



TAMARAC, FLORIDA

3707 W Commercial Blvd — Vacant Land

3707 W Commercial Blvd
Tamarac, Florida 33309

LAT: 26.186512 | **LONG:** -80.198592

GLA: 44,500 SQ. FT

TRAFFIC COUNTS: 55,500 DAILY



3707 West Commercial Blvd is a 44,500 SF vacant parcel of land located in the northeast quadrant of West Commercial Blvd and SR 7/441 in Tamarac, Florida.

The property serves over 500,000 residents within a 5-mile radius and sees upwards of 55,500 cars per day on West Commercial Blvd. The entire site is currently available for Ground Lease or Sale and sits directly

across the street from the new Luxury Apartment Complex, Viva. The property boasts direct visibility from West Commercial Blvd and is one of the last vacant parcels of land available in the immediate market.

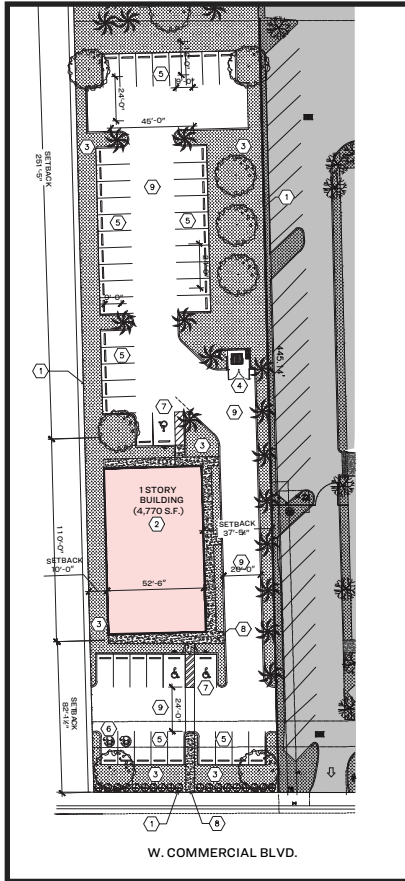
FOR LEASE OR SALE

Senior Associate: **Bill Pace**
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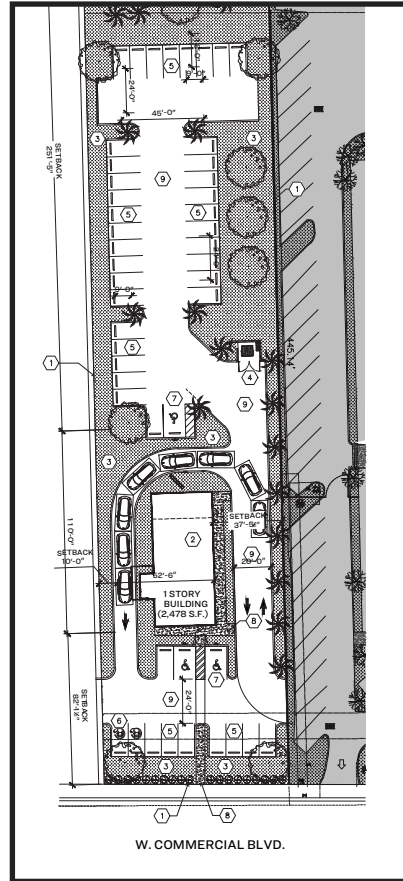
3707 W COMMERCIAL BLVD

Tamarac, FL

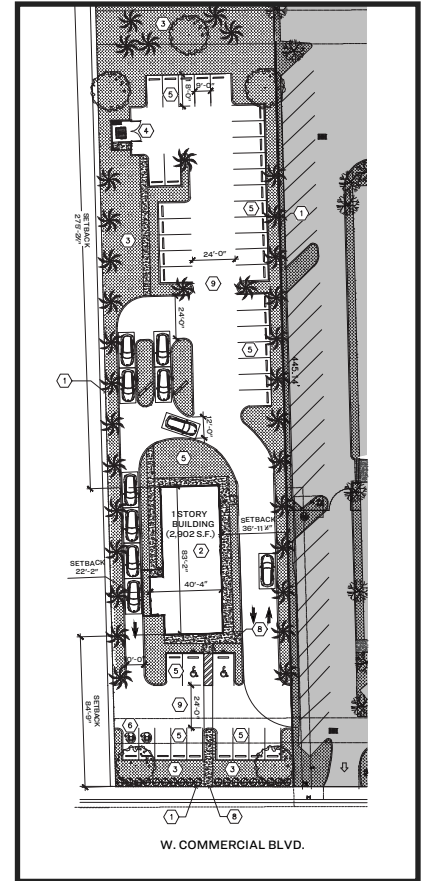
Three Site Plan Options



STAND ALONE



DRIVE-THRU



DOUBLE DRIVE-THRU

2024 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	15,945	190,981	491,896
HOUSEHOLDS	5,895	72,785	192,983
AVG HOUSEHOLD INCOME	\$77K	\$83K	\$93K
MEDIAN AGE	40	38	40
DAYTIME EMPLOYMENT	12,037	12,578	37,866
TRAFFIC COUNTS	44,500 Cars Daily		

FOR LEASE OR SALE

WOOLBRIGHT DEVELOPMENT, INC.

3200 N. Military Trail, 4th Floor, Boca Raton, FL 33431 / 561-989-2240 / woolbright.net