



FOR SALE

2781 N Federal Hwy

Fort Lauderdale, FL 33306

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 | expcommercial.com

Alan Grobman

954.320.6702

alan.grobman@expcommercial.com

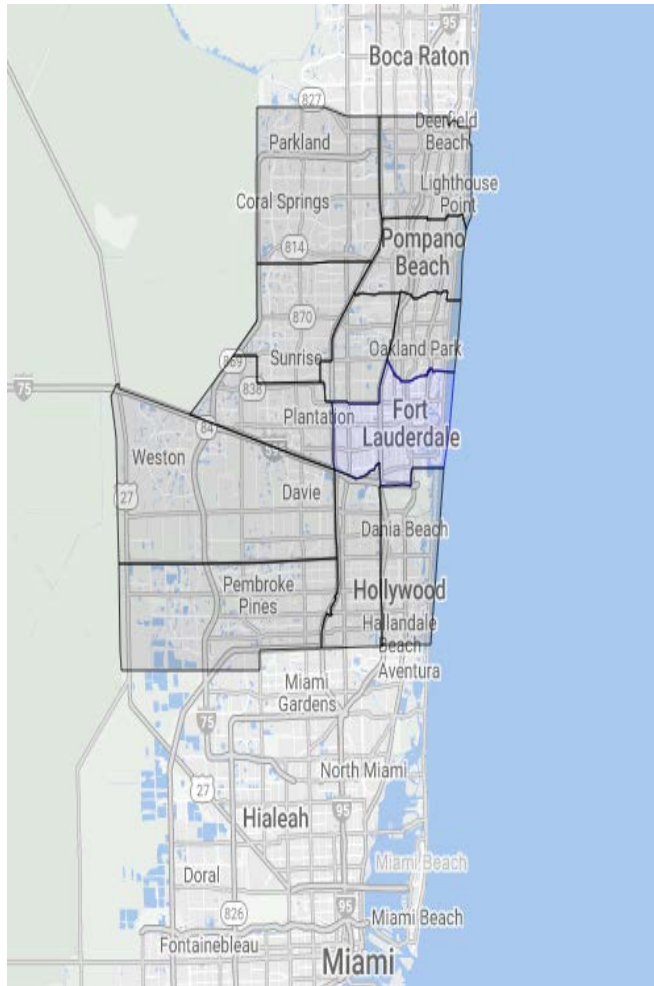
Jerad Graham

305.600.1560

Jerad@J3CRE.com

FOR SALE | Legal Disclaimer

Fort Lauderdale, FL 33306



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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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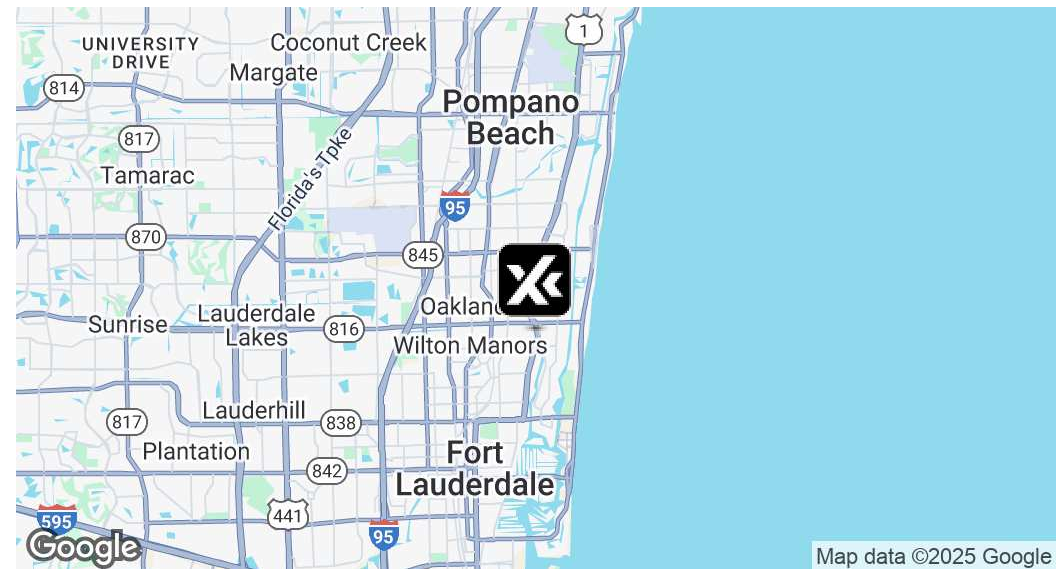
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FOR SALE | Executive Summary

