



Accelerating success.



Former Freestanding bank For Sale

This prime location offers excellent exposure and accessibility, ideal for professional offices, medical offices, or retail use. High daily traffic counts and strong surrounding demographics enhance this property's appeal.

Asking

\$3,750,000

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Suite 350
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DETAILS

Property name	1700 W Commercial Boulevard
Total building size	4,127 SF
Floors	1
Zoning	AIP (<i>Airport Industrial Park</i>)
Parcel ID:	4942-16-15-0011
Parcel Size:	1.88 AC
Year Built:	1983
Parking	42 / On-site parking availability

PROPERTY HIGHLIGHTS

Prime Location

Conveniently situated in North Fort Lauderdale, the property is less than 1 mile from I-95 and less than 3 miles from the Turnpike. Located directly across Commercial Boulevard from the Fort Lauderdale Executive Airport, and just 11 miles from Fort Lauderdale-Hollywood International Airport.

Great Visibility

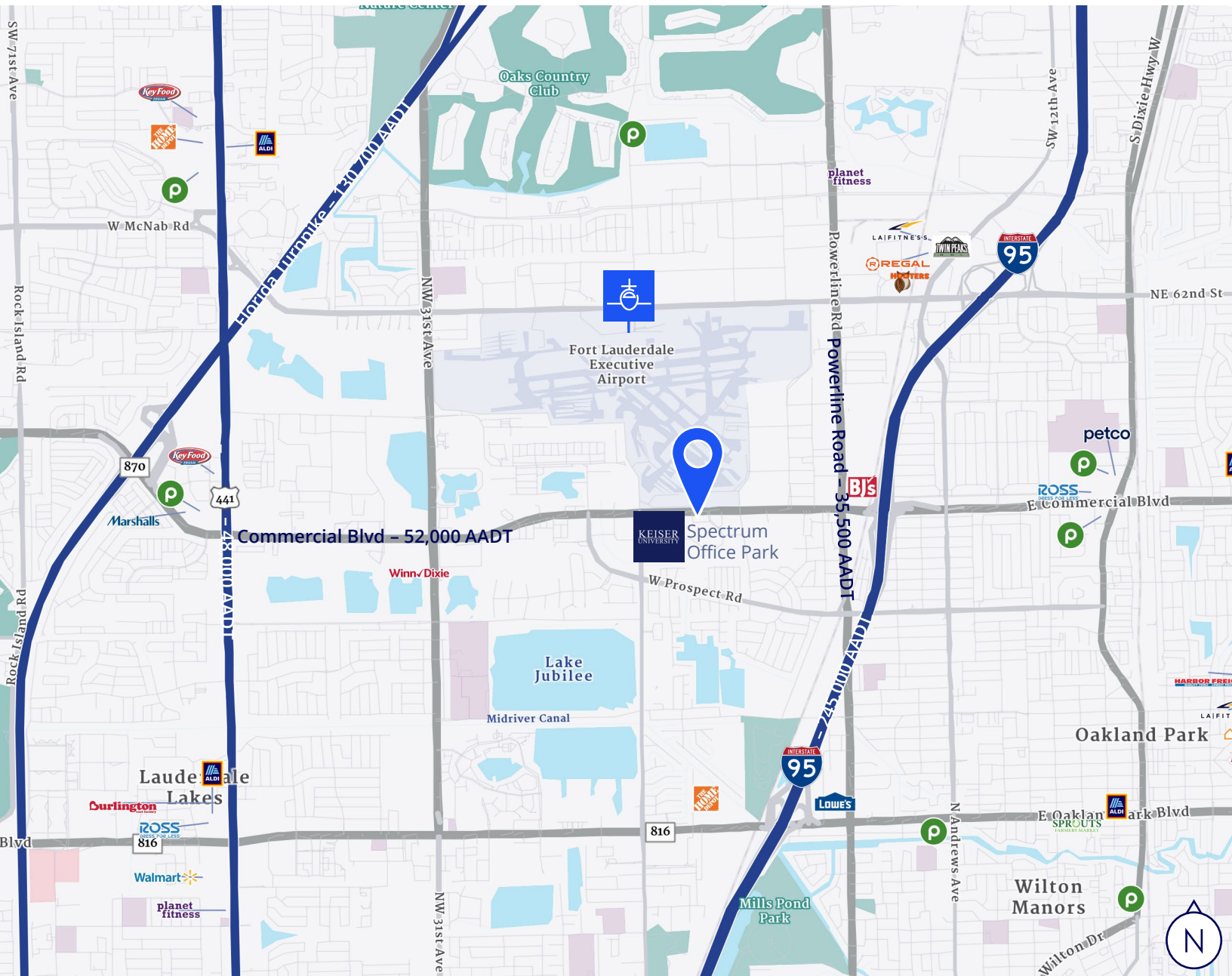
Outstanding visibility located on high-traffic Commercial Blvd in Fort Lauderdale. Positioned directly next to Keiser University, this prime location offers excellent exposure and accessibility, ideal for retail, or office use. High daily traffic counts and strong surrounding demographics enhance the property's appeal.

Large parcel with potential for redevelopment

On a spacious 1.88-acre lot this prime location provides ample space for new construction or adaptive reuse.



Retailer Map

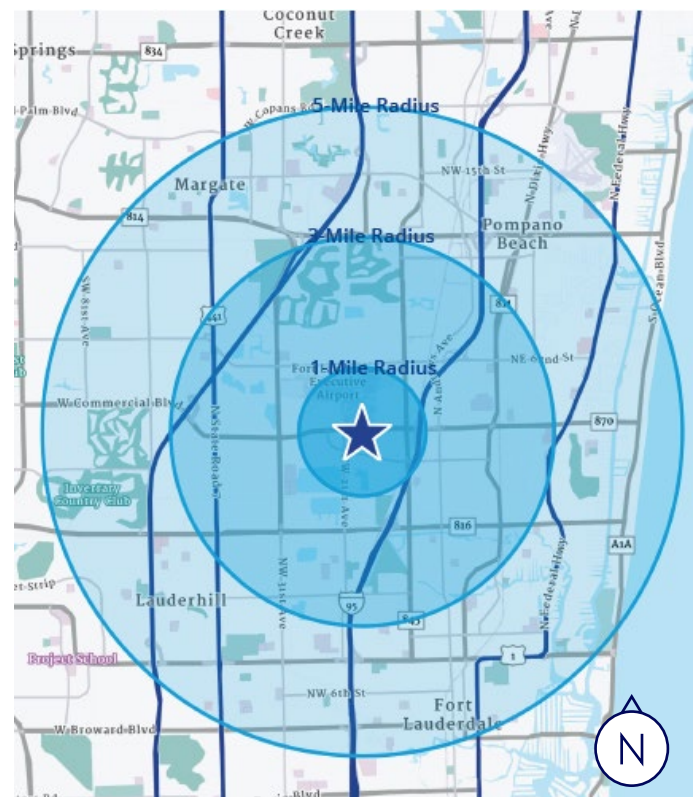


Trade Aerial



Demographics

Population	1-Mile	3-Miles	5-Miles
2024 Population	7,810	142,572	474,241
2029 Population	7,819	145,878	487,605
Households	1-Mile	3-Miles	5-Miles
2024 Households	3,000	58,728	197,508
2029 Households	3,019	60,252	205,215
2023-2028 Annual Rate	0.21%	0.63%	0.73%
Average HH Income	1-Mile	3-Miles	5-Miles
2024 Avg HH Income	\$74,974	\$62,340	\$61,818
2023-2028 Annual Rate	0.13%	0.51%	0.77%





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