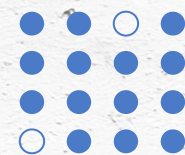


FLEX CONDO FOR SALE

6851 W SUNRISE BLVD, STE #1 | PLANTATION, FL 33313

OFFERING MEMORANDUM



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PROPERTY HIGHLIGHTS



\$2,500,000

LIST PRICE



\$1,528

MONTHLY ASSOCIATION FEES



±8,282 SF

RBA



1982

YEAR BUILT

- **STRATEGIC LOCATION**

Just 2 miles from the Florida Turnpike and 5 miles from I-95, this condo unit offers seamless North-South transportation access, making it ideal for serving the entire South Florida region.

- **FLEXIBLE UNIT CONFIGURATION**

This unit currently features approximately 60% of office space (that was built to suit the current tenant's needs). If desired, the office buildout can be fully removed and opened into 100% warehouse space (at 18' Clear Height).

- **QUALITY CONSTRUCTION**

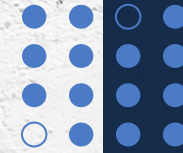
Built with durable concrete block and a stucco exterior, the building boasts a robust Twin-T concrete roof for superior structural integrity.

- **CORNER UNIT ADVANTAGE**

Positioned at the building's northeast corner, this unit features a front entrance and two automatic grade-level doors facing north. It also provides ample parking with approximately 28 spaces available in both the front and side.