Fort Lauderdale, FL 33306



OFFERING SUMMARY

Purchase Price:	Call for price guidance
Gross Revenue:	\$1.8-\$2M
Max Building Area:	357,776 SF
Lot Size:	25,000 SF
Max Building Height:	150 Ft./15-Stories
Max Residential Units Allowed:	286
Max Lodging Rooms Allowed:	1,431
Zoning:	B-1, Unified Flex Zone
Market:	Miami - Ft Lauderdale MSA

DEAL OVERVIEW

Opportunity to acquire trophy land and a profitable car wash , with long-term redevelopment potential.

SUBMARKET HIGHLIGHTS [WATCH VIDEO](#)

- Hospitality - "Hotels have become a mainstream asset class. They're highly desirable because of the ability to continuously change rates, which affects revenue." -Daniel Lesser, president and CEO of LW Hospitality Advisors. The current outlook for 2025 shows RevPAR expected to achieve above-inflation growth of roughly 4%.
- Office - Available office space in the Fort Lauderdale Submarket remains limited, with a rate of 9.9% as of the fourth quarter of 2024, below the five-year average of 11.0%. The area's lower cost of business and warm climate, coupled with an increasingly diversifying employment base, should help buoy long term demand growth for 4 and 5-star properties.
- Retail - Total leased SF makes up over 46% of available space, up from 38% on average from 2010 through 2019. An influx of high-net-worth individuals over the past few years, along with the recent recovery in international migration and travel, continues to further bolster South Florida's resident and tourism spending.

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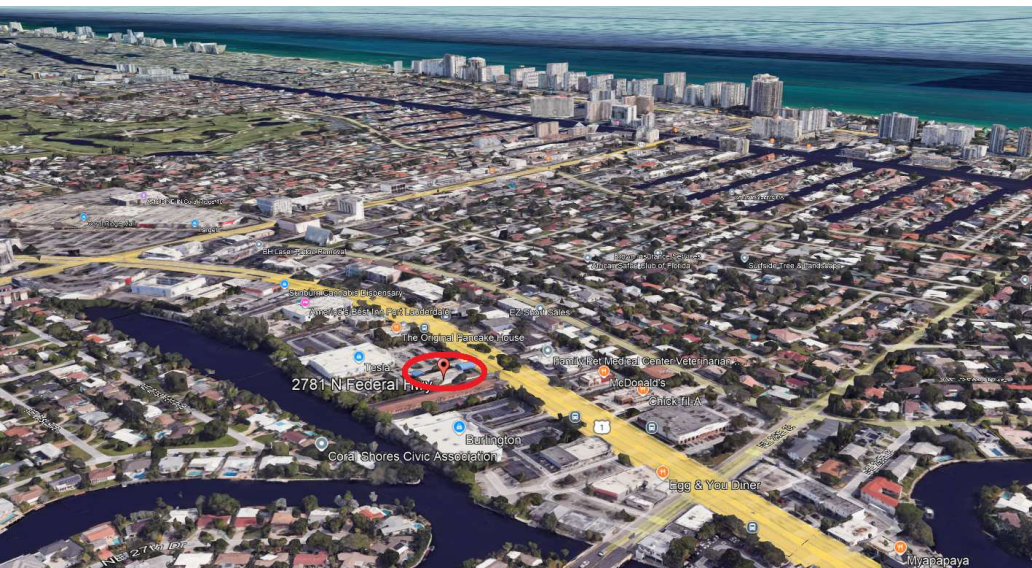
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FOR SALE | Additional Photos

