

For Sale | 3215 Davie Boulevard, Fort Lauderdale, FL



1,748 RSF Freestanding Retail/Restaurant Available
Real Estate and Business Included

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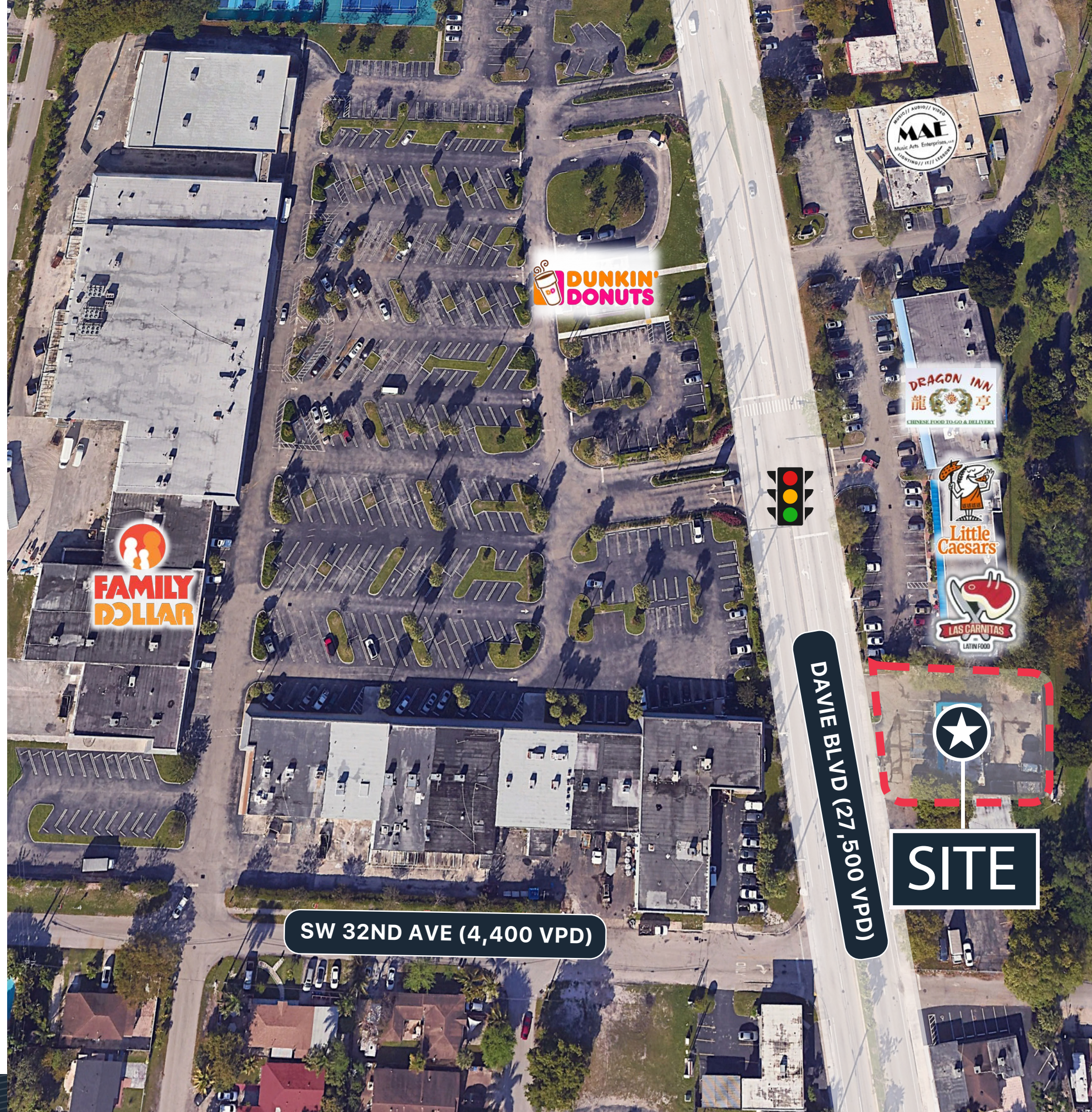
