

STIRLING ROAD DEVELOPMENT

3901 Stirling Road
Dania Beach | Florida 33312
















COVERED LAND DEVELOPMENT FOR SALE OR BUILD TO SUIT

±214,452 Square Feet Available for Development
±2.63 acres Total Land Size

CBRE

PROPERTY OVERVIEW

FACTS

-  **For Sale** or Build-to-Suit
-  **On Stirling Road**, in the heart of Emerald Hills, at the intersection of Hollywood and Dania Beach
-  **Approximately 3,150 students** across the street at Hollywood Hills high school and Stirling Elementary Middle School
-  **±214,452 Square Feet** available for development
-  **Total site: ±2.63 acres** (±0.17 acre county easement for access)
-  Site plan approved for **medical office**
-  **Zoning: C-3** – The city allows for a wide variety of commercial uses, including medical office, assisting living facility (ALF), nursing home, office, storage, and more
-  In-place **rents of ±\$226,800 annually**
-  **25 Min** to Port Everglades
-  **5 miles from** Ft. Lauderdale Airport
-  **1 mile** from Hard Rock Hotel and Casino
-  **2.4 miles** west of I-95
-  **0.9 miles** east of the Florida Turnpike

ACCESS AERIAL



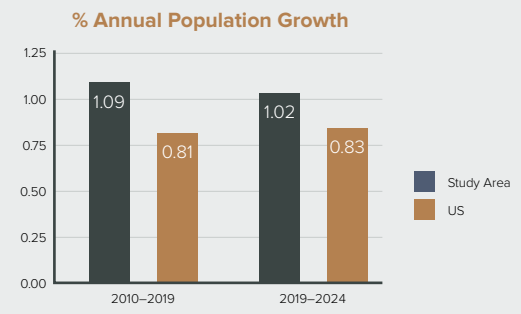
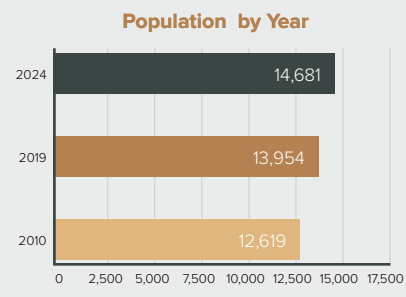
ASSET OVERVIEW

ADDRESS	3901 Stirling Road Dania Beach, FL 33312
ZONING	C-3
SITE SIZE	±2.63 Acres
FOLIO NO.	504231010737 504231130010
SALES PRICE	\$3,875,000
CURRENT BUILDING SIZE	± 5,250 SF office building ± 20,500 SF open-sided building with dock platform ± 1,300 SF farm store



DEMOGRAPHICS

Population	
1 MILE	
2019 Population - Current Year Estimate	13,954
2024 Population - Five Year Projection	14,681
2010 Population - Census	12,619
2010-2019 Annual Population Growth Rate	1.09%
2019-2024 Annual Population Growth Rate	1.02%
Households	
2019 Households - Current Year Estimate	5,322
2024 Households - Five Year Projection	5,554
2010 Households - Census	4,913
2010-2019 Annual Household Growth Rate	0.87%
2019-2024 Annual Household Growth Rate	0.86%
2019 Average Household Size	2.61
Household Income	
2019 Average Household Income	\$93,985
2024 Average Household Income	\$106,747
2019 Median Household Income	\$57,170
2024 Median Household Income	\$64,042
Housing Units	
2019 Housing Units	6,083
2019 Vacant Housing Units	761
2019 Occupied Housing Units	5,322
2019 Owner Occupied Housing Units	3,424
2019 Renter Occupied Housing Units	1,898
Places of Work	
2019 Businesses	1,062
2019 Employees	10,456



CURRENT BUILDING



STIRLING ROAD DEVELOPMENT

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EXCLUSIVE MARKETING ADVISORS

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