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FOR SALE | Area Retail

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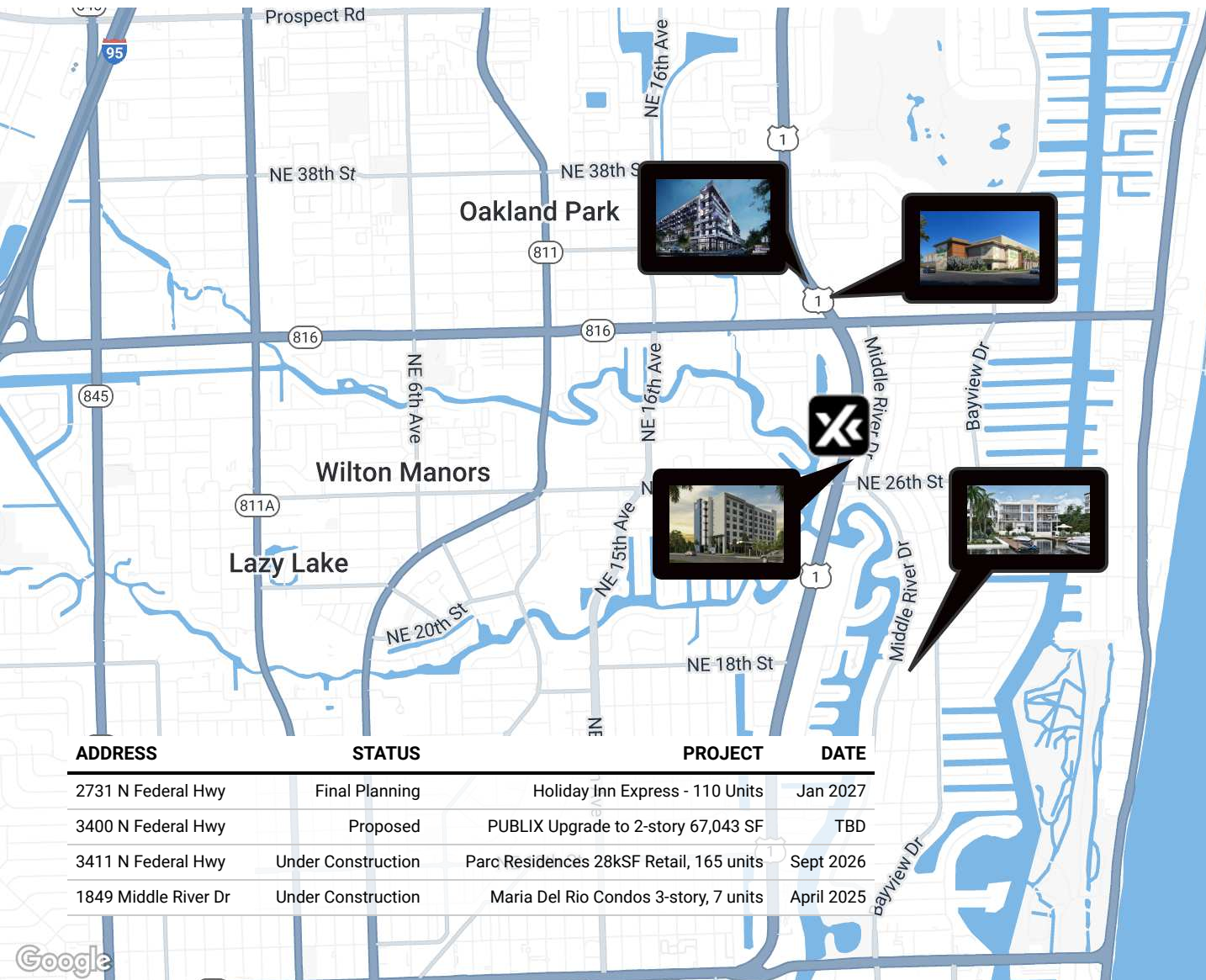
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FOR SALE | Area Projects

Fort Lauderdale, FL 33306



ADDRESS	STATUS	PROJECT	DATE
2731 N Federal Hwy	Final Planning	Holiday Inn Express - 110 Units	Jan 2027
3400 N Federal Hwy	Proposed	PUBLIX Upgrade to 2-story 67,043 SF	TBD
3411 N Federal Hwy	Under Construction	Parc Residences 28kSF Retail, 165 units	Sept 2026
1849 Middle River Dr	Under Construction	Maria Del Rio Condos 3-story, 7 units	April 2025

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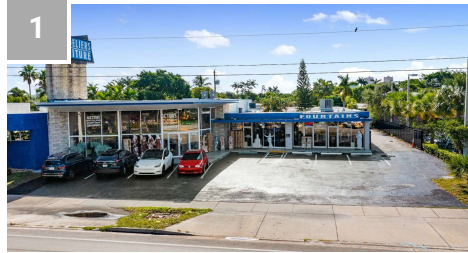
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FOR SALE | Sale Comps

