

PRIME PARCELS FOR SALE

814 W. SR-84, Ft. Lauderdale, FL



TOTAL: 14,329 SF (3 Separate Folios)

ZONED: Zoning allows for a variety of uses, including restaurant, retail, auto

POPULATION: 1 Mile: 11,081 3 Mile: 117,027 5 Mile: 296,450

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$136,893 3 Mile: \$145,542 5 Mile: \$129,195

TRAFFIC COUNT: 37,000± ADT (SR-84 / SW 24th Street)

HIGHLIGHTS:

- Great exposure, with 160' ± of frontage on State Road-84 (SW 24th Street), a major east/west artery between Ft. Lauderdale and the South Broward suburbs.
- Centrally located with close and direct access to US-1 to the east and I-95 to the west, just north of I-595 Interchange.
- Minutes from Ft. Lauderdale International Airport and within a few blocks of Candlewood Suites, Holiday Inn Express & Suites, Crowne Plaza, Hampton Inn, Best Western, etc.
- Neighboring businesses including Winn-Dixie, Dunkin', Firestone, Big Lots, Metro by T-Mobile, Wells Fargo, Wendy's, Bealls Outlet, McDonald's, The UPS Store, Valvoline Express Care, Walgreens, and West Marine.

FOR LEASING INFORMATION



INVESTMENT MANAGEMENT ASSOCIATES, INC.
2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134



T: 305.661.0110 | www.ima-re.com