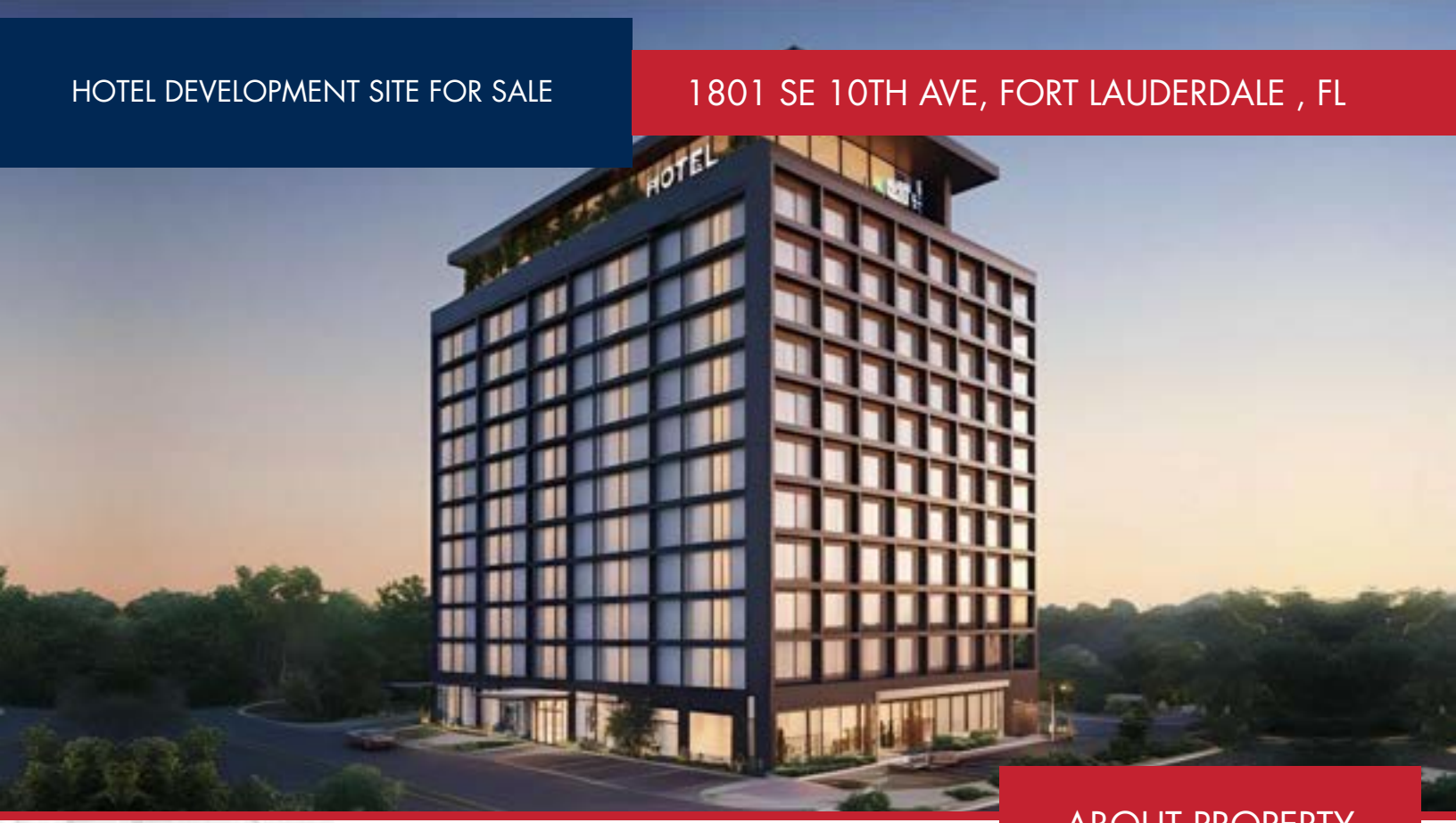
# HOTEL DEVELOPMENT SITE FOR SALE

# 1801 SE 10TH AVE, FORT LAUDERDALE , FL



## PROPERTY DETAILS

- Prime Development Opportunity – Ideal for both leisure and business class hotel development in SE Fort Lauderdale
- Lot Size – 57,217 SF (1.14 acres)
- Zoned B-3 – Flexible zoning allows for a range of business and commercial developments in addition to hotel
- Existing Restaurant – Currently operating as a restaurant, with the option to keep it as-is or redevelop.
- Prime Location & Accessibility – located in close proximity to the new Broward County Convention Center , the FLL Airport, Port Everglades and in heart of the 17th Street "Yachting Capital of the World" corridor
- Downtown Fort Lauderale-10 minutes
- Fort Lauderdale Beach-10 minutes

