

FOR SALE / LEASE



±1,646 SF FREESTANDING BUILDING AVAILABLE

±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**

PROPERTY SUMMARY

AVAILABLE SPACE

| | |
|-------|-----------|
| #7050 | ±1,646 SF |
|-------|-----------|

PRICING

| | |
|------------|----------------|
| SALE PRICE | CONTACT BROKER |
| LEASE RATE | CONTACT BROKER |

PROPERTY SPECIFICATIONS

| | |
|---------------|---|
| ADDRESS | 1341 E COMMERCIAL BLVD FORT LAUDERDALE, FL 33334 |
| 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 |

PROPERTY HIGHLIGHTS

- ☐ ±1,755 SF FREESTANDING BUILDING
- ☐ DEDICATED PARKING
- ☐ AREA WITH NATIONAL AND REGIONAL TENANTS
- ☐ HEAVILY TRAVELLED CORRIDOR
- ☐ DENSELY POPULATED AREA
- ☐ DIRECT ACCESS FROM COMMERCIAL BLVD

DEMOGRAPHICS

| | 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 |

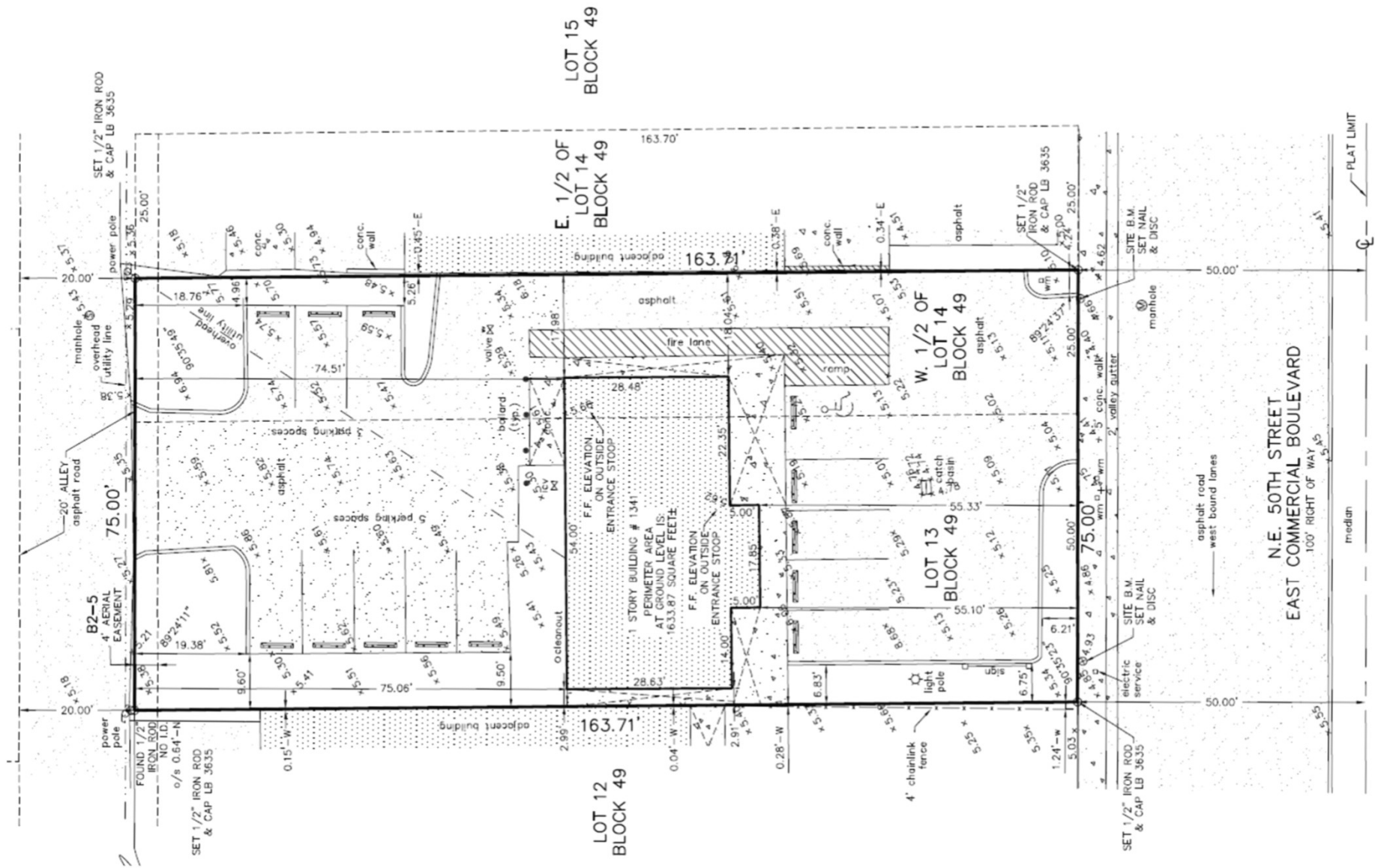
