

RETAIL LAND FOR SALE



1091 NE 4th Ave, Fort Lauderdale, FL 33304



EXECUTIVE SUMMARY

Property Type	Retail
Pricing Guidance	\$1,990,000
Lot Size	0.43 AC
Parking	13+ Spaces
Frontage	180 FT
Traffic Count	43,000 via Sunrise 18,100 via NE 4th Ave
Zoning	CB

HIGHLIGHTS

- Excellent visibility in a desirable area
- 180 FT of frontage & 18,000 VPD on NE 4th Ave
- Adjacent to well established retailers
- Located in an OPPORTUNITY ZONE
- Approved plans for a 6,000sf building
- Corner parcel at signaled intersection

DESCRIPTION

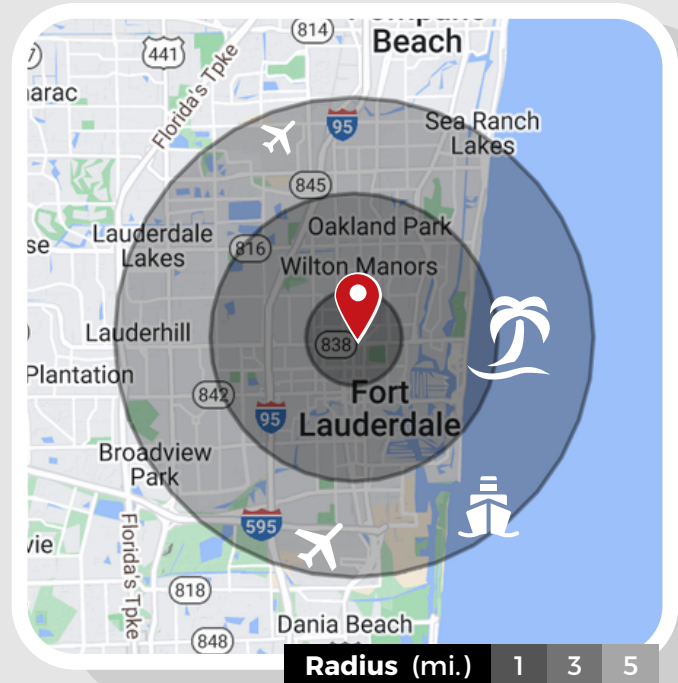
This 0.43 AC corner property has 180 FT of frontage on NE 4th Ave (18,100 VPD). There are an existing 13 parking spaces with an additional 47 spaces in the conjoined lot with the adjacent parcel. Shared parking and cross-access help with ingress and egress along a signaled intersection. With frontage across from Home Depot and shared parking with Sherwin-Williams, this location is prime for a retailer or a public facing office that entertains clients/customers. Located in an Opportunity Zone.



PROPERTY LOCATION



1091 NE 4th Ave, Fort Lauderdale, FL 33304



1091 NE 4th Ave boasts close proximity to many major landmarks. It lies half a mile from new developments in Flagler Village, MASS District, FAT Village, Las Olas, Sistrunk, and Wilton Drive are all less than 5 minutes away. Ft. Lauderdale Beach and Oakland Park are 10 minutes away. Access all South Florida via I-95 in 5 minutes, or FL Turnpike in 12 minutes via Sunrise Blvd. This location serves many desirable neighborhoods such as Middle River, Progresso Village, Flagler Village, Wilton Manors, and Victoria Park.

DEMOGRAPHICS

Within 3 mi Radius of the Property



\$99,562
Avg. Household Income



151,700
Residential Population



\$2 Billion
Consumer Spending



18,100
Vehicles Per Day via
NE 4th Ave



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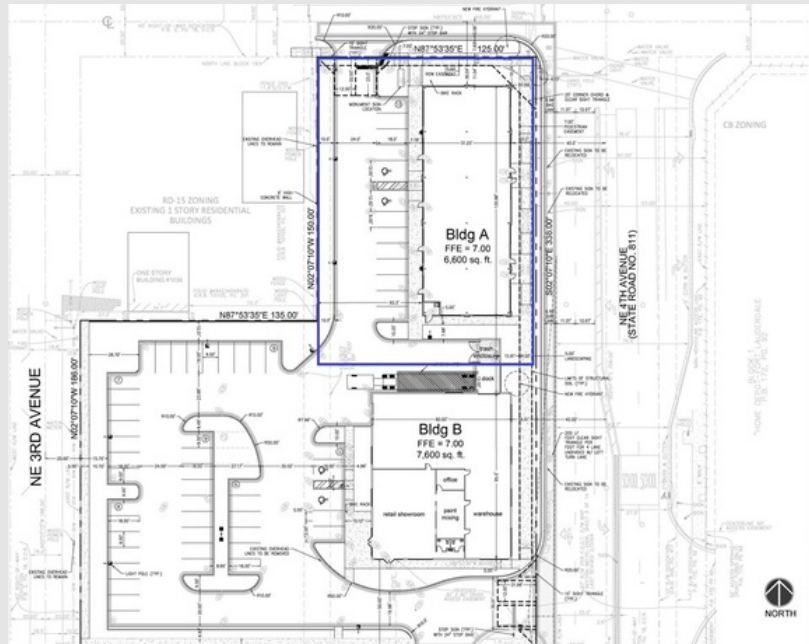
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***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*



FORT LAUDERDALE





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