

# Marina Mile - Unit 101/102

2860 State Road 84, Fort Lauderdale, FL 33312

5,230 sq ft Office/Warehouse Suite at Marina Mile Business Park



## For Lease:



Call D.K. Mink



## Population:

3 Miles: 109,602



## Average Household Income:

3 Miles: \$110,020

- **39,500** cars per day
- **Rental Rate \$26.75 net** of janitorial, HVAC, tenant maintenance, and FPL
- **C-3 - General Business District** zoning
- **60/40 Office-to-Warehouse Ratio** with 3 Private Offices, a Large Open Workspace, 4 Bathrooms, Kitchen Facilities, and 2 Ground-Level Overhead Doors – Flexible for Light Industrial or Creative Offices
- **Exceptional Access & Visibility:** Situated On State Road 84 With Immediate Access To I-95, Minutes to Fort Lauderdale–Hollywood Intl. Airport, Port Everglades, and Major Transportation Routes – Ideal for Distribution, Marine-Related, or Service Businesses
- **Professionally Maintained Complex with Ample Parking**, 24/7 Access, and Surrounded by Marina-Type and Commercial Businesses – Creating Synergy with Marine, Logistics, or Office Users
- **Located in Vibrant Dania Beach**, a Commercial-Industrial Hub Home to Spirit Airlines HQ, Dania Pointe Mixed-Use Development (Retail, Offices, Hotels, Dining), Plus Strong Transit Links Like Broward County Transit Bus Routes and the Nearby Tri-Rail Station at FLL Airport



For Information Contact: D.K. Mink // Neal Realty & Investments // (954) 568-0530 // [DK@NealRealty.net](mailto:DK@NealRealty.net)

Information contained herein has been obtained from sources deemed reliable. Although we have no reason to doubt its accuracy, we regret we cannot guarantee it. All properties are subject to change or withdrawal without notice.