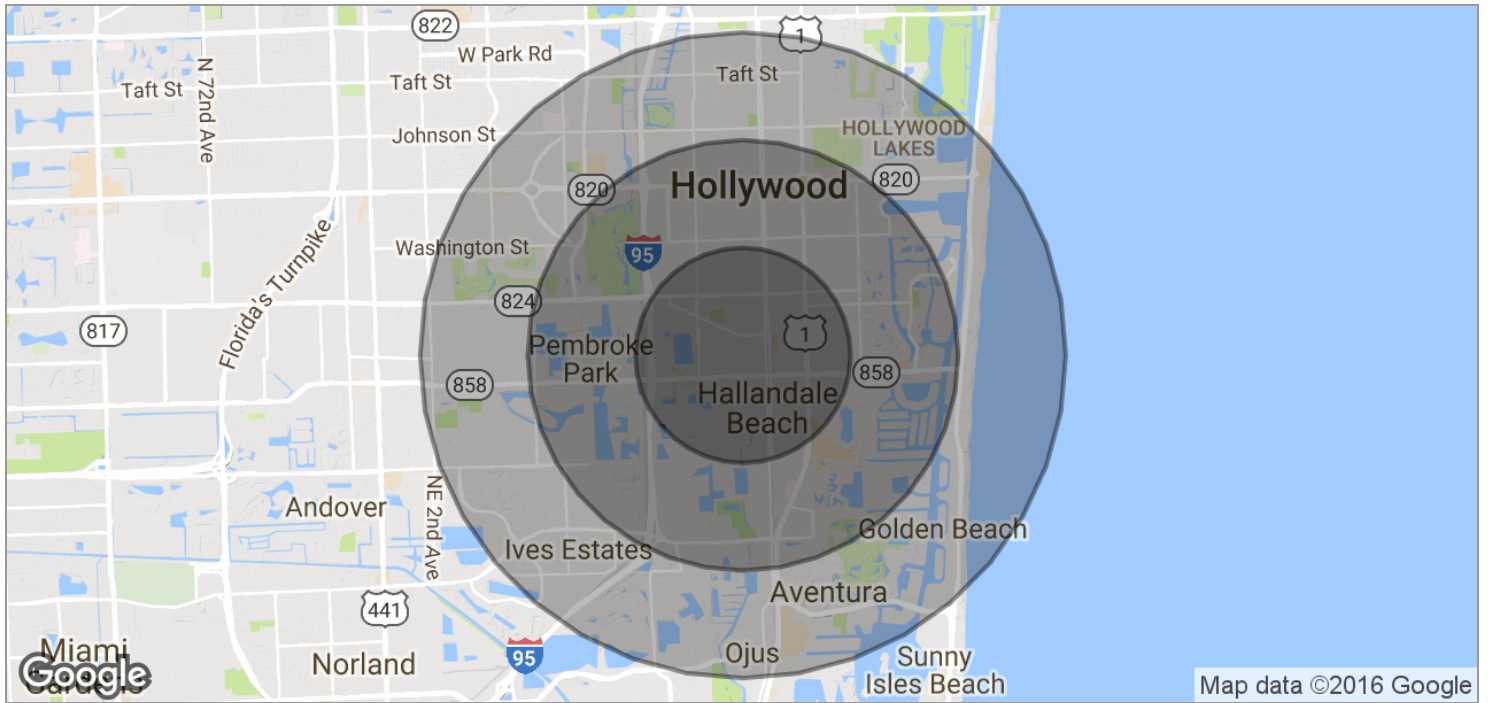
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	23,921	80,672	173,381
MEDIAN AGE	37.0	40.6	42.1
MEDIAN AGE (MALE)	36.3	39.6	40.7
MEDIAN AGE (FEMALE)	38.9	41.5	42.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	9,644	35,258	75,377
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$39,949	\$56,862	\$65,285
AVERAGE HOUSE VALUE	\$237,095	\$331,454	\$336,419



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