



PRE-LEASING PHASE II | PLANTATION PALACE

# OFFICE | MEDICAL | RETAIL BUILDING

12331 SW 3rd Street | Plantation, FL 33325

## PROPERTY SUMMARY

**AVAILABLE SF:** 14,000 Sq. Ft.

**LEASE RATE:** \$23.00 Sq. Ft. (NNN)

**LOT SIZE:** 1.73 Acres

**BUILDING SIZE:** 18,197 Sq. Ft.

**BUILDING CLASS:** A

**ZONING:** B-3

**CROSS STREETS:** 124th Ave & S.W. 3rd St.



## PROPERTY HIGHLIGHTS

- Features Suites Available from 1,500-14,000 +/- Sq. Ft.
- 5,000 Sq. Ft. Has Been Pre-Leased.
- Porte Cochere Entry Features for Every Suite.
- Class A Finishes Throughout.
- 5:1 Parking
- Easy Access to I-595, SR 84, Florida Turnpike, I-75, I-95 &



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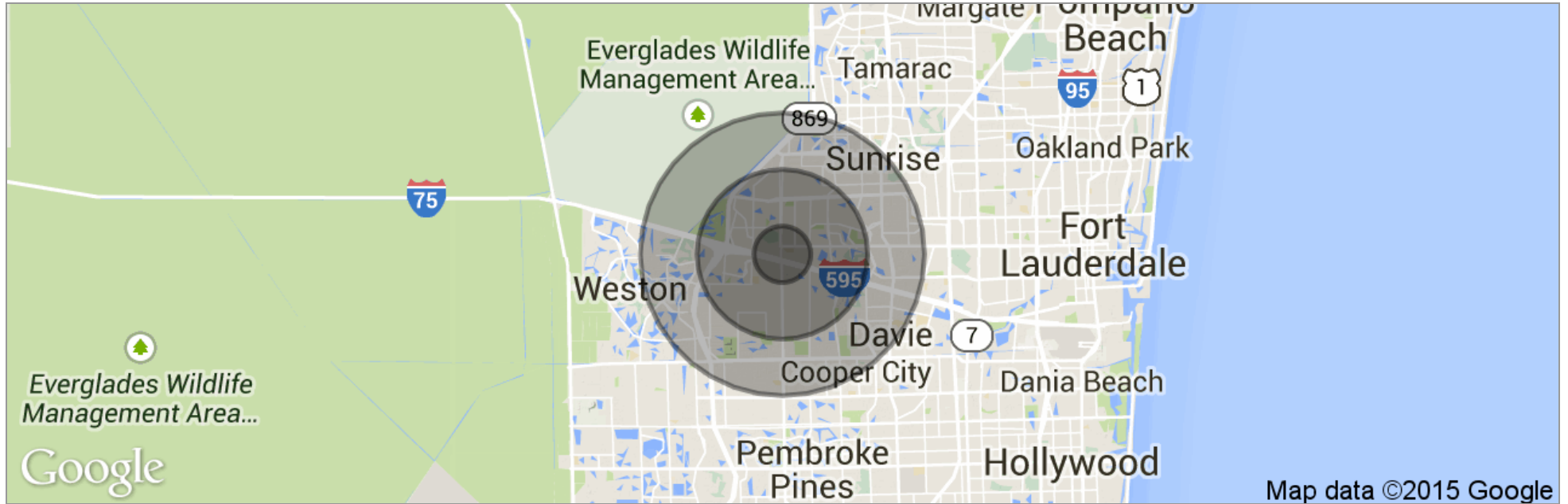
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	1 Mile	3 Miles	5 Miles
Total Population	8,869	77,180	227,619
Population Density	2,823	2,730	2,898
Median Age	38.5	37.9	39.5
Median Age (Male)	35.4	36.5	37.5
Median Age (Female)	39.6	38.7	40.9
Total Households	3,204	28,756	87,016
# of Persons Per HH	2.8	2.7	2.6
Average HH Income	\$90,436	\$96,557	\$84,980
Average House Value	\$584,208	\$434,533	\$303,139



