

PLUG-N-PLAY FLEX CONDO FOR SALE

12209 NW 106 Court, Suite 104
Medley, FL 33178

Represented by The Allen Morris Company



PROPERTY HIGHLIGHTS

Address: 12209 NW 106 Court, Suite 104
Medley, FL 33178

Folio Number: 22-2029-033-0040

Year Built: 2007

Square Footage: 1,440

Zoning: 7100 Industrial – Light
Manufacturing

Parking: 2 parking spaces

ASKING PRICE: **\$518,400.00 / \$360.00/SF**

Great opportunity to start or expand your business in this immaculate flex/warehouse condo! Featuring warehouse space, private offices, kitchen, and bathroom!



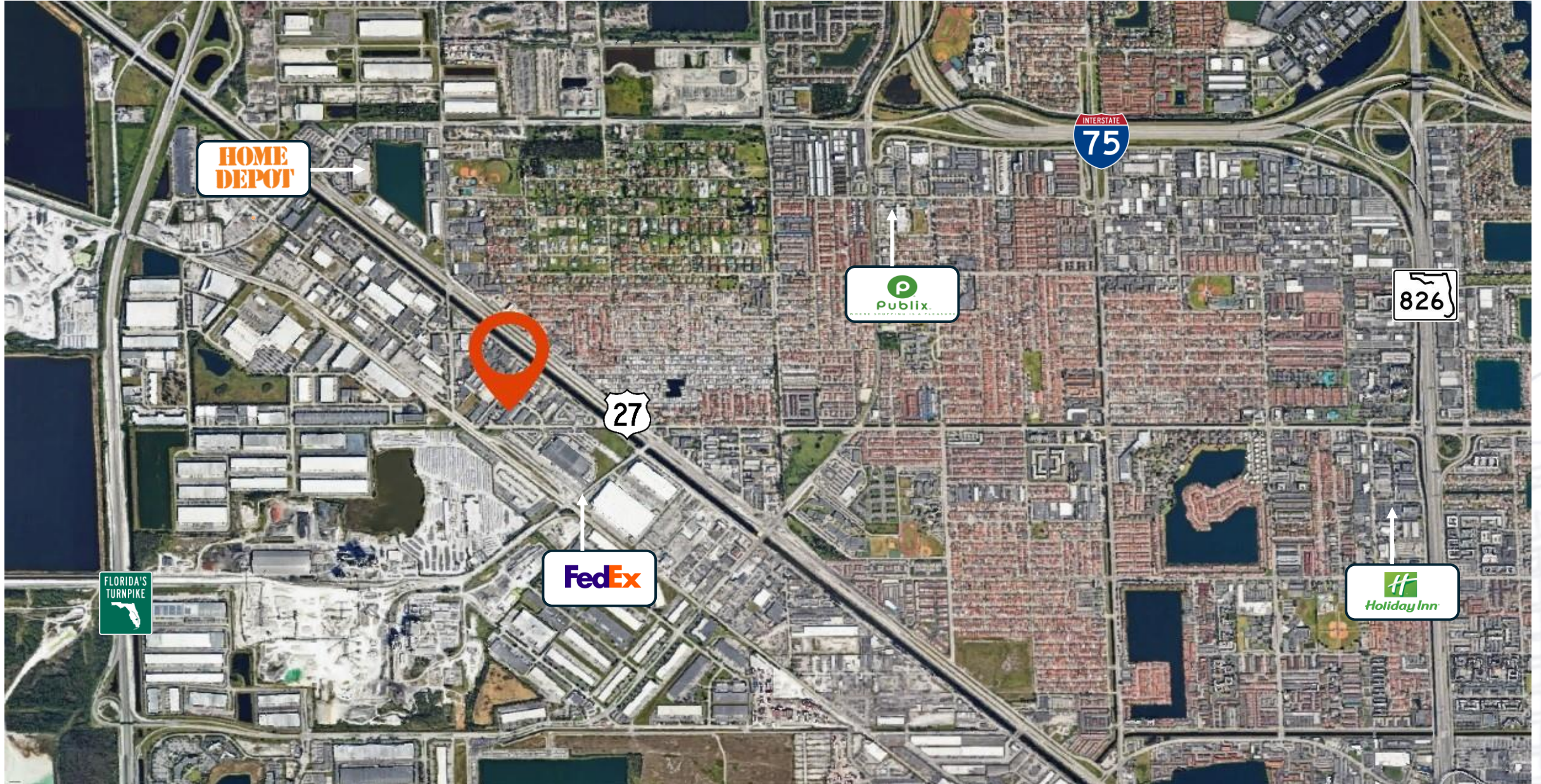
LOCATION

ALLEN MORRIS COMPANY



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DEMOGRAPHICS

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RADIUS	1 MILE	3 MILE	5 MILE
Population			
2010 Population	8,484	108,422	291,284
2023 Population	7,373	103,812	276,137
2028 Population Projection	7,056	101,504	269,435
Annual Growth 2010-2023	-1.0%	-0.3%	-0.4%
Annual Growth 2023-2028	-0.9%	-0.4%	-0.5%
Households			
2010 Households	2,277	34,205	97,447
2023 Households	1,899	31,936	90,496
2028 Household Projection	1,799	31,058	87,904
Annual Growth 2010-2023	0.2%	0.1%	0.0%
Annual Growth 2023-2028	-1.1%	-0.6%	-0.6%
Avg Household Size	3.30	3.10	3.00
Avg Household Vehicles	2.00	2.00	2.00

RADIUS	1 MILE	3 MILE	5 MILE
Housing			
Median Home Value	\$329,600	\$338,134	\$360,068
Median Year Built	1990	1994	1988
Owner Occupied Households	1,380	17,627	44,777
Renter Occupied Households	419	13,431	43,127
Household Income			
< \$25,000	133	5,672	18,658
\$25,000 - 50,000	455	6,829	19,298
\$50,000 - 75,000	360	6,021	16,595
\$75,000 - 100,000	284	4,456	12,102
\$100,000 - 125,000	248	3,494	8,626
\$125,000 - 150,000	120	1,954	4,645
\$150,000 - 200,000	150	2,075	5,750
\$200,000+	149	1,435	4,822
Avg Household Income	\$96,664	\$80,632	\$79,273
Median Household Income	\$75,132	\$64,082	\$59,966

