



LAND FOR SALE + INVESTMENT

FOR LEASE BUILD TO SUIT PRICE NEGOTIABLE

ZONING B2 / STORE / RETAIL / BANKS / RESTAURANT/ EDUCATIONAL / SCHOOLS

10340	45,887 SQFT	\$1,330,723	TAX ID 4841 21 36 0016
10360	62,605 SQFT	\$2,112,000	TAX ID 4841 21 36 0013
10370	43,442 SQFT	\$1,172,934	TAX ID 4841 21 36 0012

- **10340: Vacant Lot**
150 FT Frontage / Dip 305 FT
- **10360: INVESTMENT BUILDING**
NNN Lease \$161,160 Annual Income
5.5% CAP RATE / 7.8 years left on lease
6,049 sqft Freestanding building
- **10370: Vacant Lot**
120 FT Frontage

+/- 3.48 ACRES +/- 151,934 SQFT

PRICE: \$4,515,657



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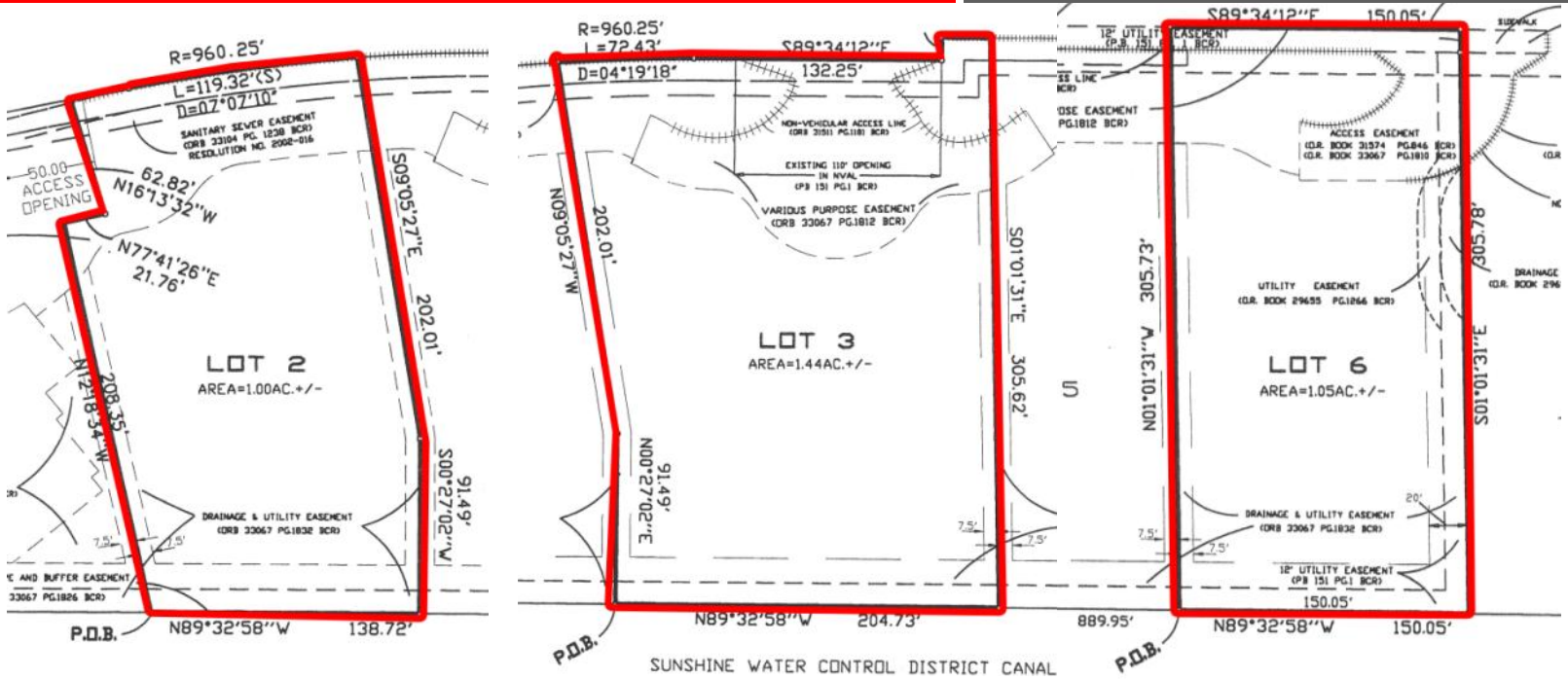


NOTE: This offering subject to errors, omissions, prior sales or withdrawal without notice



RETAIL, OFFICES, FAST FOOD, STORES, BANK, CHURCHES
LAND FOR SALE + INVESTMENT

10340-60-70 Royal Palm Blvd,
 Coral Springs, FL 33071



TRAFFIC COUNT PER DAY

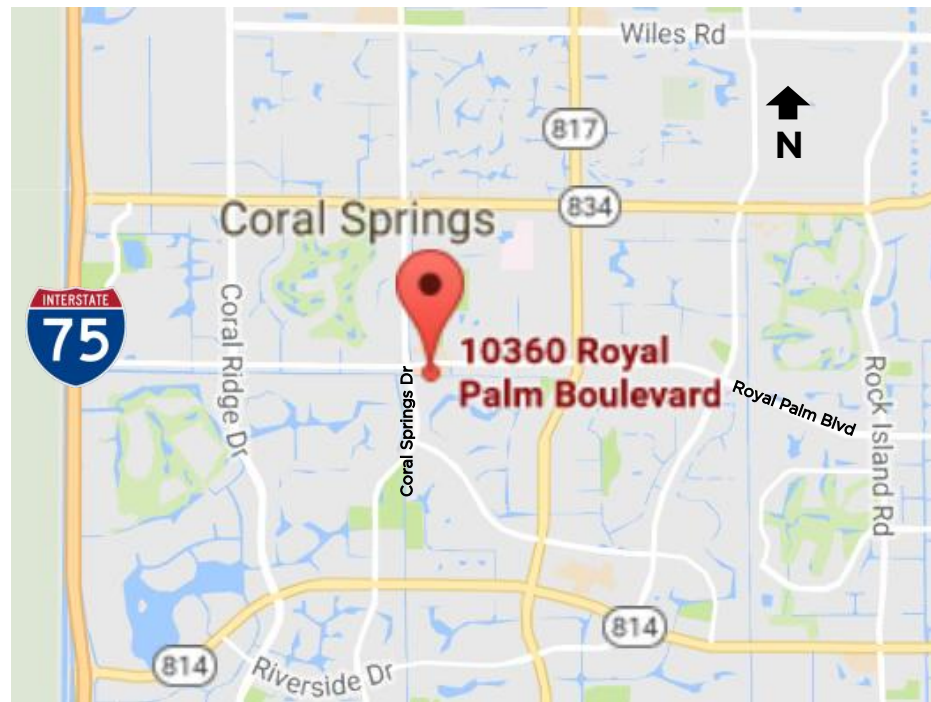
- 25,000 Coral Springs Dr
- 51,000 University Dr
- 22,000 Royal Palm Blvd

POPULATION RADIUS

- 1 Mile 17,790
 - 2 Mile 154,995
 - 3 Mile 350,000
- Population growth 6%

REPORTS

- Specific tapestry life style
- Specific demographic population
- Available on request



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