

# 115 SW 1ST COURT

115 SOUTHWEST 1ST COURT, DANIA BEACH, FL 33004



[VIEW VIDEO](#)

## PROPERTY DESCRIPTION

Introducing a prime opportunity for Office / Street Retail investors in the bustling Dania Beach area. This 2,021 SF building, meticulously built in 2006 and zoned CC, presents a compelling space for retail ventures. With 1 unit, this property offers flexibility and potential for a variety of retail concepts. Its strategic location provides visibility and easy accessibility, ensuring high foot traffic and business exposure. Don't miss the chance to invest in this remarkable property that offers a solid foundation for retail success in the thriving Dania Beach community.

## PROPERTY HIGHLIGHTS

- 2,021 SF building available for retail space
- Constructed in 2006, offering modern amenities
- Zoned CC to accommodate a variety of commercial uses

## OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	1
Lot Size:	5,250 SF
Building Size:	2,021 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	781	2,353	6,285
Total Population	1,787	5,644	14,514
Average HH Income	\$67,376	\$68,921	\$71,321



OF STUART

Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

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**ROSI SHEPARD**

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FOR SALE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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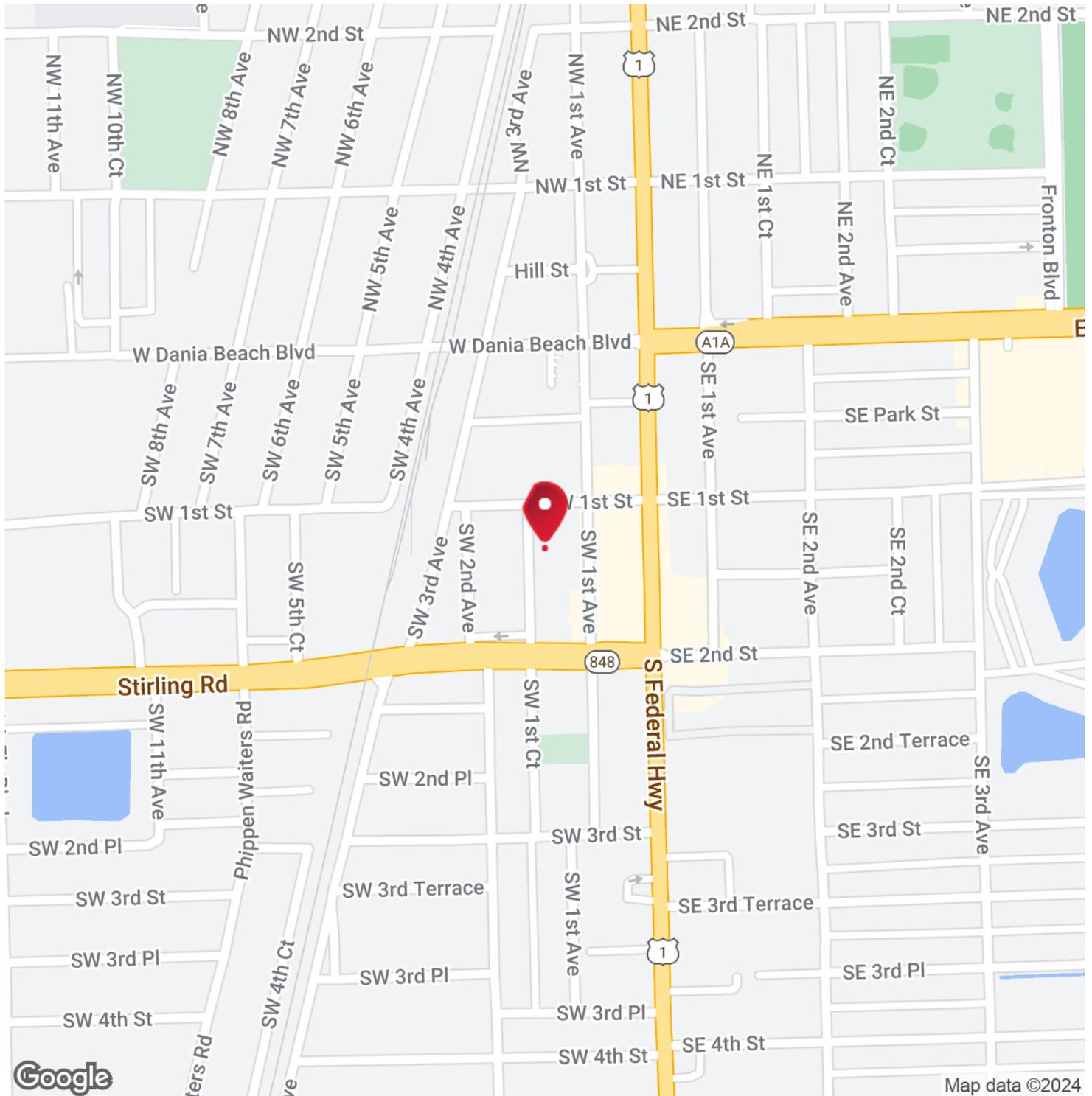
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All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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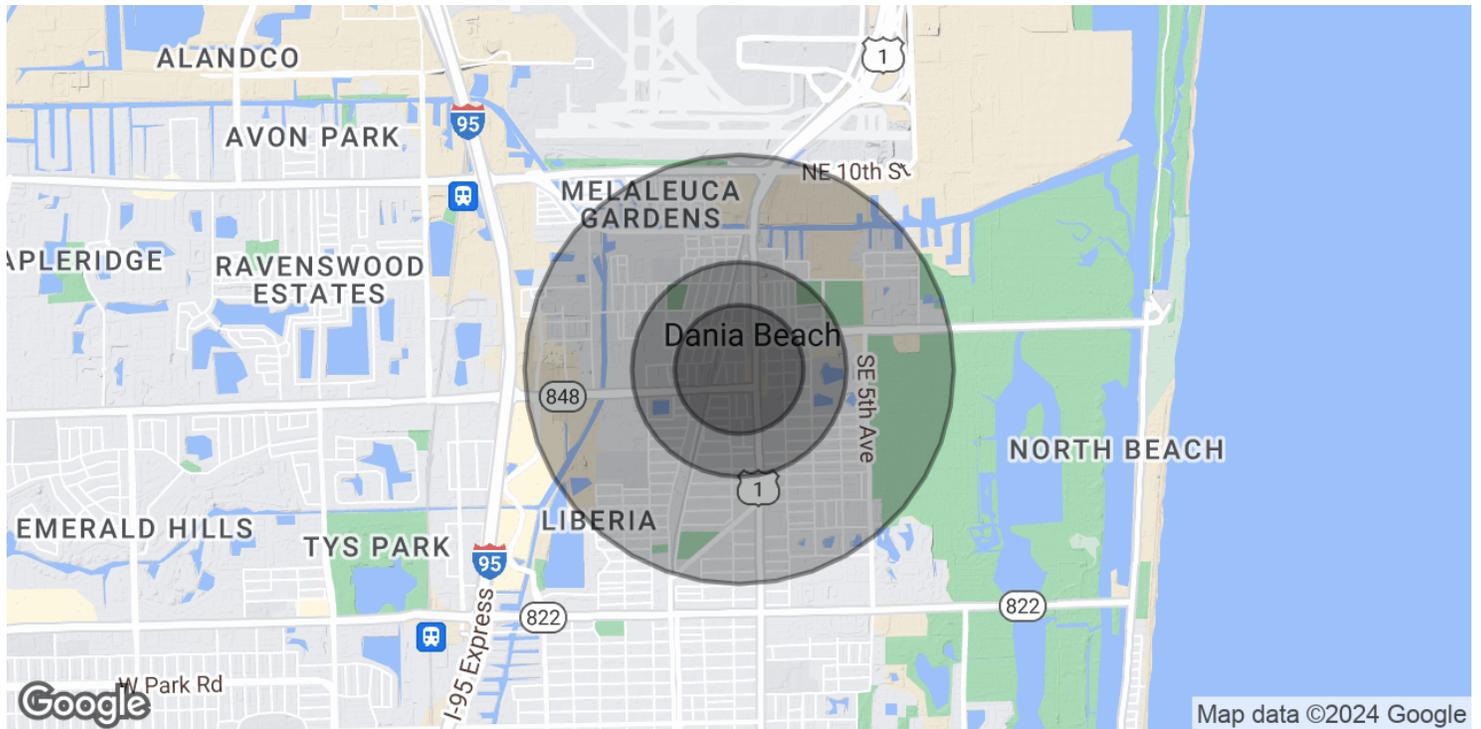
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,787	5,644	14,514
Average Age	42	42	44
Average Age (Male)	41	41	43
Average Age (Female)	43	43	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	781	2,353	6,285
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$67,376	\$68,921	\$71,321
Average House Value	\$366,192	\$370,929	\$398,684

Demographics data derived from AlphaMap



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