TRAFFIC COUNTS

| |
|-------------------------------|
| 54,000 AADT – COMMERCIAL BLVD |
| 22,500 AADT – S DIXIE HIGHWAY |

TENANTS IN IMMEDIATE AREA



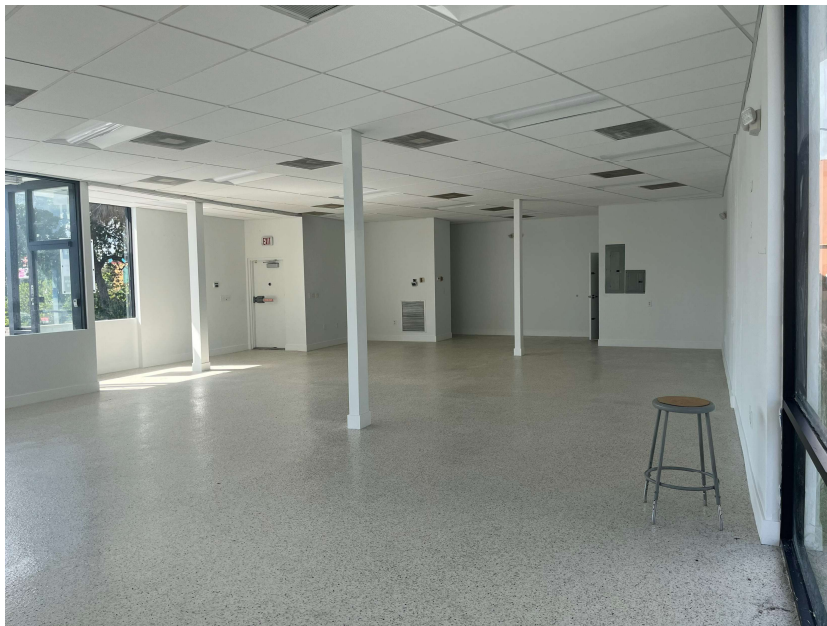
SITE PLAN



±1,646 SF FREESTANDING BUILDING

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

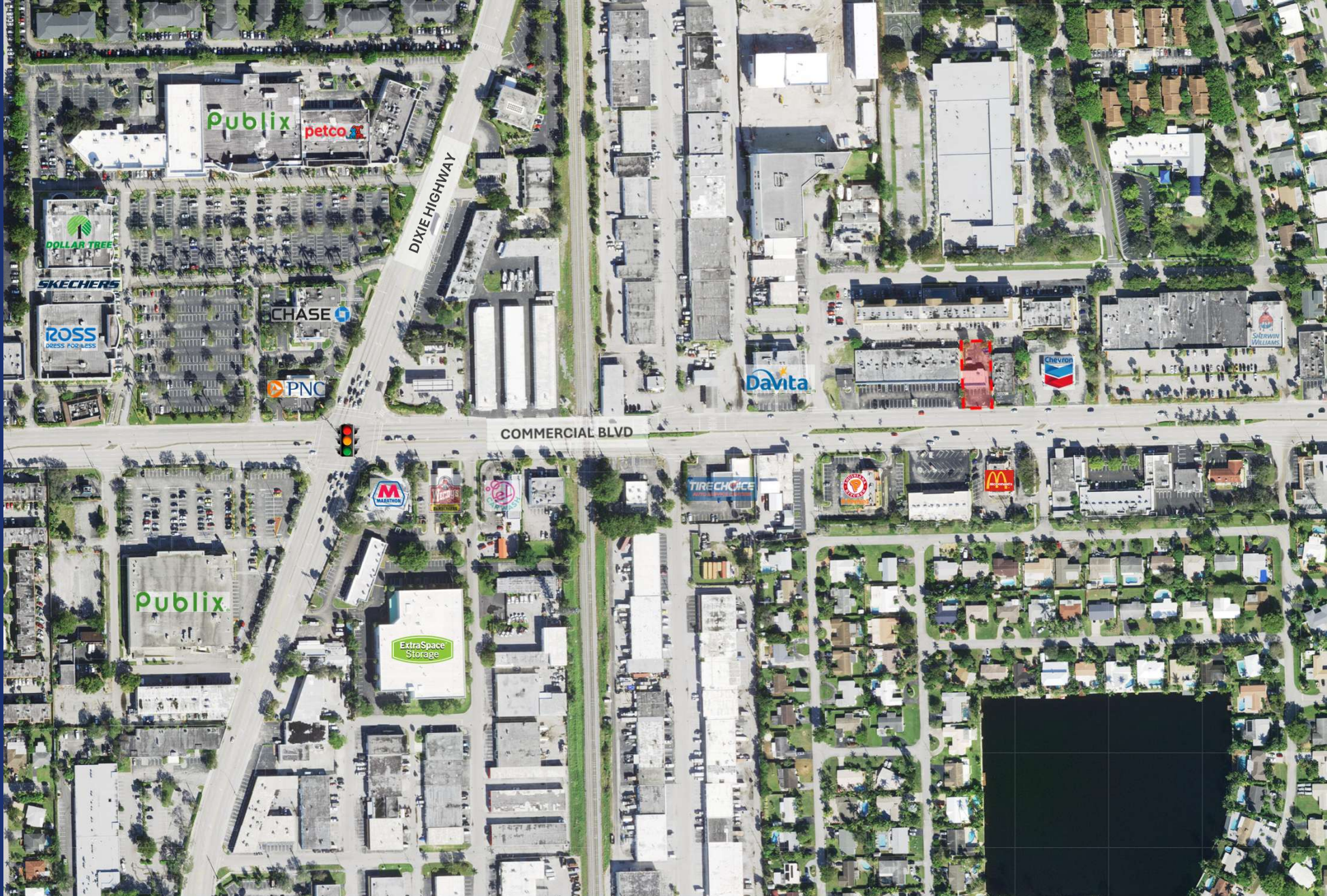
INTERIOR PHOTOS



±1,646 SF FREESTANDING BUILDING

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

AERIAL MAP



±1,646 SF FREESTANDING BUILDING

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

±1,646 SF FREESTANDING BUILDING

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

LINDSEY MEYERS
PRINCIPAL | BROKER
404.556.4960
LINDSEY@SRACRE.COM

**SOUTHEAST
RETAIL ADVISORS**

WWW.SRACRE.COM

LINKEDIN.COM/COMPANY/SOUTHEAST-RETAIL-ADVISORS-INC

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.