Fort Lauderdale, FL 33306



2736 - 2740 N FEDERAL HIGHWAY

Fort Lauderdale, FL 33306

Sold 4/22/2024

Price:	\$4,100,000	Bldg Size:	7,939 SF
Lot Size	18,500 SF	Price/Lot SF:	\$221.62



3045 N FEDERAL HIGHWAY # 32

Fort Lauderdale, FL 33306

Sold 8/22/2024

Price:	\$2,250,000	Bldg Size:	3,467 SF
Lot Size	1,700 SF	Price/Lot SF:	\$1,323.53



3020 N FEDERAL HIGHWAY # 9-10

Fort Lauderdale, FL 33306

Sold 4/26/2024

Price:	\$2,120,000	Bldg Size:	4,158 SF
Lot Size	2,007 SF	Price/Lot SF:	\$1,056.30

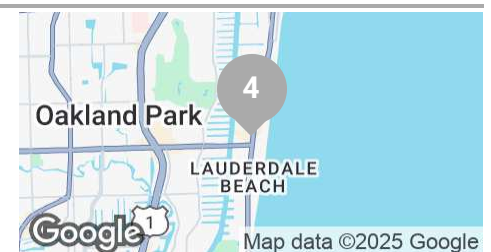


3361 NE 33RD ST

Fort Lauderdale, FL 33308

Sold 11/13/2024

Price:	\$750,000	Bldg Size:	1,830 SF
Lot Size	2,432 SF	Price/Lot SF:	\$308.39



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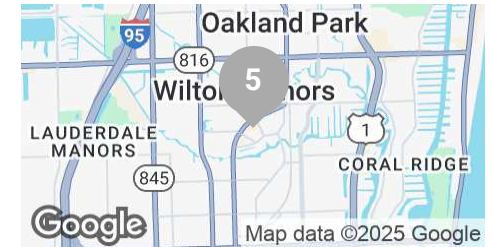
Fort Lauderdale, FL 33306



2200 - 2292 WILTON DRIVE
Fort Lauderdale, FL 33305

Sold 12/18/2024

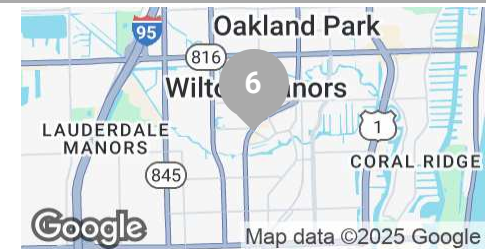
Price:	\$28,000,000	Bldg Size:	78,600 SF
Lot Size	236,071 SF	Price/Lot SF:	\$118.61



513 NE 21ST CT
Fort Lauderdale, FL 33305

Sold 8/20/2024

Price:	\$46,600,000	Bldg Size:	204,192 SF
Lot Size	223,426 SF	Price/Lot SF:	\$208.57



1400 NE 4TH AVE
Fort Lauderdale, FL 33304

Sold 7/19/2024

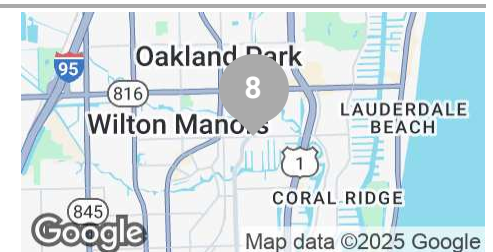
Price:	\$1,590,000	Bldg Size:	3,340 SF
Lot Size	6,248 SF	Price/Lot SF:	\$254.48



1601 NE 26TH ST
Fort Lauderdale, FL 33305

Sold 5/2/2024

Price:	\$2,000,000	Bldg Size:	7,018 SF
Lot Size	12,785 SF	Price/Lot SF:	\$156.43



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FOR SALE | Sale Comps

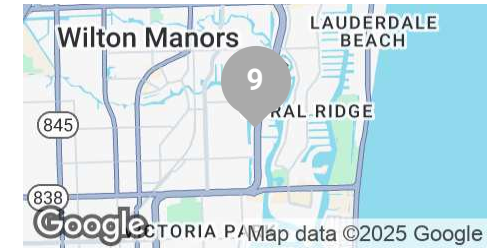
Fort Lauderdale, FL 33306



1555 N FEDERAL HWY
Fort Lauderdale, FL 33304

Sold 7/1/2024

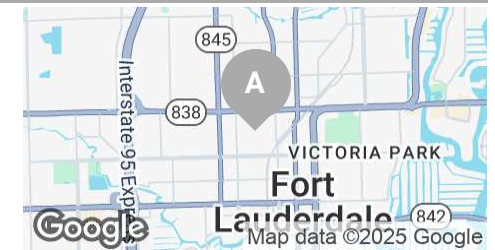
Price:	\$6,540,000	Bldg Size:	2,688 SF
Lot Size	30,879 SF	Price/Lot SF:	\$211.79



