



Each office independently owned and operated

FOR SALE | RETAIL PROPERTY

121 SW 1ST COURT

121 SOUTHWEST 1ST COURT, DANIA BEACH, FL 33004

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	2,021 SF
Lot Size:	5,250 SF
Number of Units:	1
Price / SF:	\$643.25
Year Built:	2006
Zoning:	RAC CC
Market:	Fort Lauderdale
Submarket:	Hollywood

PROPERTY OVERVIEW

Adjacent to 101 Dania Beach, a luxury mixed use development containing 278 luxury rental apartments. Discover a prime investment opportunity in the heart of the Fort Lauderdale area in Dania Beach. Pay someone else's mortgage or pay your own! This Retail /Office/Daycare/ Free Standing Building, with 2,021 square feet of space and built in 2006, presents a compelling proposition for savvy investors. Zoned RAC CC, the property offers versatile potential for retail or business use. Its strategic location ensures high visibility and accessibility, making it an ideal choice for businesses seeking to establish a prominent presence in the thriving Fort Lauderdale market. With its modern construction and desirable zoning, this property is primed to unlock a world of retail and business possibilities. Why lease when you can buy and invest in your business.

PROPERTY HIGHLIGHTS

- - 2,021 square foot modern building
- - Constructed in 2006
- - Zoned RAC CC for versatile use

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- - 2,021 square foot modern building
- - Constructed in 2006
- - Zoned RAC CC for versatile use
- - Prime location in Fort Lauderdale area
- - High visibility
- - Ideal for retail or business use or mixed use
- - Well-maintained and move-in ready
- - Ample space for customer parking
- - Close proximity to major transportation routes
- - Surrounded by thriving commercial activity
- - Adjacent to 101 Dania Beach Parking garage entrance

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ADDITIONAL PHOTOS



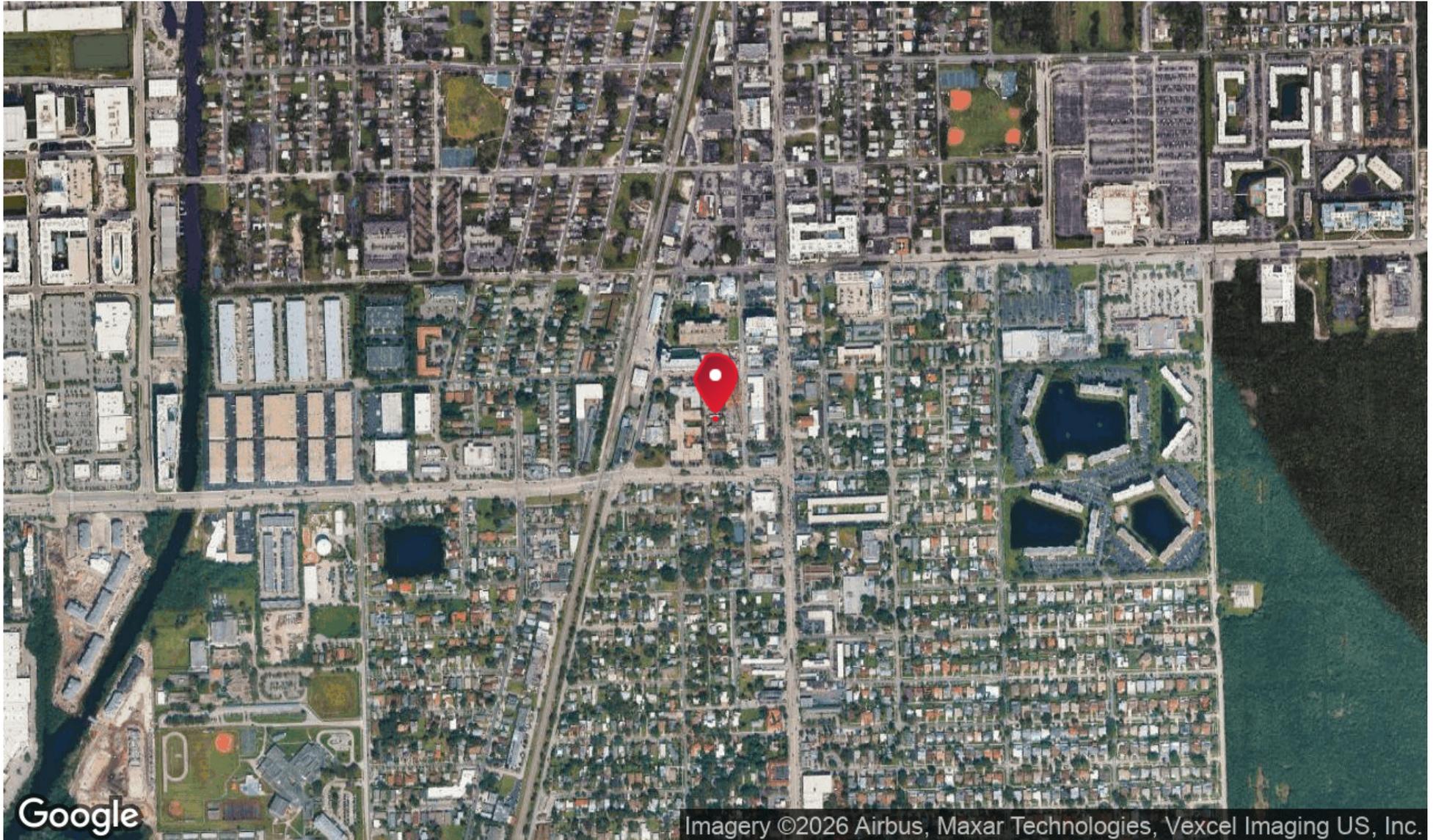
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