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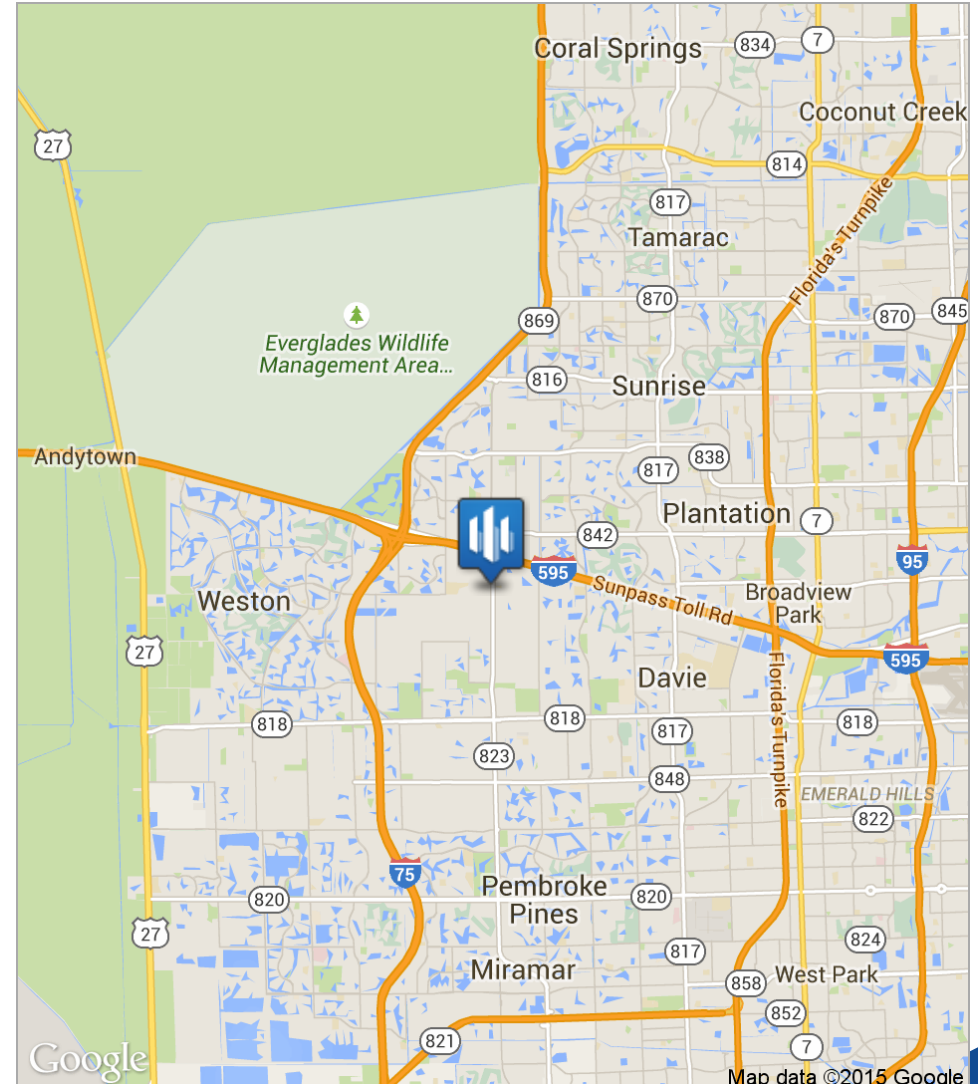
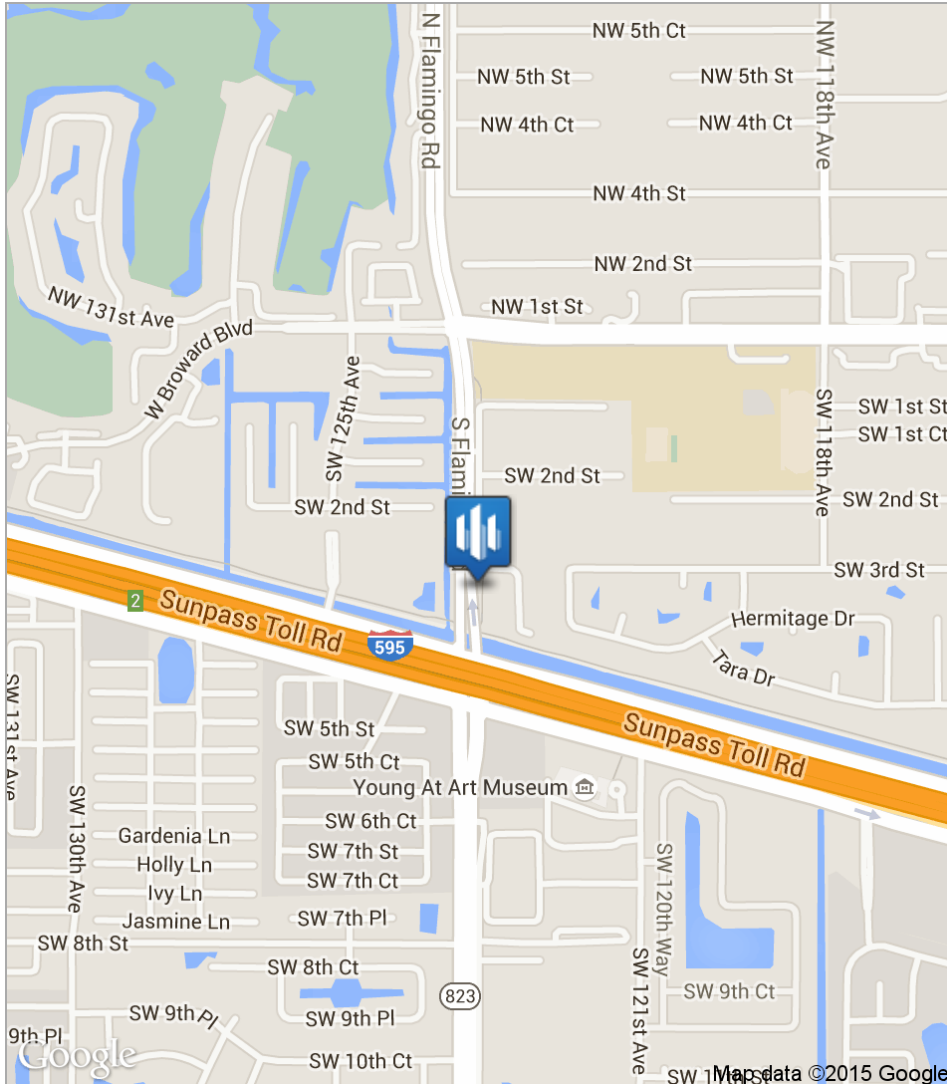
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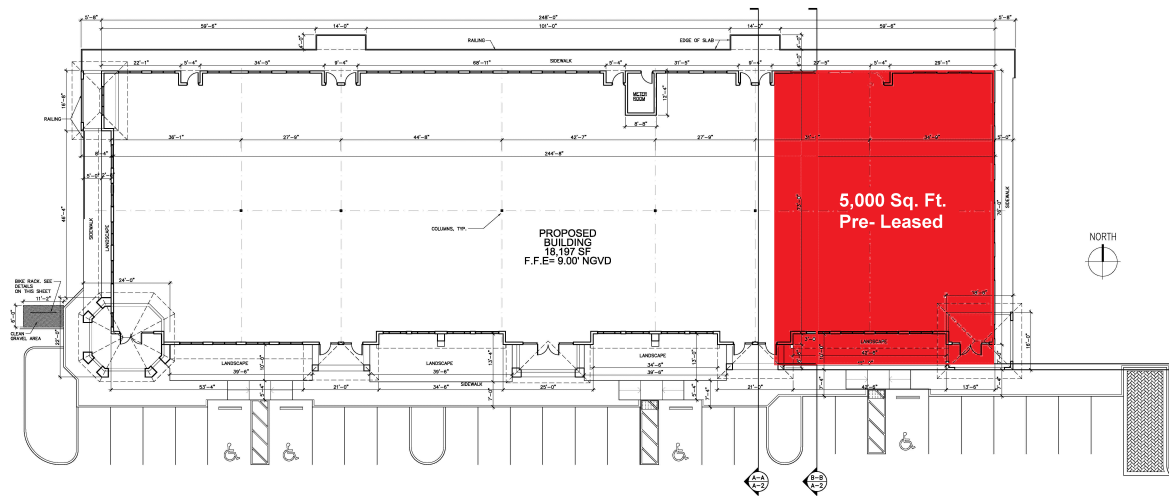
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FLOOR PLAN  
SCALE: 3/32"=1'-0"

**Sperry Van Ness**  
Commercial Realty

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