812 NW 4TH AVE
Fort Lauderdale, FL 33311

Sold 4/12/2023

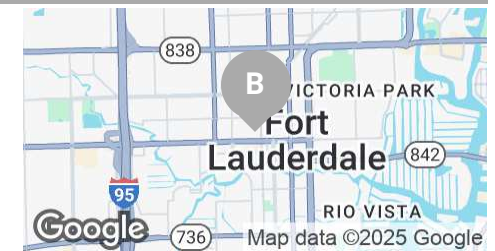
Price:	\$1,675,000	Bldg Size:	1,399 SF
Lot Size	6,750 SF	Price/Lot SF:	\$248.15



300 NW 2ND ST
Fort Lauderdale, FL 33311

Sold 3/21/2023

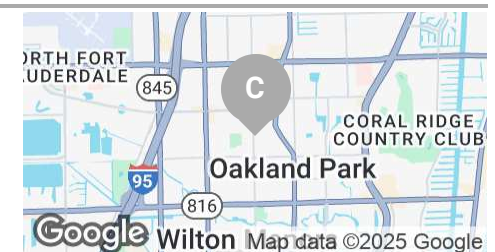
Price:	\$20,900,000	Bldg Size:	185,931 SF
Lot Size	43,144 SF	Price/Lot SF:	\$484.42



4050 NE 6TH AVE
Oakland Park, FL 33334

Sold 10/24/2024

Price:	\$2,800,000	Bldg Size:	9,653 SF
Lot Size	12,500 SF	Price/Lot SF:	\$224.00



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FOR SALE | Demographics Map & Report

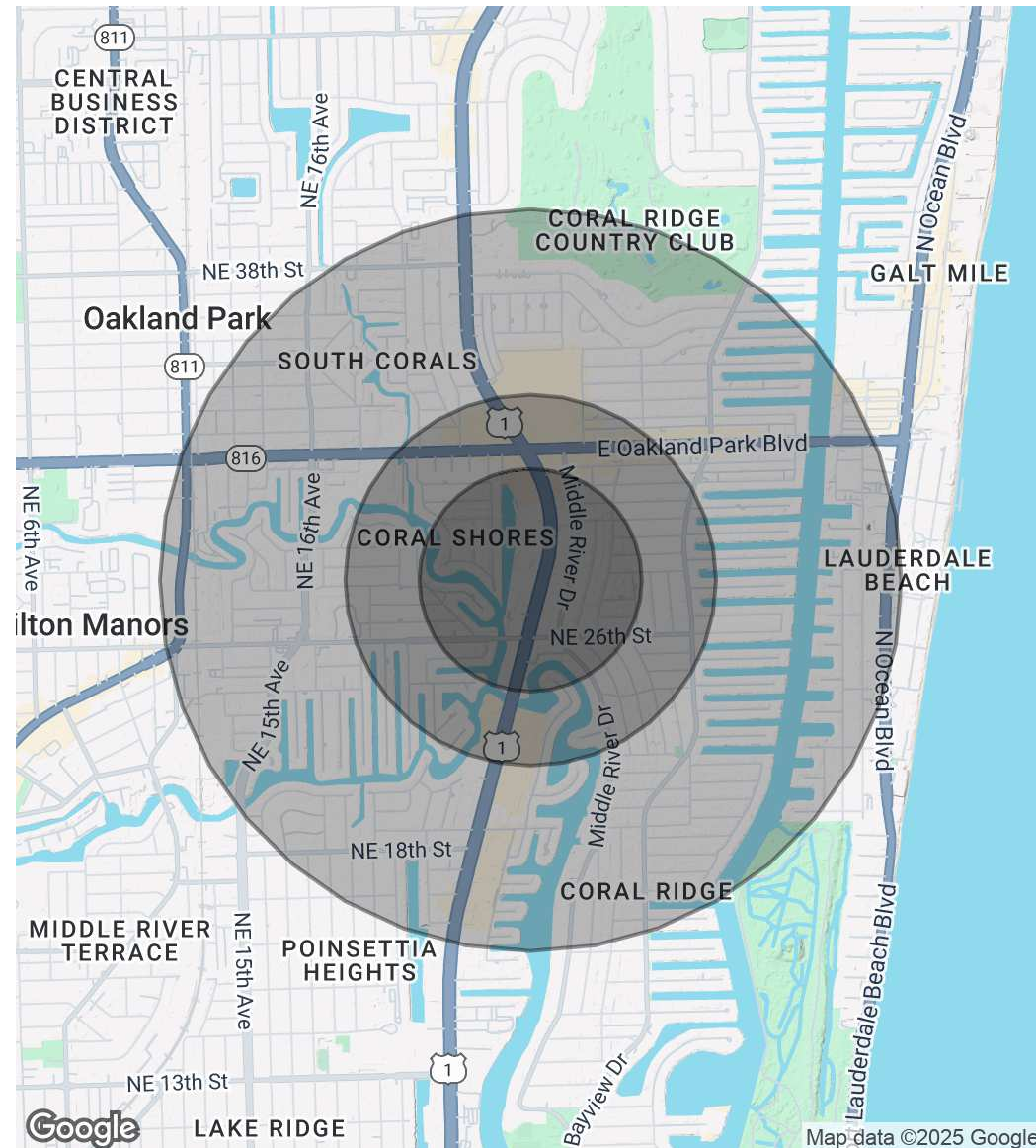
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	723	3,081	13,991
Average Age	50	51	51
Average Age (Male)	50	51	52
Average Age (Female)	50	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	1,540	7,329
# of Persons per HH	1.9	2	1.9
Average HH Income	\$158,326	\$169,149	\$151,502
Average House Value	\$802,673	\$819,774	\$840,625

