

**FOR SALE**

**1725 NE 4th Ave, Fort Lauderdale, FL**



### **PROPERTY HIGHLIGHTS**

- Vacant 2,310 SF gas station on 30,000 SF of land
- Prime redevelopment site
- Zoned CB - Community Business
- Fuel storage tanks have been removed
- High visibility location on major thoroughfare
- Located just south of Wilton Manors
- 2 miles north of Central Business District
- Average daily traffic counts: ±17,900 cars per day
- Sale Price: \$850,000

#### **DEMOGRAPHICS**

	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
<b>2012 Total Population</b>	24,052	142,702	313,241
<b>2012 Households</b>	11,149	64,617	133,748
<b>Avg Household Income</b>	\$66,824	\$74,060	\$69,189



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**FOR ADDITIONAL INFORMATION PLEASE CONTACT**

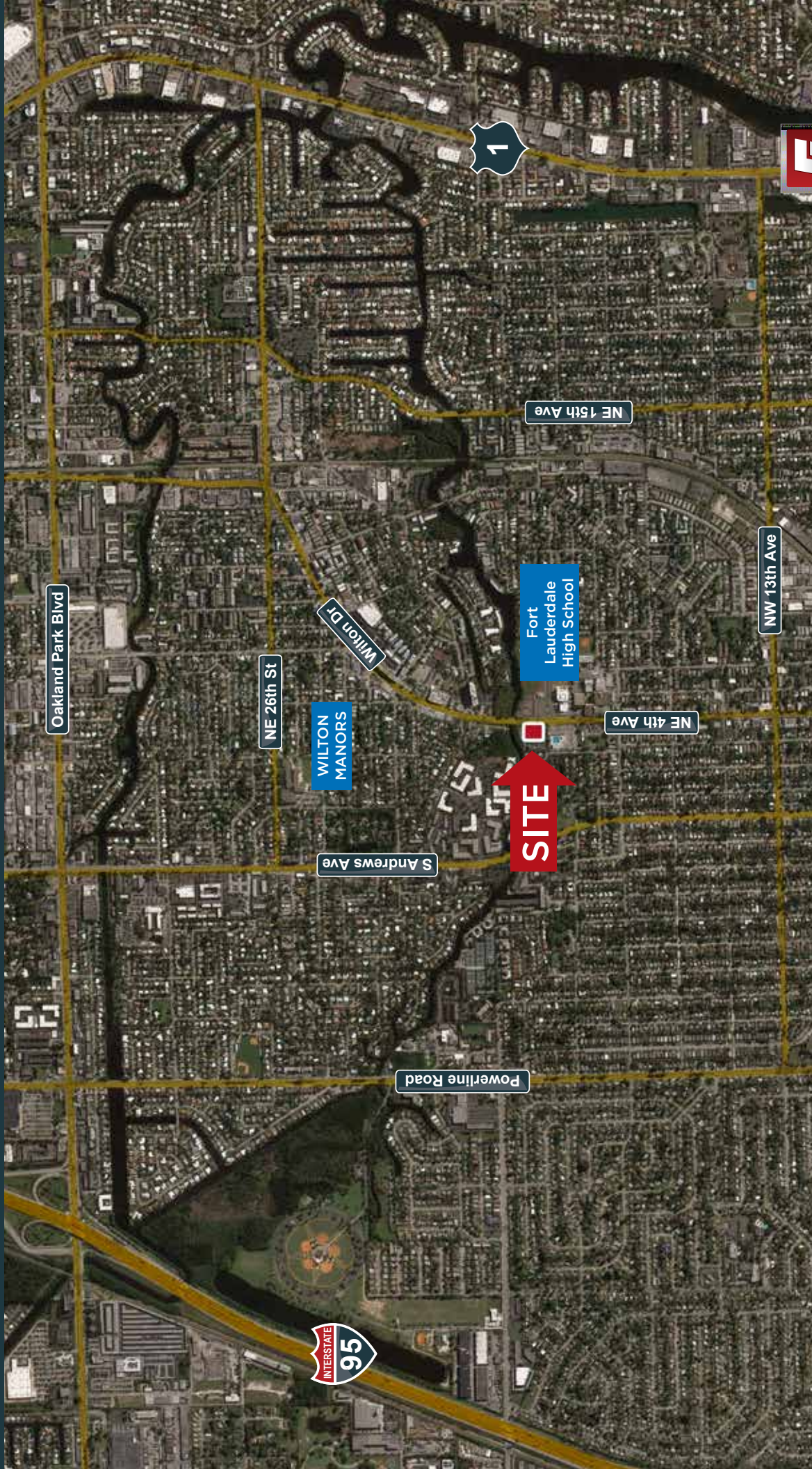
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301 E Las Olas Blvd, Fort Lauderdale, FL 33301

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

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