

COMMERCIAL REDEVELOPMENT

3650 W Commercial Blvd. Tamarac, FL 33309



FOR SALE | \$2,900,000

**JEREMIAH BARON
& CO**

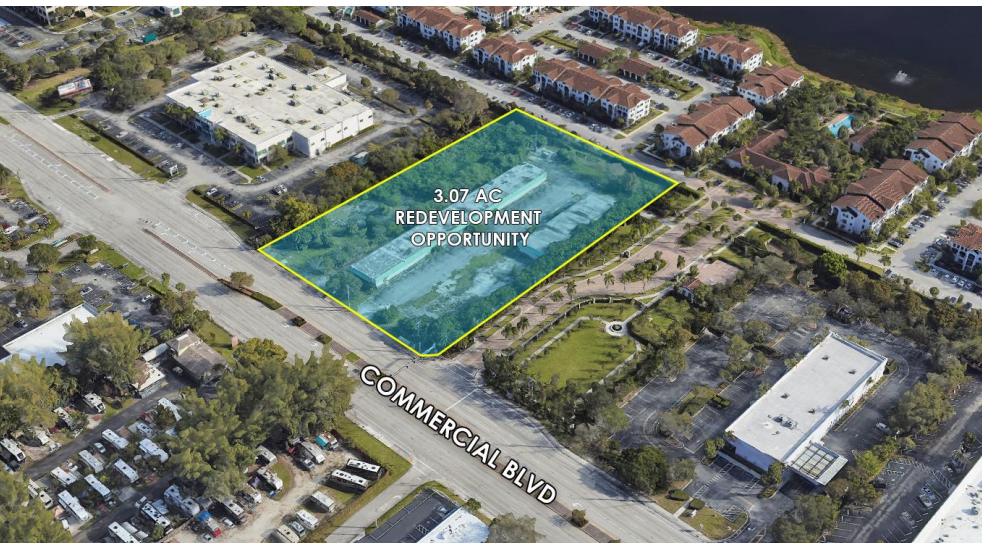
COMMERCIAL REAL ESTATE

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Stuart, FL 34996
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PROPERTY OVERVIEW

- Outstanding opportunity awaits for the renovation or redevelopment of a former retail plaza alongside a vacant 1.02-acre parcel.
- Presently comprising two retail structures accompanied by ample parking and an additional commercial plot.
- Boasting a commanding frontage of over 300 feet along W Commercial Boulevard, a thoroughfare with a robust annual traffic volume exceeding 50,000.
- The locale is surrounded by a mix of national and local retailers, restaurants, and dense residential communities. Conveniently situated for rapid access to both Florida's Turnpike and I-95, and in close proximity to Fort Lauderdale Executive Airport.
- Please note, the cellular tower on the premises is not included in the sale, though the property owner will retain control over the easement.



PRICE	\$2,900,000
BUILDING SIZE	133,729 sf
ACREAGE	3.07 ac
FRONTAGE	300'
TRAFFIC COUNT	51,000 ADT
YEAR BUILT	1974
ZONING	MU-C
PARCEL ID	494218000095 494218130010

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DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	14,885	1 Mile	\$57,693	1 Mile	38.80
3 Mile	484,305	3 Mile	\$67,732	3 Mile	41.00
5 Mile	1,233,307	5 Mile	\$86,313	5 Mile	42.10

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	14,731	1 Mile	\$57,693	1 Mile	38
3 Mile	479,133	3 Mile	\$67,732	3 Mile	41
5 Mile	1,214,269	5 Mile	\$86,313	5 Mile	43

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ZONING INFORMATION

- (2) **MU-C: Mixed-Use Corridor.** This district is intended to encourage the development of mixed-use activity centers along the City's primary transportation corridors and gateways. The district is distinguished from the MU-N district by its location, and should adjoin at least one arterial roadway. The district accommodates a mix of retail, office, and service, institutional, cultural/public, and entertainment developments that meet local and regional needs and are sensitively designed to reflect a positive image of the City. The district also accommodates higher-density residential and live/work uses. District regulations encourage pedestrian-scale retail development and provide opportunities for residents to walk to meet some of their daily service, entertainment, and open space needs.