PROPERTY OVERVIEW



PROPERTY SUMMARY

Corridor	Plantation Technology Park
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Parcel No. (APN)	49-41-34-AE-0010
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RBA	±8,282 SF
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Year Built	1982
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Parking Spaces	±28 Spaces
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Zoning	I-LP (Light Industrial)
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Construction	CBS
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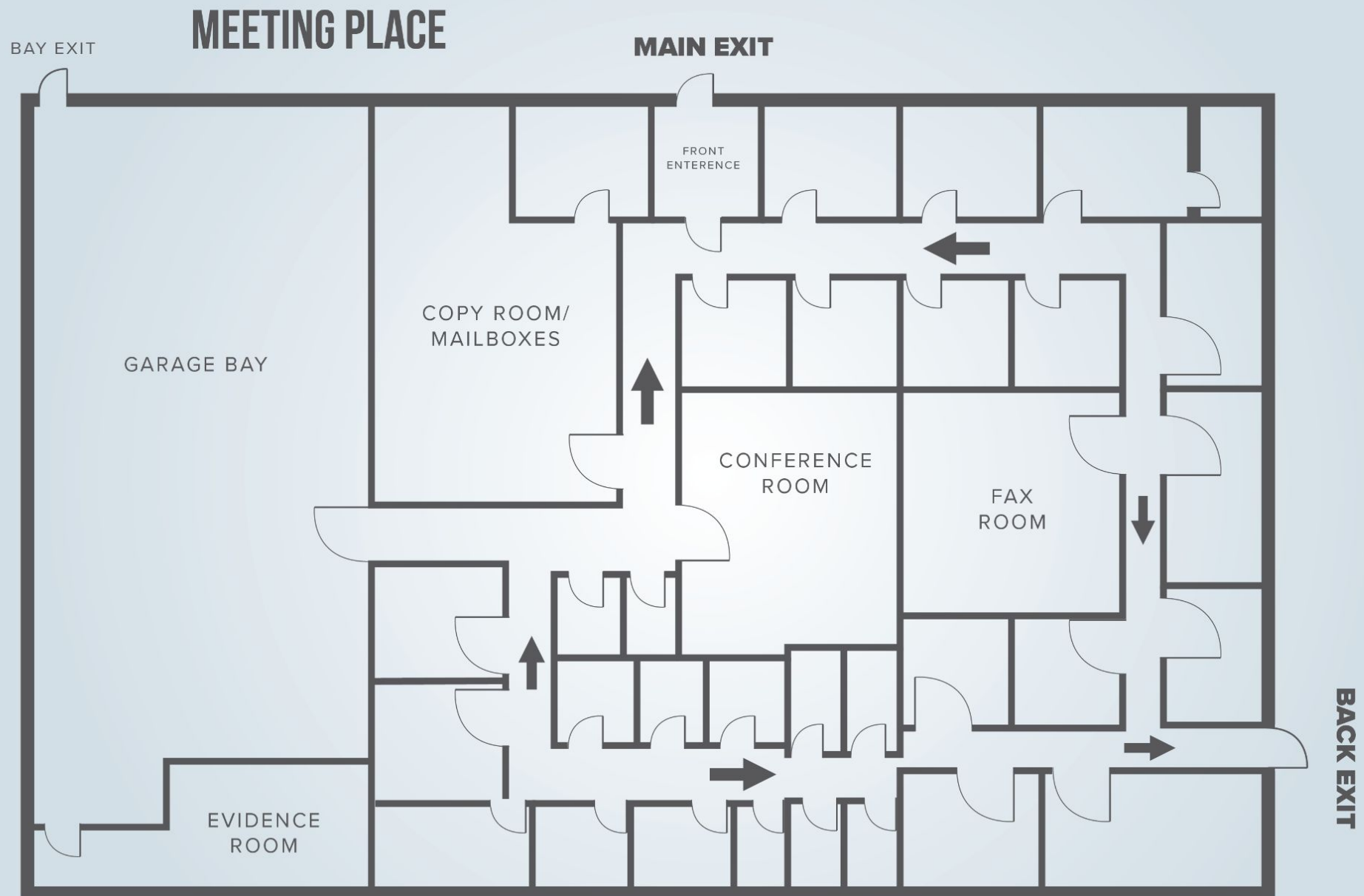
HVAC	Yes, 15-Ton Unit
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WH Clear Height	18'
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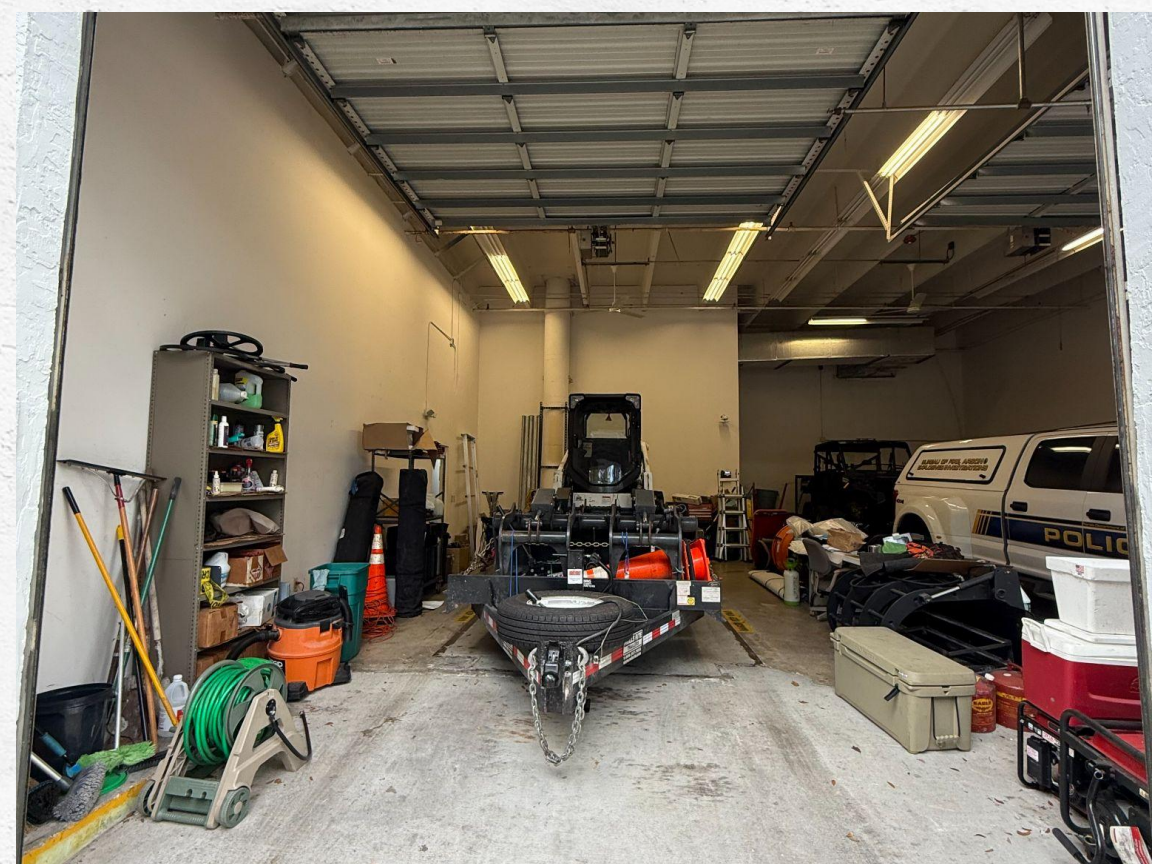
Drive In Doors	13'
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SITE PLAN









