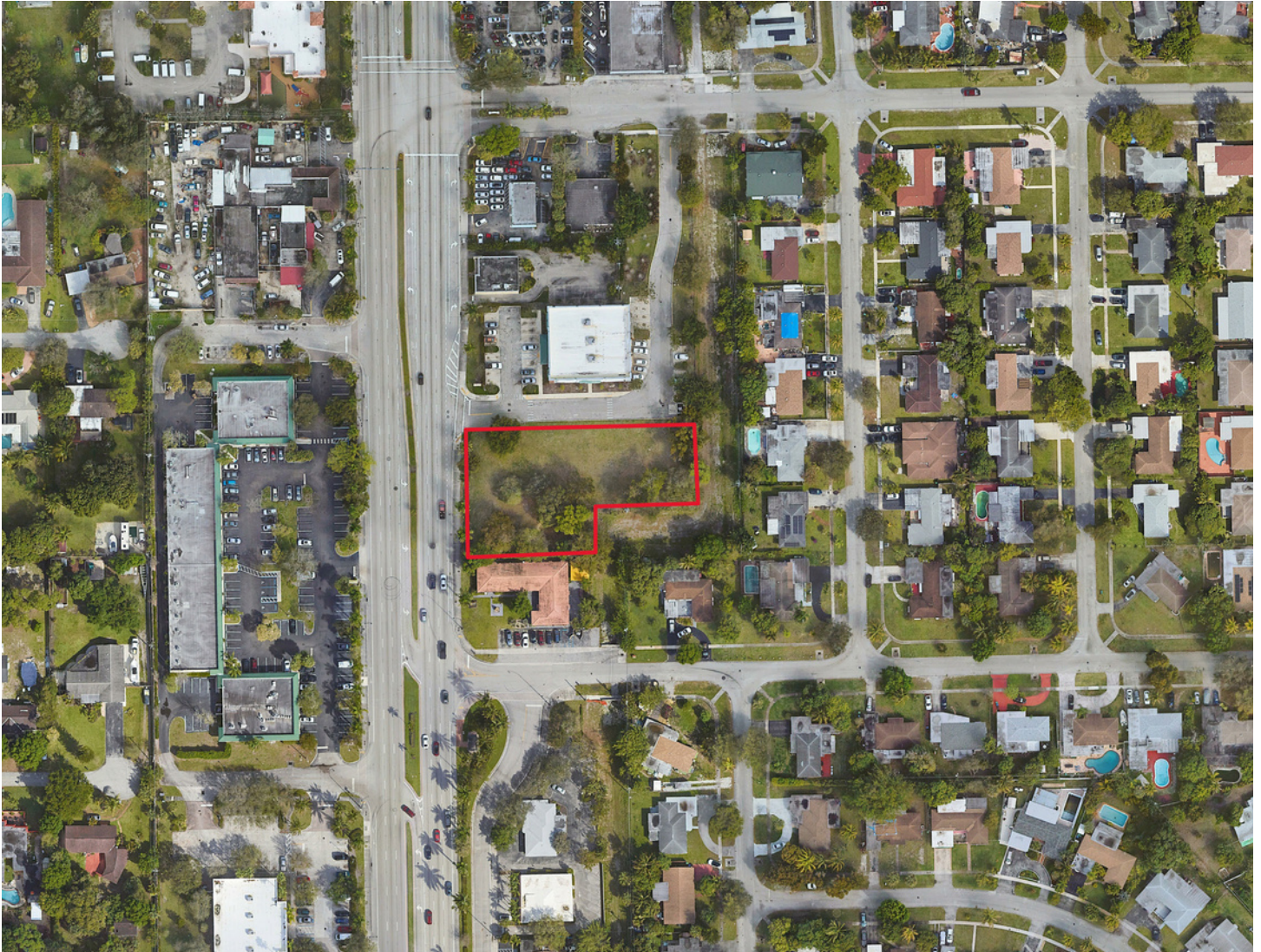


700 S. STATE RD 7

700 S. State Rd 7 | Plantation, FL 33317

Latitude: 26.11276 Longitude: -80.20114

GROUND LEASE



FOR MORE INFORMATION

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PROPERTY FEATURES

LAND
0.79± AC

- Zoning: B-HC
- Adjacent to O'Reilly Auto Parts
- Two points of ingress/egress
- 441 frontage, between Broward Blvd & Davie Blvd

