

FOR SALE / LEASE



**±1,646 SF FREESTANDING BUILDING AVAILABLE**

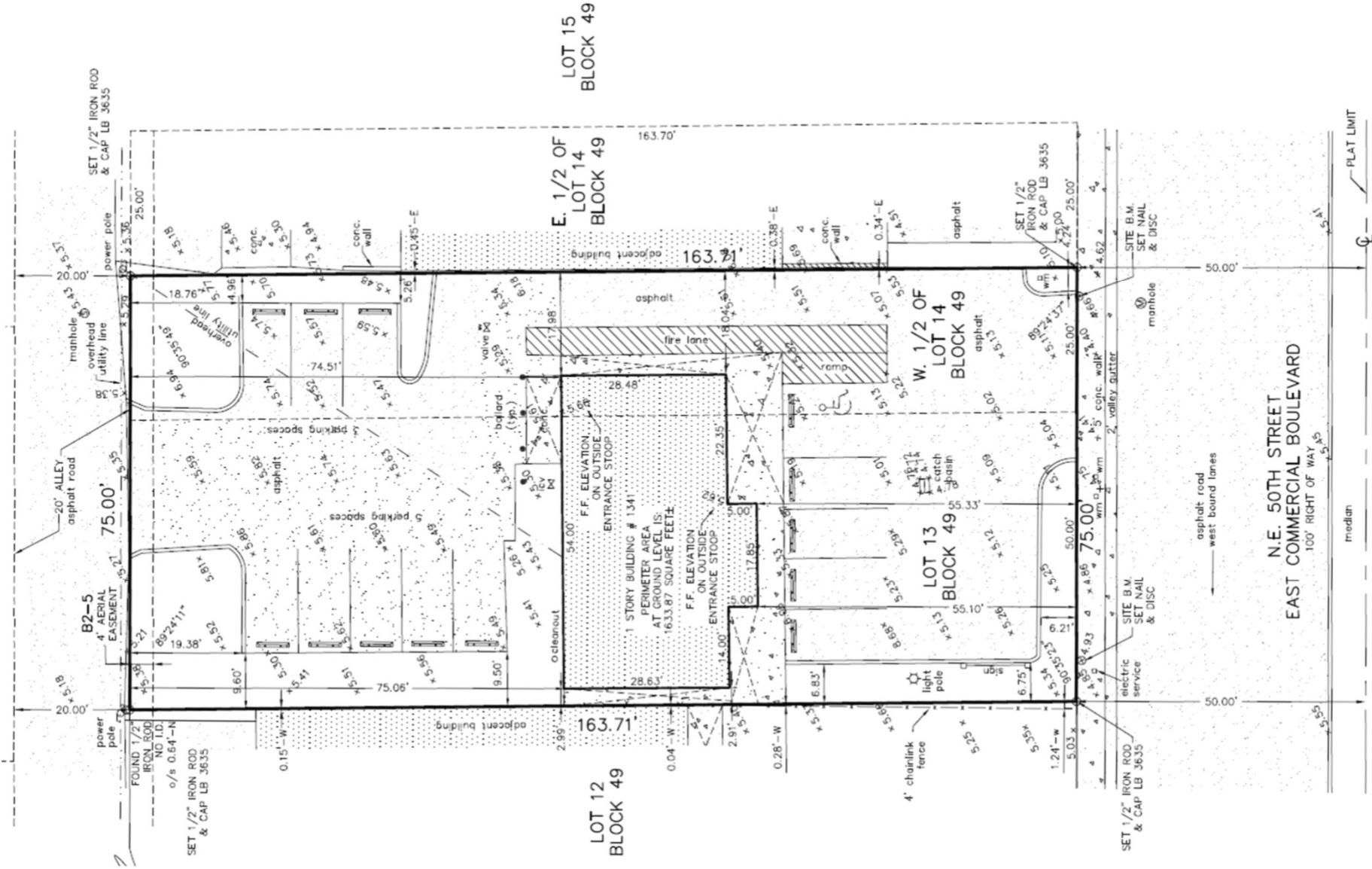
**±1,646 SF FREESTANDING BUILDING**

1341 E COMMERCIAL BLVD, FORT LAUDERDALE, FL 33334 (BROWARD COUNTY)

# PROPERTY SUMMARY

AVAILABLE SPACE		PROPERTY HIGHLIGHTS																		
#7050	±1,646 SF	<input type="checkbox"/> ±1,755 SF FREESTANDING BUILDING <input type="checkbox"/> DEDICATED PARKING <input type="checkbox"/> AREA WITH NATIONAL AND REGIONAL TENANTS <input type="checkbox"/> HEAVILY TRAVELED CORRIDOR <input type="checkbox"/> DENSELY POPULATED AREA <input type="checkbox"/> DIRECT ACCESS FROM COMMERCIAL BLVD																		
PRICING		DEMOGRAPHICS																		
SALE PRICE	CONTACT BROKER	<table> <thead> <tr> <th></th><th>1 MILE</th><th>3 MILE</th><th>5 MILE</th></tr> </thead> <tbody> <tr> <td>POPULATION</td><td>17,412</td><td>138,772</td><td>344,312</td></tr> <tr> <td>HOUSEHOLDS</td><td>7,639</td><td>67,509</td><td>155,739</td></tr> <tr> <td>AVG HH INCOME</td><td>\$92,880</td><td>\$101,619</td><td>\$93,167</td></tr> </tbody> </table>				1 MILE	3 MILE	5 MILE	POPULATION	17,412	138,772	344,312	HOUSEHOLDS	7,639	67,509	155,739	AVG HH INCOME	\$92,880	\$101,619	\$93,167
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HOUSEHOLDS	7,639	67,509	155,739																	
AVG HH INCOME	\$92,880	\$101,619	\$93,167																	
LEASE RATE	CONTACT BROKER	TRAFFIC COUNTS																		
PROPERTY SPECIFICATIONS		<p>54,000 AADT – COMMERCIAL BLVD</p> <p>22,500 AADT – S DIXIE HIGHWAY</p>																		
ADDRESS	1341 E COMMERCIAL BLVD FORT LAUDERDALE, FL 33334	TENANTS IN IMMEDIATE AREA																		
BUILDING	±1,646 SF	    																		
ACREAGE	±0.28 AC	     																		
YEAR BUILT	1969	   																		
BUILDING TYPE	SINGLE TENANT																			
BUILDING USE	RETAIL																			
PARKING	13 PARKING SPACES																			
ZONING	B-1																			
MUNICIPALITY	OAKLAND PARK																			
CITY	FORT LAUDERDALE																			
COUNTY	BROWARD COUNTY																			
PARCEL ID	49-42-11-07-4810																			