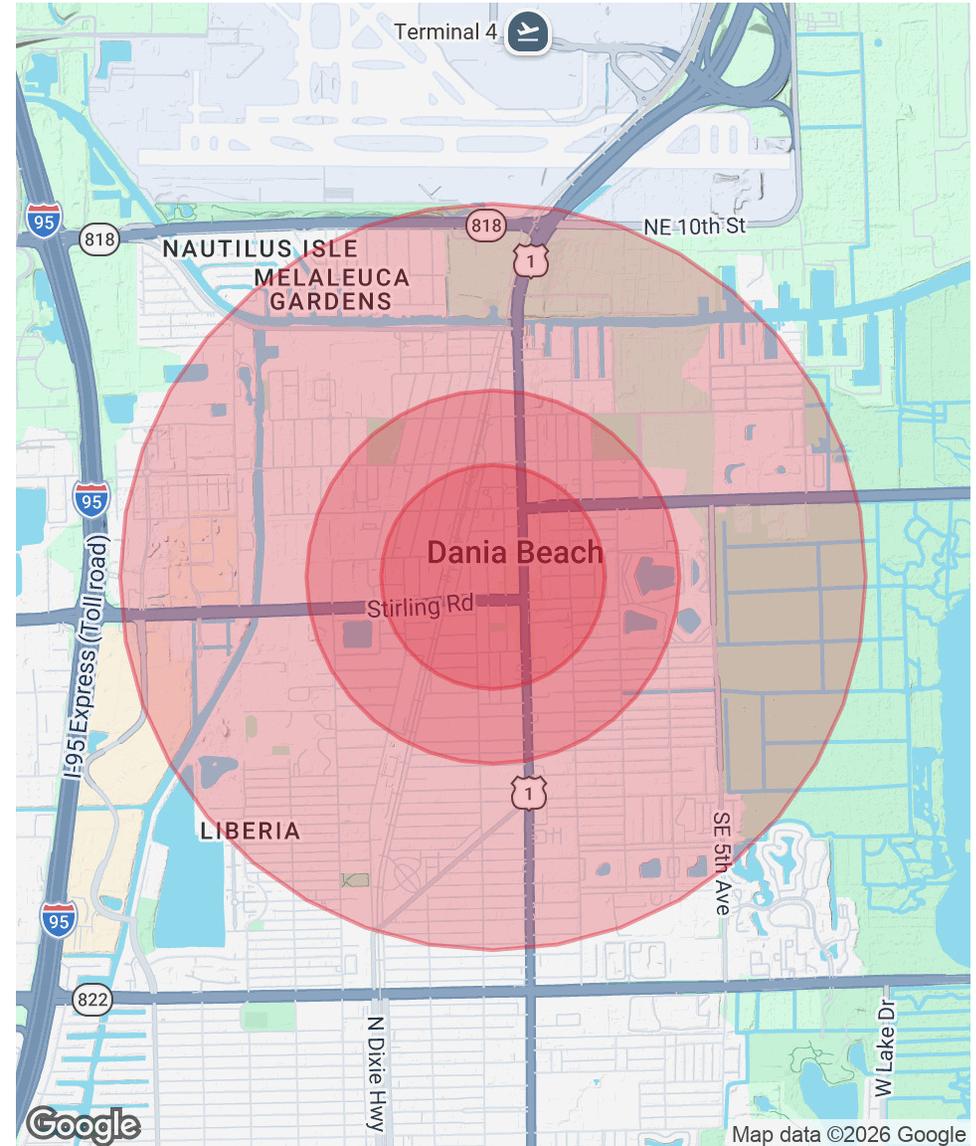
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,244	5,410	14,465
Average Age	42	42	44
Average Age (Male)	42	41	43
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	543	2,255	6,262
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$68,451	\$69,685	\$71,290
Average House Value	\$369,410	\$374,242	\$398,601

Demographics data derived from AlphaMap



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