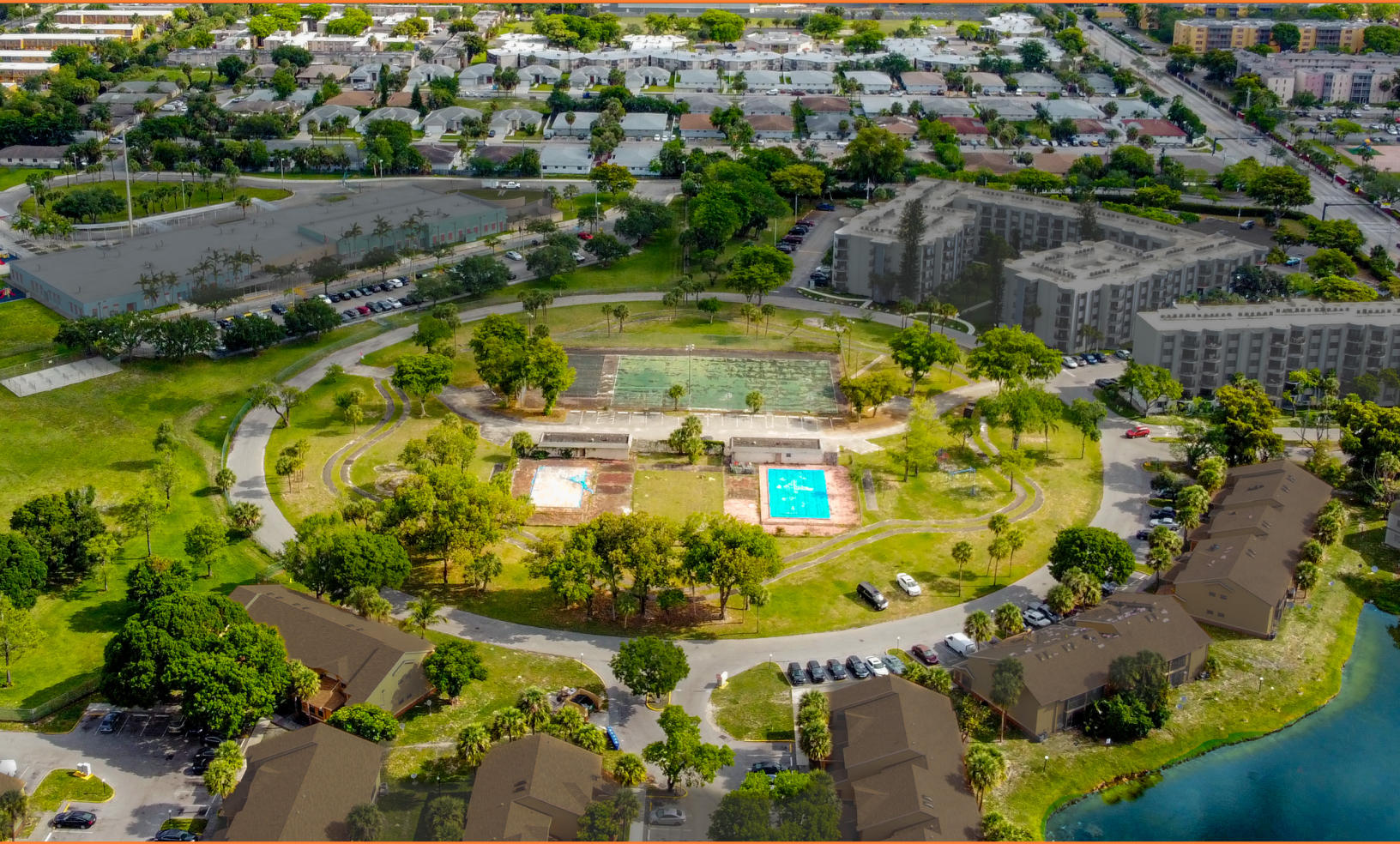


# Exclusive Opportunity For Sale

Marcus & Millichap  
THE ZYLBERGLAIT GROUP



## The Circle at Inverrary

2599 NW 56th Ave Lauderdale, FL 33313

### Investment Highlights:

- 5.68 AC of land, a rare infill opportunity in a growing urban corridor.
- Lauderdale, actively encouraging development
- Submarket has strong monthly rents with occupancy over 89%
- Lauderdale CRA offering Commercial Redevelopment Incentive Program
- Zoned Multifamily

**Price:** \$3,200,000

**Total Land Area:** 5.68 AC

**Lot Size 1:** 4.51 AC

**Lot Size 2:** 1.17 AC

**Type:** Land MF Development

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### Offering Memorandum



Marcus & Millichap  
THE ZYLBERGLAIT GROUP

Real Estate Investment Sales

Financing

Research

Advisory Services MarcusMillichap.com

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*Boardwalk at Inverrary*  
*2903-2915 NW 60th Ave U*

*Endeavour Primary Learning Center*  
*Broward County Public School*

**The Circle at Inverrary**  
Tract F - 4.51 AC  
Total Area 5.68 AC  
Tract G - 1.17 AC

*Elizabeth Gardens at Lauderdale*  
*2601-2611 NW 56th Ave*

**NW 56th Avenue (AADT 22,000)**