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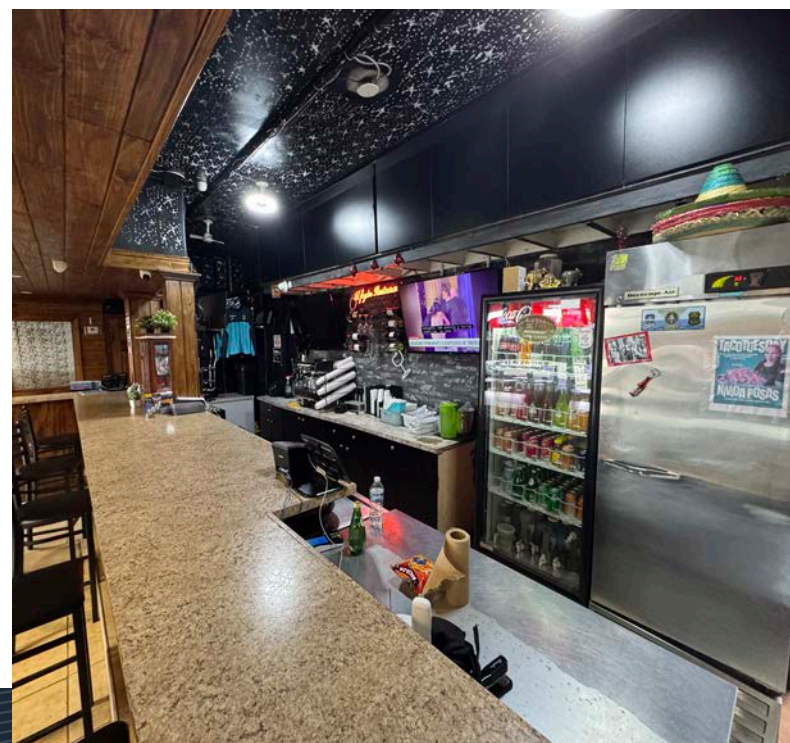
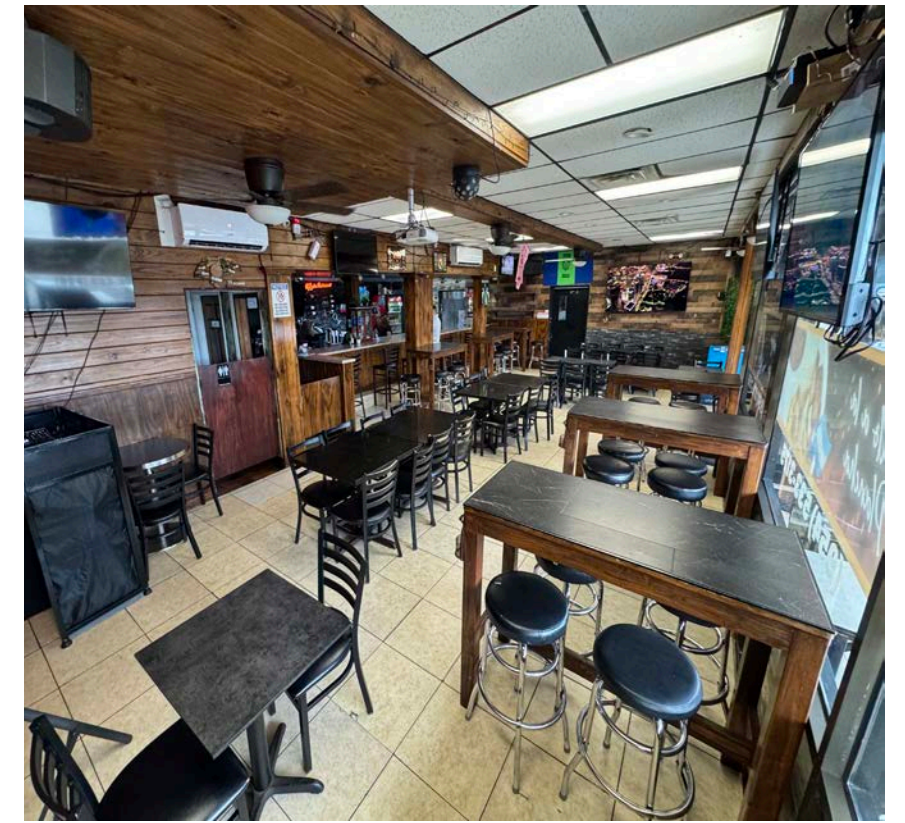
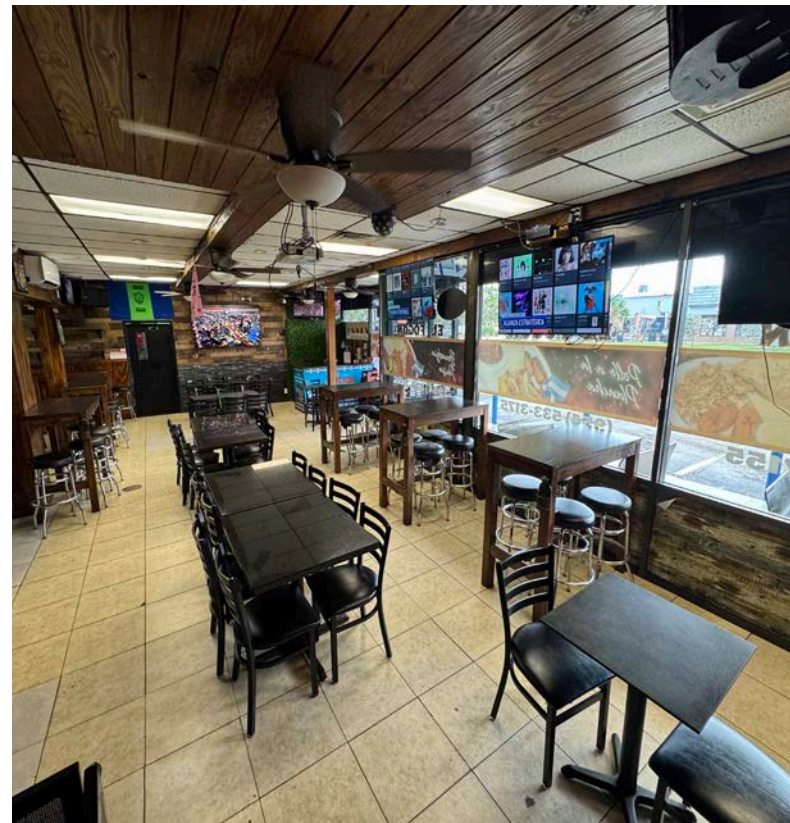
Property Summary