# SITE PLAN



# ±1,646 SF FREESTANDING BUILDING

1341 E COMMERCIAL BLVD, FORT LAUDERDALE, FL 33334 (BROWARD COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

# SOUTHEAST RETAIL ADVISORS

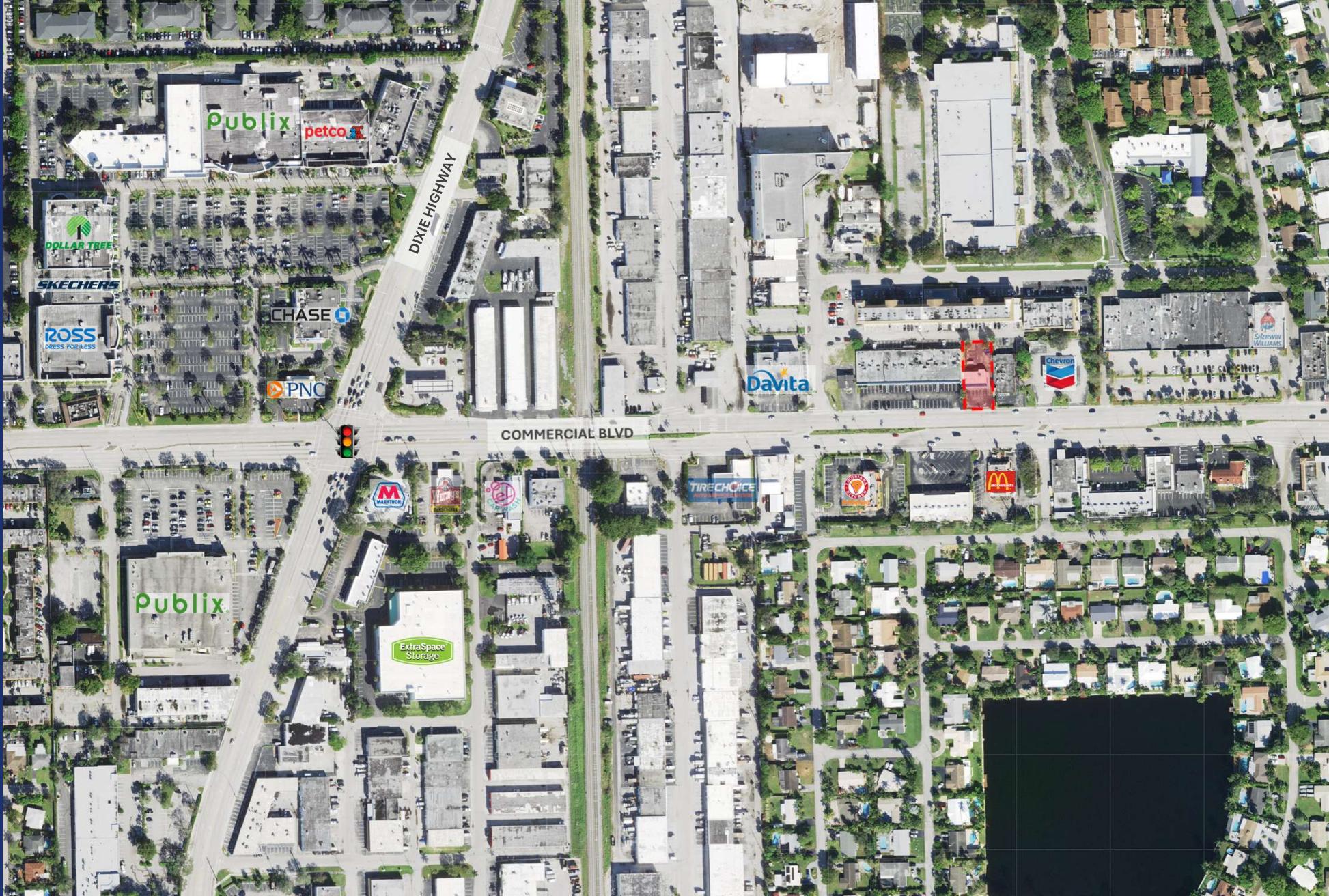
# INTERIOR PHOTOS



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# AERIAL MAP



## ±1,646 SF FREESTANDING BUILDING

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(BROWARD COUNTY)

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SOUTHEAST  
RETAIL ADVISORS

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INSTAGRAM.COM/SOUTHEAST\_RETAIL\_ADVISORS

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487

\*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.