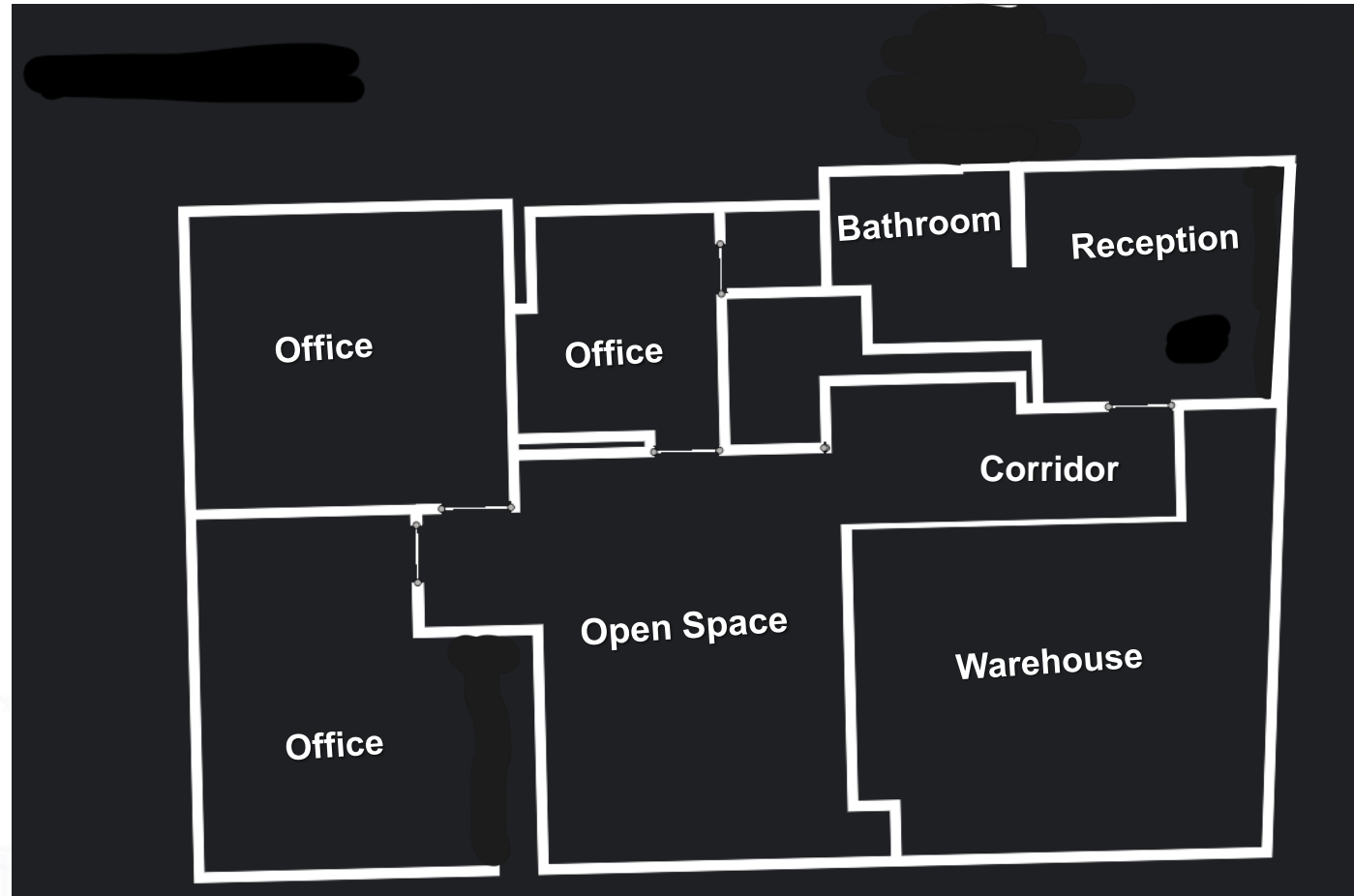
SALES COMPS

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PROPERTY ADDRESS	LAST SALE DATE	LAST SALE PRICE	PRICE PER SF	SQUARE FOOTAGE	YEAR BUILT
11395 NW 122 ST #3	5/20/2024	\$825,000.00	376.37	2192	2007
12605 NW 115 AVE UNIT B-106	5/7/2024	\$1,525,000.00	312.82	4875	2007
11417 NW 122 ST #14	3/21/2024	\$750,000.00	342.15	2192	2007