Nestled in the heart of Fort Lauderdale, this property boasts a premier location within a dynamic residential and commercial hub, located off Davie Boulevard and boarded by Interstate-95, and U.S Route 441, offering unparalleled accessibility and exposure. The property is surrounded by national retailers like Publix, Walmart, CVS, and Family Dollar along with lifestyle amenities such as the Fort Lauderdale Country Club. Additionally convenient hospitality and fitness options like Hard Rock Hotel & Casino, Avid Hotel Ft Lauderdale Airport - Cruise by IHG, Planet Fitness and Sweat 440 Fitness Las Olas are in the neighborhood. The location is further enhanced by exceptional connectivity and close proximity to the Fort Lauderdale International Airport, Fort Lauderdale Brightline Station, and Port Everglades, ensuring a highly sought-after destination with seamless transportation and abundant conveniences.

Asking Price	\$1,250,000 - Includes Business and Real Estate
Property Type	Retail - Fully equipped kitchen with hood, grease trap, ventilation, and essential equipment in place
Address	3215 Davie Boulevard, Fort Lauderdale, FL 33312
Gross Leasable Area	1,758 SF
Lot Size	12,683 SF
Year Built	1971
Zoning	Commercial



Property Photos



North Aerial Overview



SITE

CVS
pharmacy

PETE'S-A-PLACE

DAVIE BLVD (27,500 VPD)

