

FOR LEASE

5100 NW 10 TERRACE

BIC CORP LAND

Fort Lauderdale, FL 33309

PRESENTED BY:

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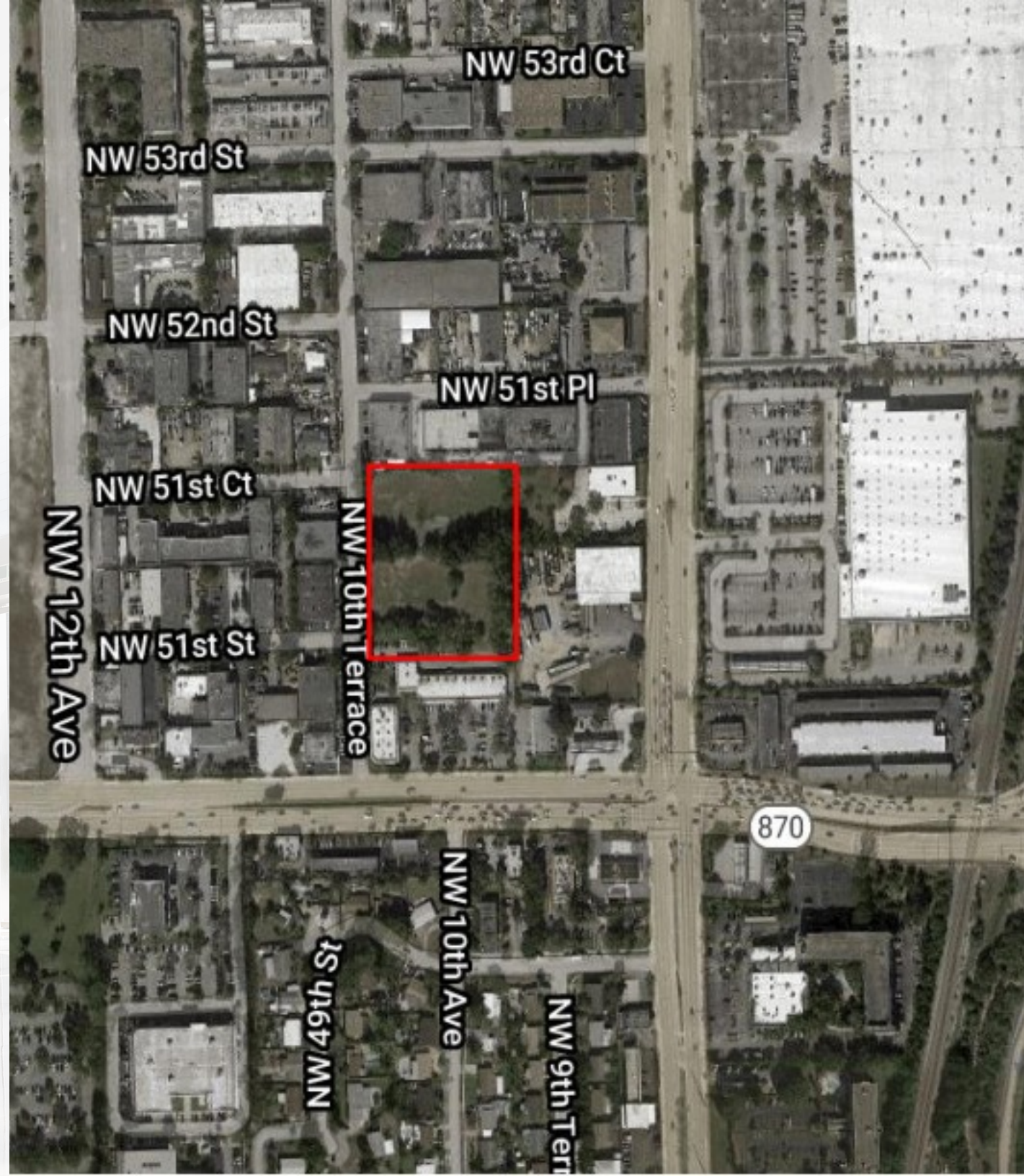
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STEVE DAVIS

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OFFERING SUMMARY

LEASE RATE:	\$2.00 PSF
AVAILABLE SF:	35,000 SF
LOT SIZE:	2.5 Acres
ZONING:	B-3
MARKET:	Broward
SUBMARKET:	Uptown District
APN:	4942 16 01 0410 & 4942 16 01 0420

PROPERTY OVERVIEW

Great opportunity for a custom Build-to-Suite or long term land-lease.