10601 NW 122 ST #13	12/12/2023	\$420,000.00	401.91	1045	2007
12601 NW 115 AVE UNIT A-110	11/6/2023	\$1,400,000.00	320	4375	2007
11411 NW 122 ST #17	9/15/2023	\$750,000.00	342.15	2192	2007

FLOOR PLAN | VIRTUAL TOUR

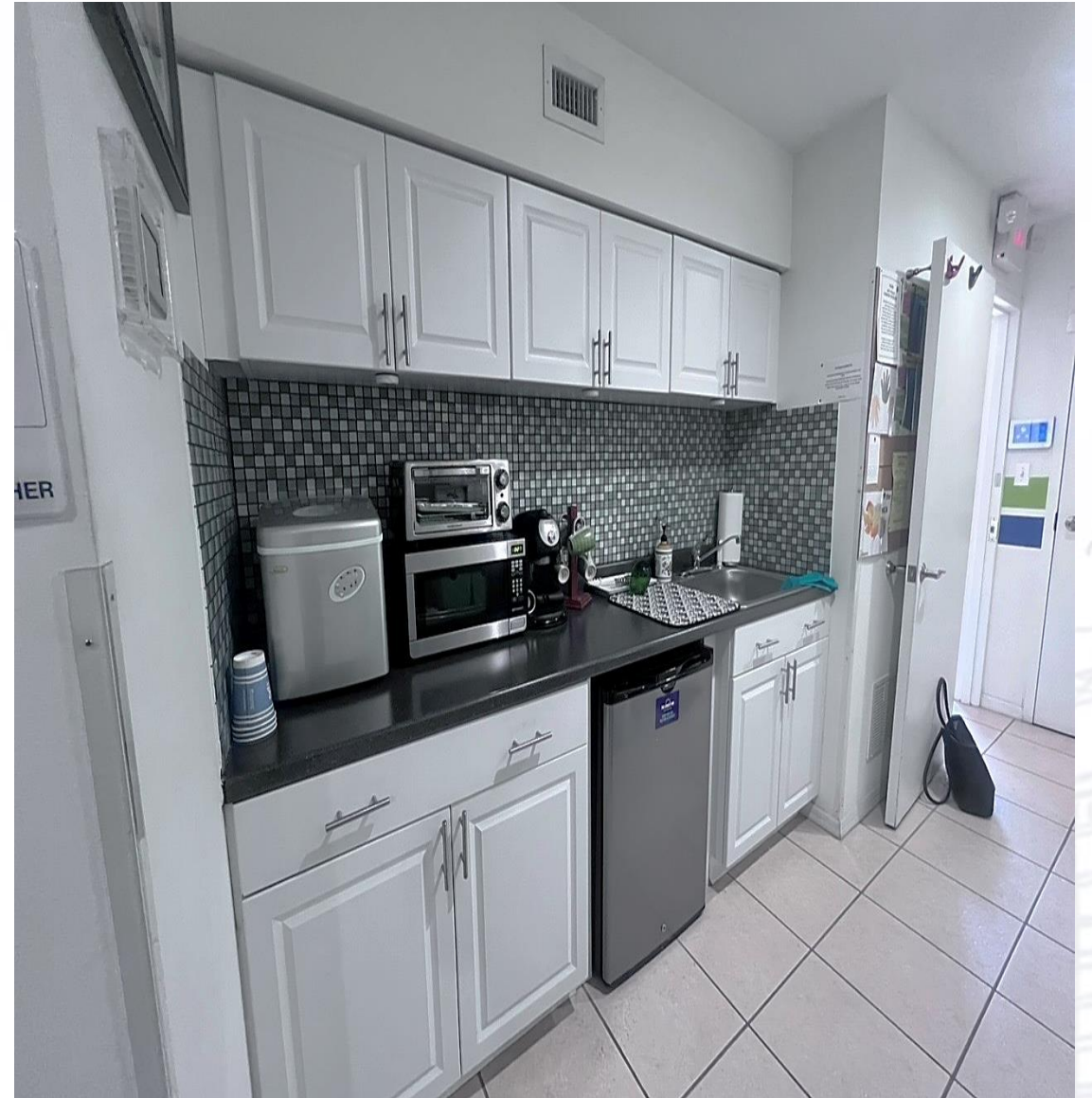
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[FOR Virtual Tour CLICK HERE](#)