M&E
Music Arts Enterprises

DRAGON INN

Little
Caesars

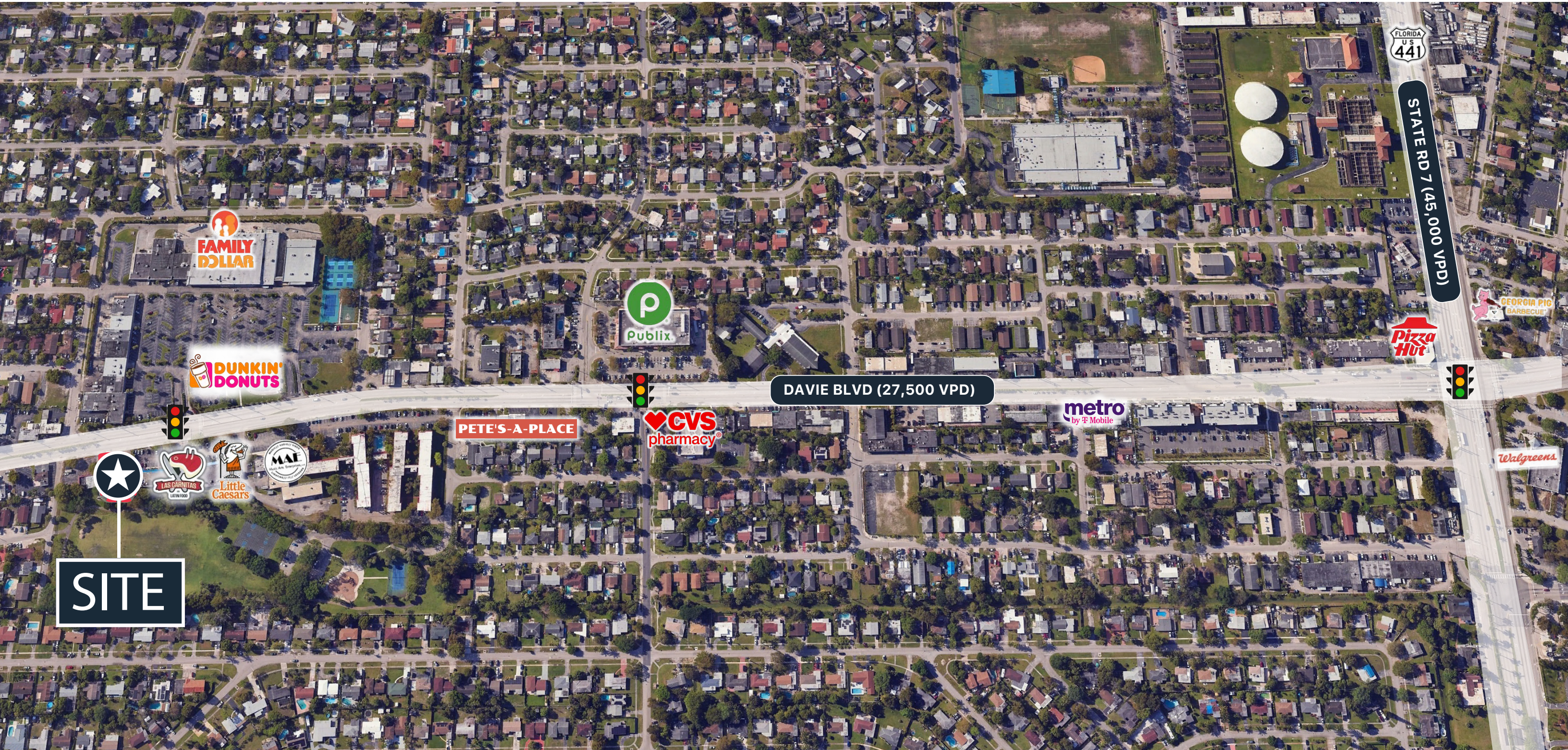
LAS CARNITAS
LATIN FOOD

Publix

DUNKIN'
DONUTS

FAMILY
DOLLAR

South Aerial Overview



DAVIE BLVD (27,500 VPD)



STATE RD 7 (45,000 VPD)