Demographics data derived from AlphaMap

Households	2 mile	5 mile	10 mile
2020 Households	31,159	125,793	387,647
2024 Households	35,453	139,721	402,445
2029 Household Projection	36,252	142,292	404,973
Annual Growth 2020-2024	1.0%	1.4%	0.8%
Annual Growth 2024-2029	0.5%	0.4%	0.1%
Owner Occupied Households	22,013	74,778	227,414
Renter Occupied Households	14,238	67,513	177,558
Avg Household Size	1.8	2	2.3
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending...	\$1.1B	\$4.2B	\$11.2B



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FOR SALE | Advisor Bio 1

Fort Lauderdale, FL 33306



ALAN GROBMAN

alan.grobman@expcommercial.com

Direct: 954.320.6702

FL #BK3535719

PROFESSIONAL BACKGROUND

Alan specializes in the retail and industrial markets of south Florida, including land sales for development, leasing, stabilized and value-add dispositions, and business brokerage. He began his professional career in New York's financial district as the senior sales account manager for HealthPass NY, providing consulting and sales support for channel partners and their SMB employee benefits clientele, before transitioning to his own entrepreneurial endeavors. Prior to relocating to Fort Lauderdale and joining eXp Commercial Alan was director of sales & development at Shoe Network, a private label fashion footwear supplier to Steve Madden. His breadth of experience in creative problem solving, and negotiations, has made him a trusted advisor to clients big and small.

EDUCATION

LIU/C.W. Post, Brookville NY
Berkeley College, New York NY

MEMBERSHIPS

IBBA
NAIOP

eXp Commercial

10752 DEERWOOD PARK BOULEVARD SUITE 100
Jacksonville, FL 32256
855.452.0263

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954.320.6702

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FOR SALE | Advisor Bio 2

Fort Lauderdale, FL 33306



JERAD GRAHAM

Jerad@J3CRE.com

Direct: 305.600.1560

FL #SL3474730

PROFESSIONAL BACKGROUND

Jerad's experience includes land acquisitions, retail and office leasing, negotiation of management agreements, entitlements, permitting, raising capital, recapitalization, and disposition of assets. Prior to joining EXP Commercial Jerad worked at Nolan Reynolds International as the Director of Development. He was responsible for everything from development feasibility analysis to recapitalization upon completion for more than 700 multifamily units, 150,000 SF of retail, and 400 hotel rooms. He brings this deep understanding of what's required of owners and investors to his role as an agent at EXP Commercial.

EDUCATION

B.A. from Vanguard University of Southern California

J.D. from the University of Tulsa College of Law

M.B.A. from the University of Miami

MEMBERSHIPS

California Lawyers Association: Real Property Law Section

Urban Land Institute

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