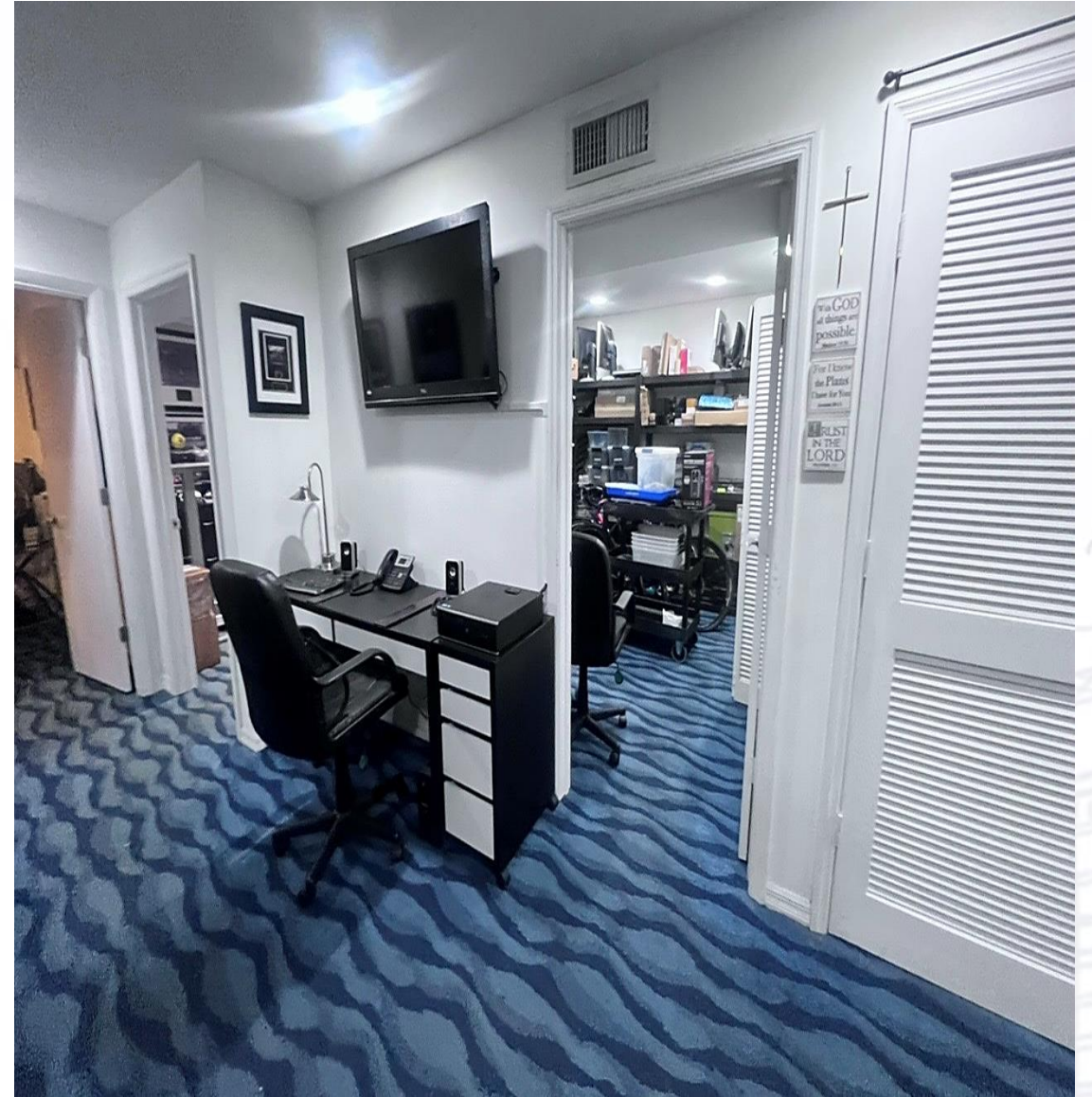
PHOTOS

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PHOTOS

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