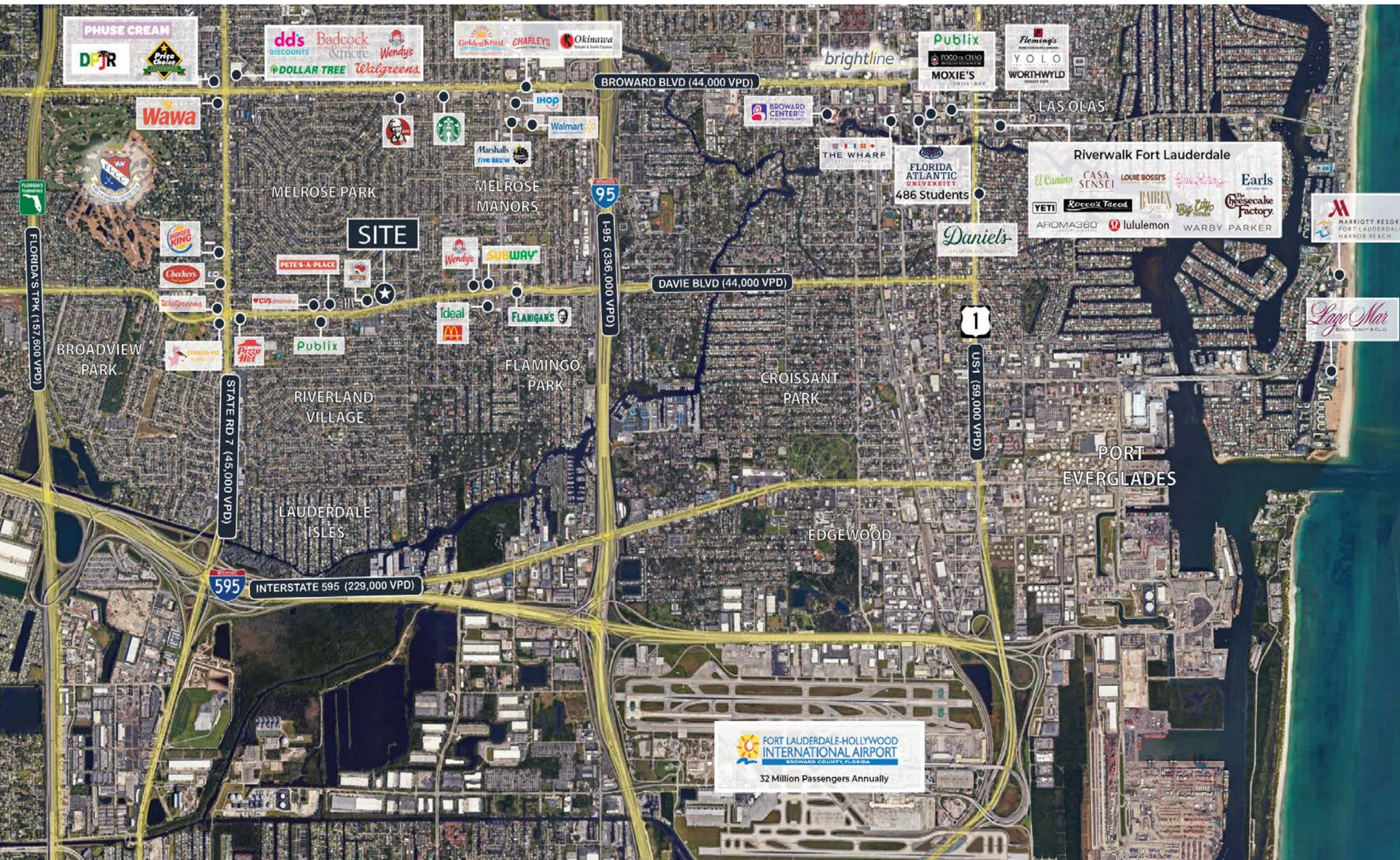
PETE'S-A-PLACE



SITE



Market Overview



Demographics

2025 Estimates	1 Mile	3 Miles	5 Miles
Population	21,640	125,602	386,731
Population (2030)	22,280	140,217	441,901
Total Households	6,849	49,214	168,917
Median HHI	\$85,209	\$77,379	\$75,876
College Graduate %	20%	27%	32%

Drive Times

Destination	Distance	Drive Time
Ft. Lauderdale Country Club	2.2 Miles	6 Min.
Florida's Turnpike	2.5 Miles	8 min.
Ft. Lauderdale Tri-Rail	3.0 Miles	10 Min.
Interstate 95	3.2 Miles	10 Min.
Ft. Lauderdale Brightline	3.8 Miles	12 Min.
Port Everglades	5.9 Miles	15 Min.
Ft. Lauderdale - Hollywood International Airport	7.3 Miles	20 Min.

Contacts

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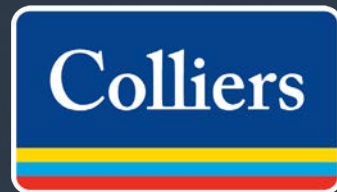
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