Walmart
Supercenter



ROSS
DRESS FOR LESS



± 58,500 VPD

816

CIELO POINT APARTMENT
302 UNITS



817



± 58,500 VPD



Walmart
Supercenter

SUBJECT PROPERTY



WINDWARD VISTA APARTMENTS
352 UNITS



JV WOOD FLOORS

WOODSTOCK LODGE CONDOMINIUM
240 UNITS

FLORIDA'S TPKE (TOLL RD) ± 136,800 VPD

chewy

± 40,500 VPD

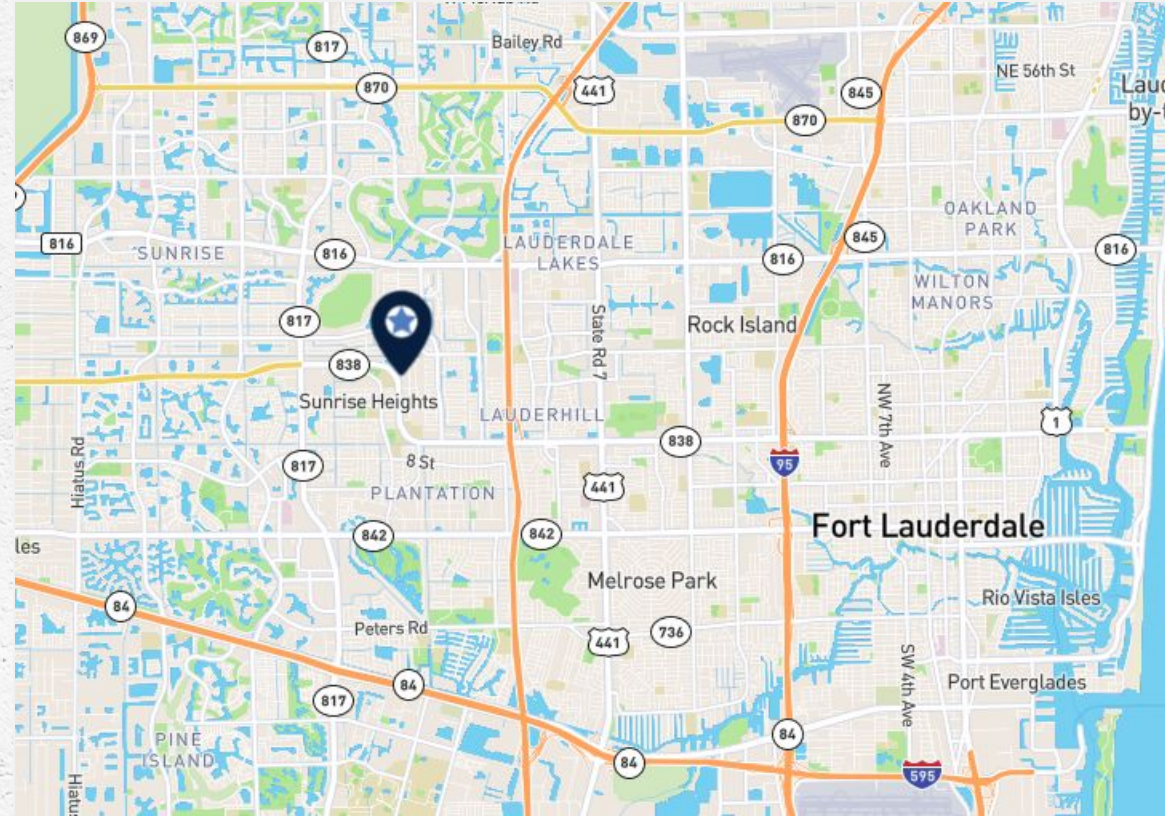
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MARKET OVERVIEW