VPD
44,000 Cars Daily

- Can fit up to a 8,320 SF bldg.
- Convenient access to I-95, I-595 & Florida's Turnpike
- Surrounded by densely populated residential neighborhoods

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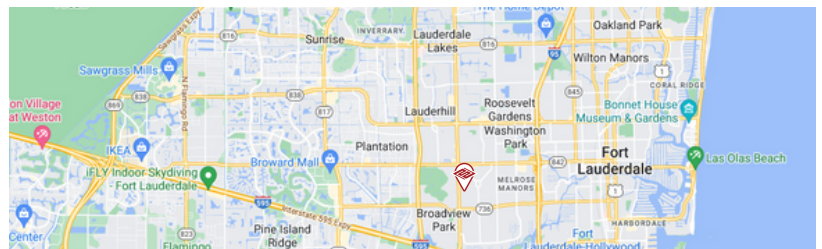
Latitude: 26.11276 Longitude: -80.20114

GROUND LEASE



2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POP	17,895	143,175	427,501
EST. DAYTIME POP	15,541	123,324	454,114
AVG. HH INCOME	\$83,556	\$81,414	\$89,535
MEDIAN AGE	36.2	37.6	39.3



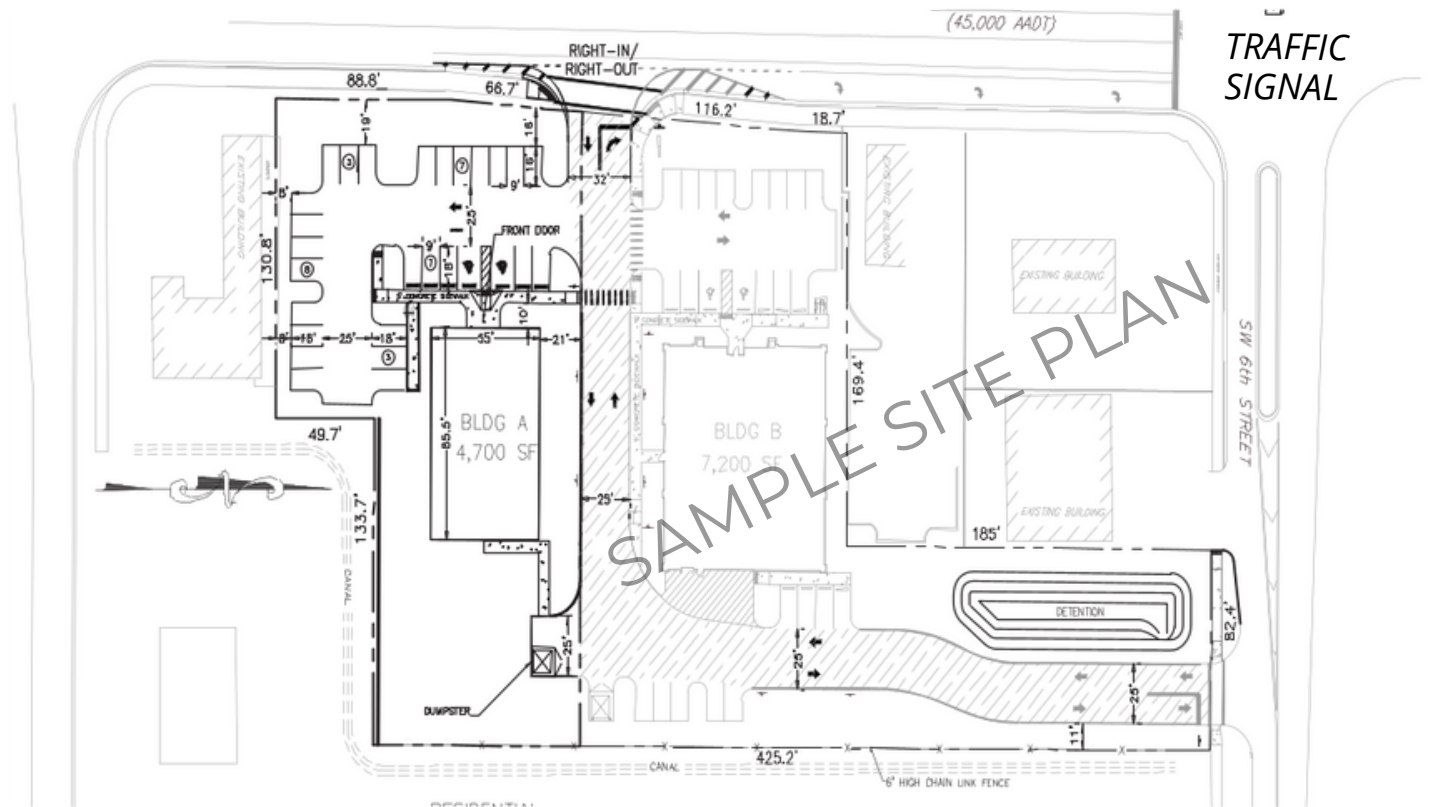
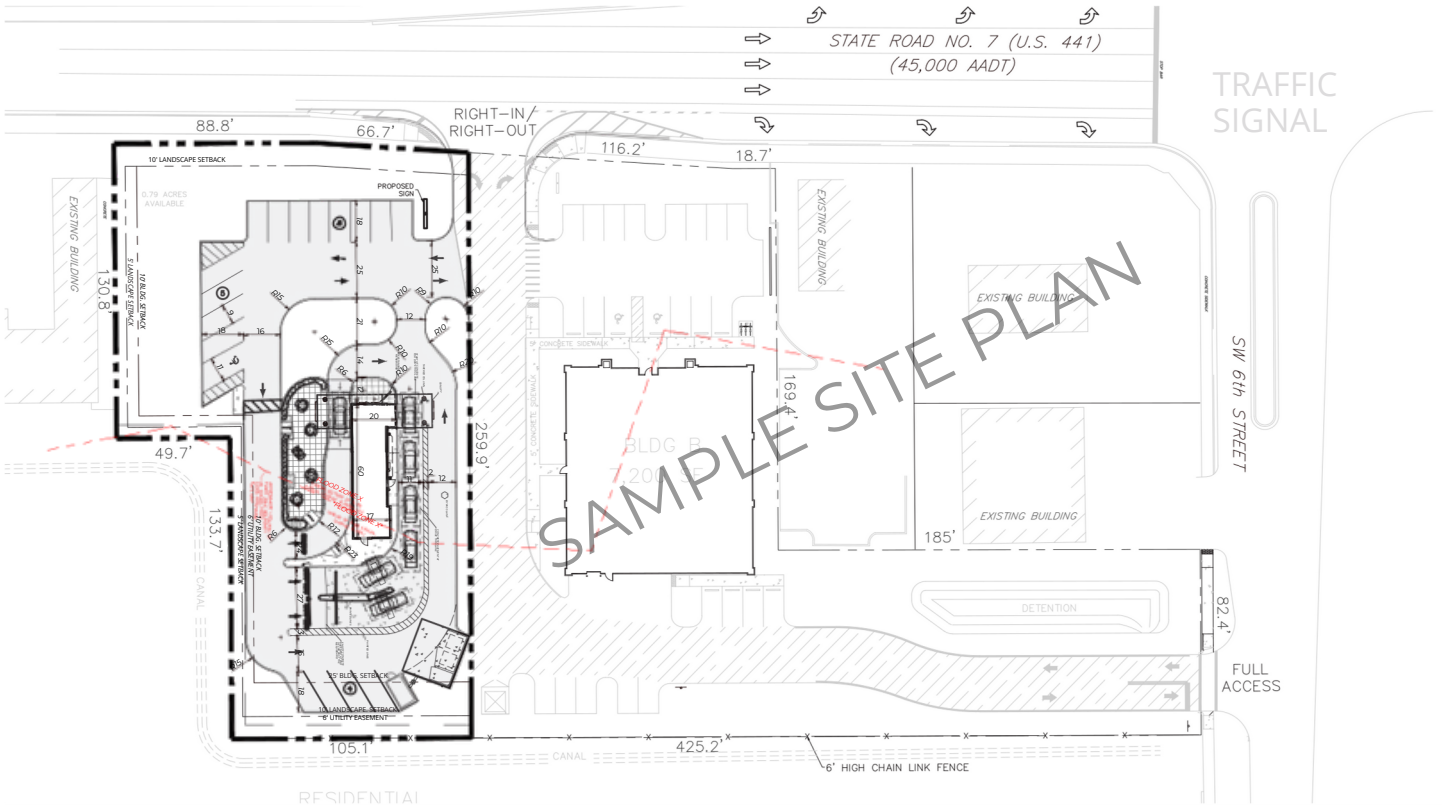
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GROUND LEASE



FOREFRONT
COMMERCIAL

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