

2,800±SQFT



3350 W Broward Blvd Fort Lauderdale, FL 33312

OPPORTUNITY ZONE

TRAFFIC COUNTS

W BROWARD BLVD **52,000** CARS PER DAY!!

DEMOGRAPHICS

Population	1 Mile	3 Mile
2020	18,100	156,500
2024	19,000	165,000

SELLER FINANCING AVAILABLE



- Store Front
- 3 Units
- Lot size 7,000 ±SQFT

2,800 ±SQFT

\$889,000

CONTACT US!



JOE PELAYO / CCIM, SIOR
trec@joepelayo.com
954.224.8773



GEORGE PELAYO / RENE, MRP
georgetrec@joepelayo.com
954.482.1330



FREE STANDING



3350 W Broward Blvd Fort Lauderdale, FL 33312

IMMEDIATE OCCUPANCY

2,800±SQFT

LEASE TOGETHER A+B+C

\$5,000/Mo +Sales Tax

Unit #	SF	LEASE
--------	----	-------

A	1,000	\$2,000/Mo +Sales Tax
---	-------	-----------------------

*B+C	1,800	\$3,200/Mo +Sales Tax
------	-------	-----------------------

UNITS CAN BE COMBINED

**B+C Must be leased together*



- Store Front
- 3 Units
- Lot size 7,000 ±SQFT

CONTACT US!



JOE PELAYO / CCIM, SIOR
trec@joepelayo.com
954.224.8773

TREC
Total Real Estate Consultants Inc.
www.trecfl.com
954.341.3294

GEORGE PELAYO / RENE, MRP
georgetrec@joepelayo.com
954.482.1330