PLANTATION, FL

Plantation, Florida, is a suburban city in Broward County, situated just west of Fort Lauderdale. It offers a mix of residential communities, commercial centers, and recreational spaces, making it a well-rounded place for both families and businesses. The city is known for its tree-lined streets, well-maintained parks, and various shopping and dining options. It is home to corporate offices, healthcare facilities, and educational institutions, contributing to a stable local economy and a strong sense of community. Plantation has a variety of housing options, ranging from single-family homes to condominiums and gated communities, catering to different lifestyles and preferences. The area is well-connected with major roadways such as I-595, Florida's Turnpike, and University Drive, allowing easy access to neighboring cities, airports, and business districts. Public services, including libraries, sports complexes, and recreational programs, enhance the quality of life for residents. Outdoor enthusiasts can enjoy the city's numerous parks, walking trails, and golf courses, as well as proximity to natural attractions like the Everglades. Shopping and entertainment are easily accessible, with destinations like Sawgrass Mills, Westfield Broward Mall, and various local plazas offering retail stores, restaurants, and entertainment options. Plantation also hosts community events, farmers' markets, and cultural activities throughout the year, fostering a strong local identity.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	23,923	212,486	499,849
Current Year Estimate	23,345	198,425	469,373
2020 Census	24,352	195,017	467,487
Growth Current Year-Five-Year	2.48%	7.09%	6.49%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,630	81,167	184,334
Current Year Estimate	7,741	78,261	179,278
2020 Census	8,033	76,719	178,240
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$90,017	\$87,290	\$95,589

TOURISM & ATTRACTIONS

SHOPPING AND DINING

- Galleria Fort Lauderdale is a world-class shopping center as it features over 120 fabulous stores and sophisticated restaurants. It is anchored by Macy's and Dillard's and features other national retailers such as Apple, Williams-Sonoma, and Free People. Popular dining destinations at the Galleria include The Capital Grille, Seasons 52, and Cooper's Hawk Restaurant and Winery.
- Las Olas Boulevard is a shopper's paradise as it is home to local fashion boutiques, art galleries, restaurants that serve a variety of cuisines, and many more. Las Olas Boulevard stretches from the beach at A1A and is beautifully lined with palm trees and has magnificent views of million-dollar homes and spectacular yachts.

BEACHES - Fort Lauderdale has miles and miles of breathtaking beaches including Lauderdale-By-The-Sea, Las Olas Beach, and Fort Lauderdale Beach. The Greater Area of Fort Lauderdale features several other beaches that are less than 20 miles from the city including Deerfield Beach, Hillsboro Beach, Pompano Beach, Dania Beach, Hollywood Beach, and Hallandale Beach. The city of Miami, the second-largest city in Florida, and Miami Beach are also just an hour away from the city.

BONNET HOUSE MUSEUM & GARDENS - Located along Fort Lauderdale Beach, Bonnet House Museum & Gardens is a 35-acre pristine estate. Frederic Clay Bartlett, a Chicago-born artist, created Bonnet House in 1920. The estate features Evelyn Bartlett's animal sculpture collection from Southeast Asia and Africa, a variety of orchids, and playful monkeys and beautiful swans that roam the area. The estate offers guided tours of the buildings and gardens to tourists who are interested in learning about how the Bartlett family lived.



FORT LAUDERDALE

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

Situated at the center of the 7th largest MSA in the United States, the Greater Fort Lauderdale area has a strong and diverse economy as it has access to highly-skilled workers, major international markets, world-class educational opportunities, and a business-friendly government. Its economy is supported by technology, aviation & aerospace, marine industries, life sciences, manufacturing, global logistics, and tourism. The area is home to nearly 200 regional, national, and international headquarters, making it a global business center. These businesses have access to two foreign trade zones, three international airports, three deep-water seaports, and seven general aviation airports.

The city is at the heart of TechGateway, a major tech hub where many technological advancements were first created. Over 6,000 companies are located within the TechGateway including Microsoft, JetSmarter, and Hotwire Communications.

The Greater Fort Lauderdale area is home to 43 higher education institutions that offer Associate's degrees or higher, eleven of which offer Master's degrees. The institutions educate over 350,000 students each year.



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