PROPERTY HIGHLIGHTS

- 2.5 Acres

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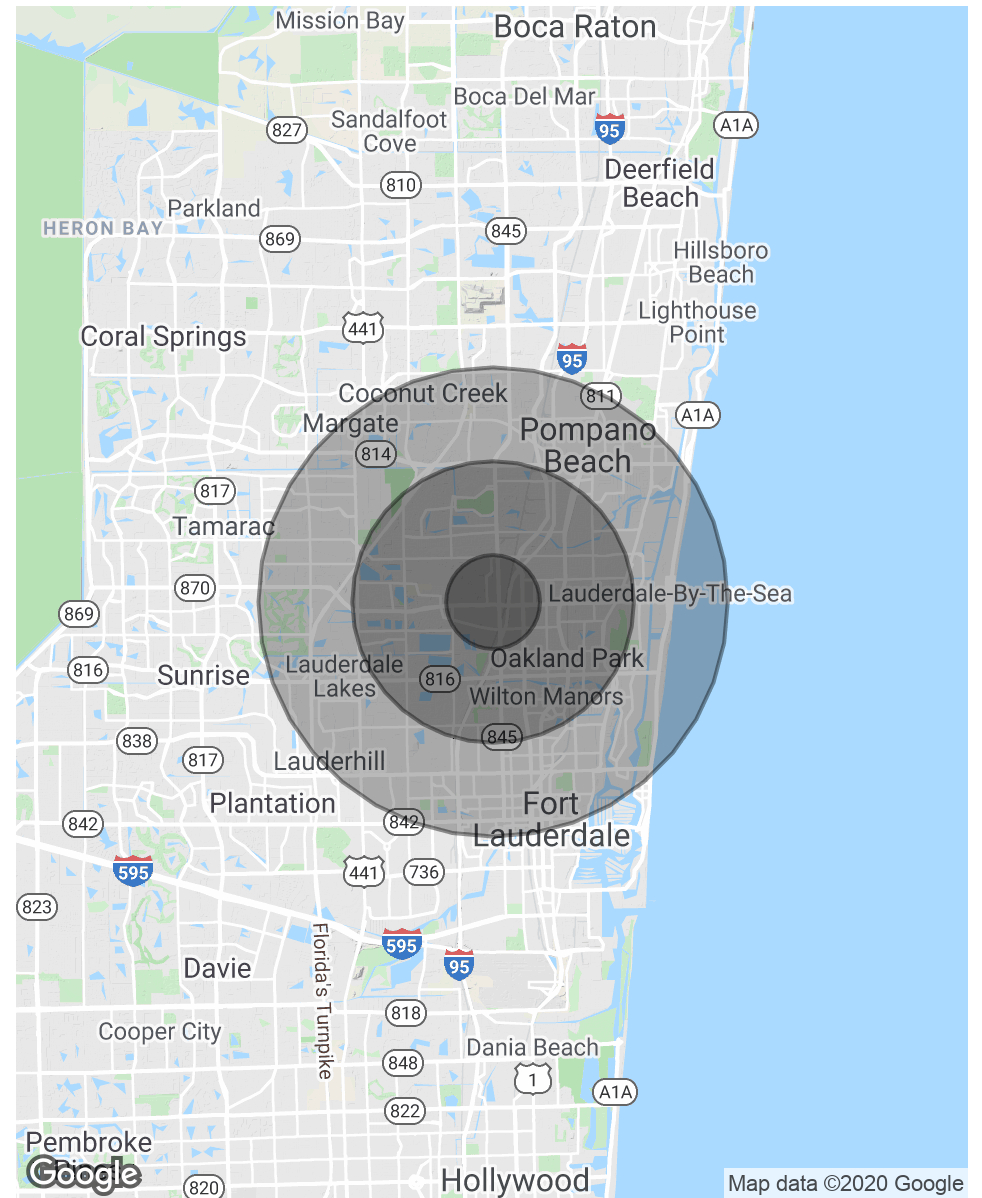
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,284	124,019	380,473
AVERAGE AGE	39.2	40.7	40.2
AVERAGE AGE (MALE)	39.1	40.3	39.3
AVERAGE AGE (FEMALE)	40.0	41.4	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,134	52,339	158,419
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$55,660	\$58,641	\$59,793
AVERAGE HOUSE VALUE	\$223,137	\$258,357	\$296,744

* Demographic data derived from 2010 US Census



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