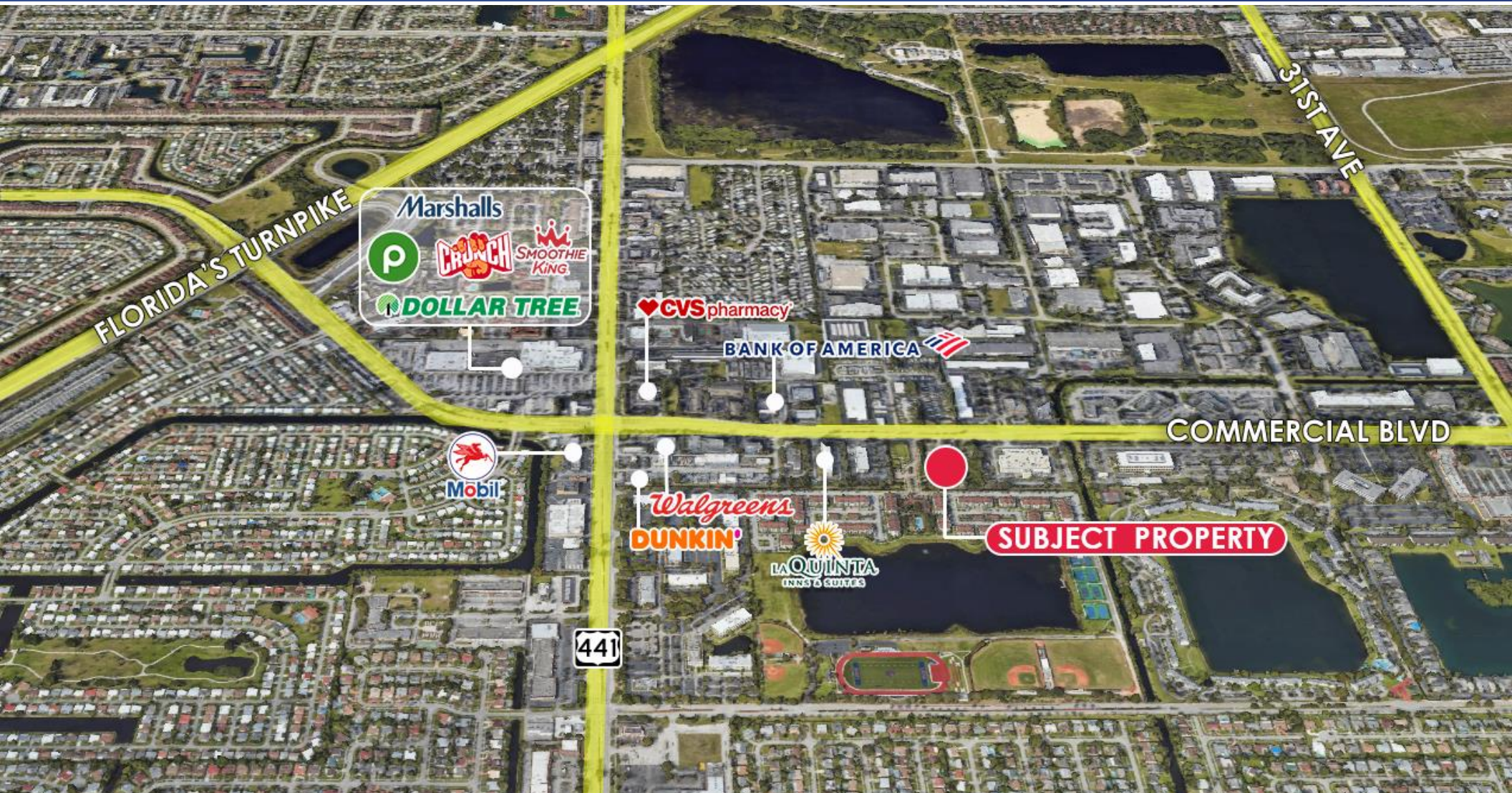
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TRADE AREA MAP



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