## ABOUT PROPERTY

**PRICE**
$6,900,000

**POTENTIAL DEVELOPMENTS**
Hotels, Mixed-Use Projects, etc...

**AVAILABLE SF**
1.14 Acres

**17TH ST. TRAFFIC COUNT**
AADT: 44,000

**LOCATION**
SE Fort Lauderdale

For more information:

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**Daniel Forman**
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BERGER COMMERCIAL REALTY
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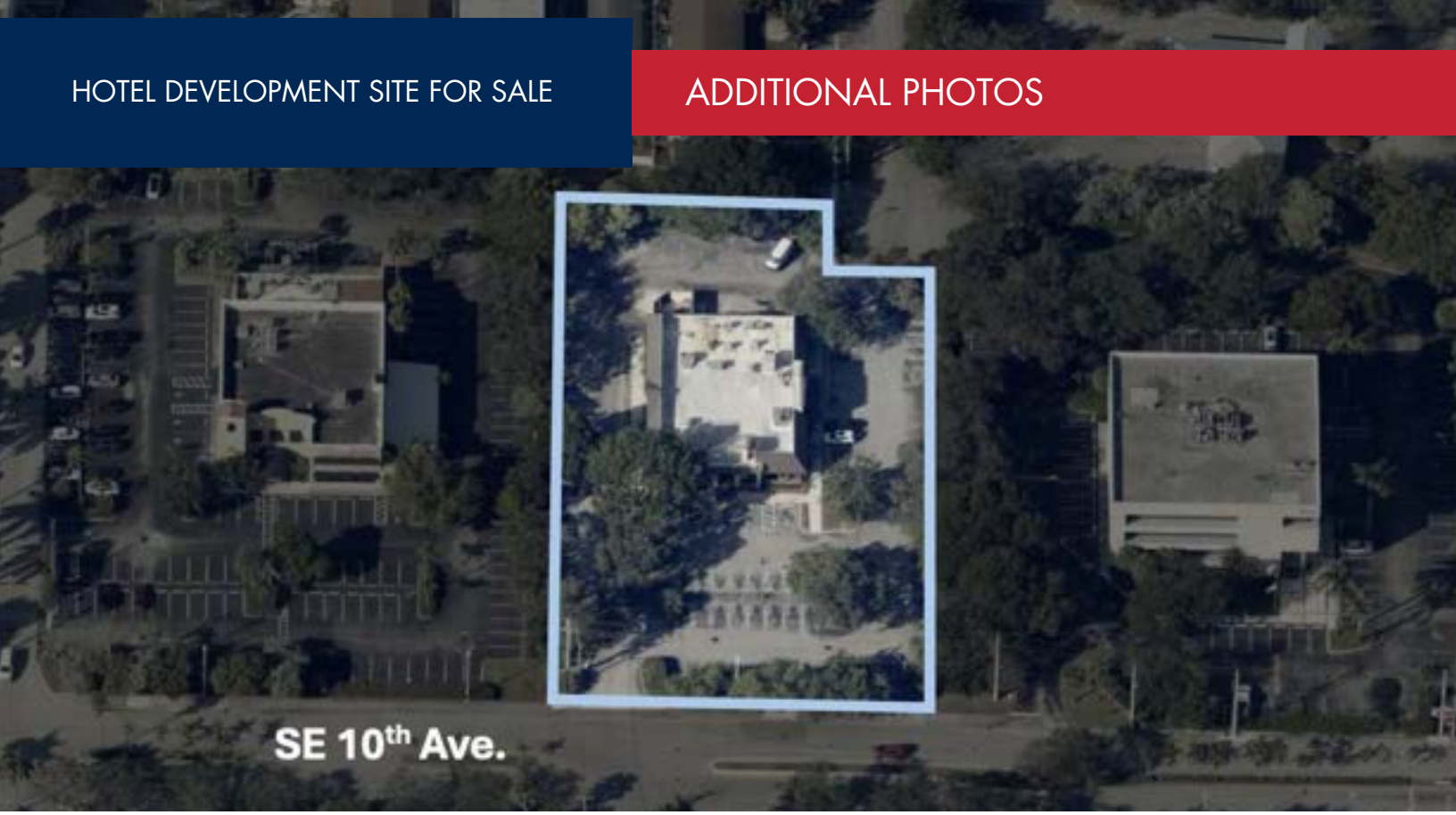
## ADDITIONAL PHOTOS



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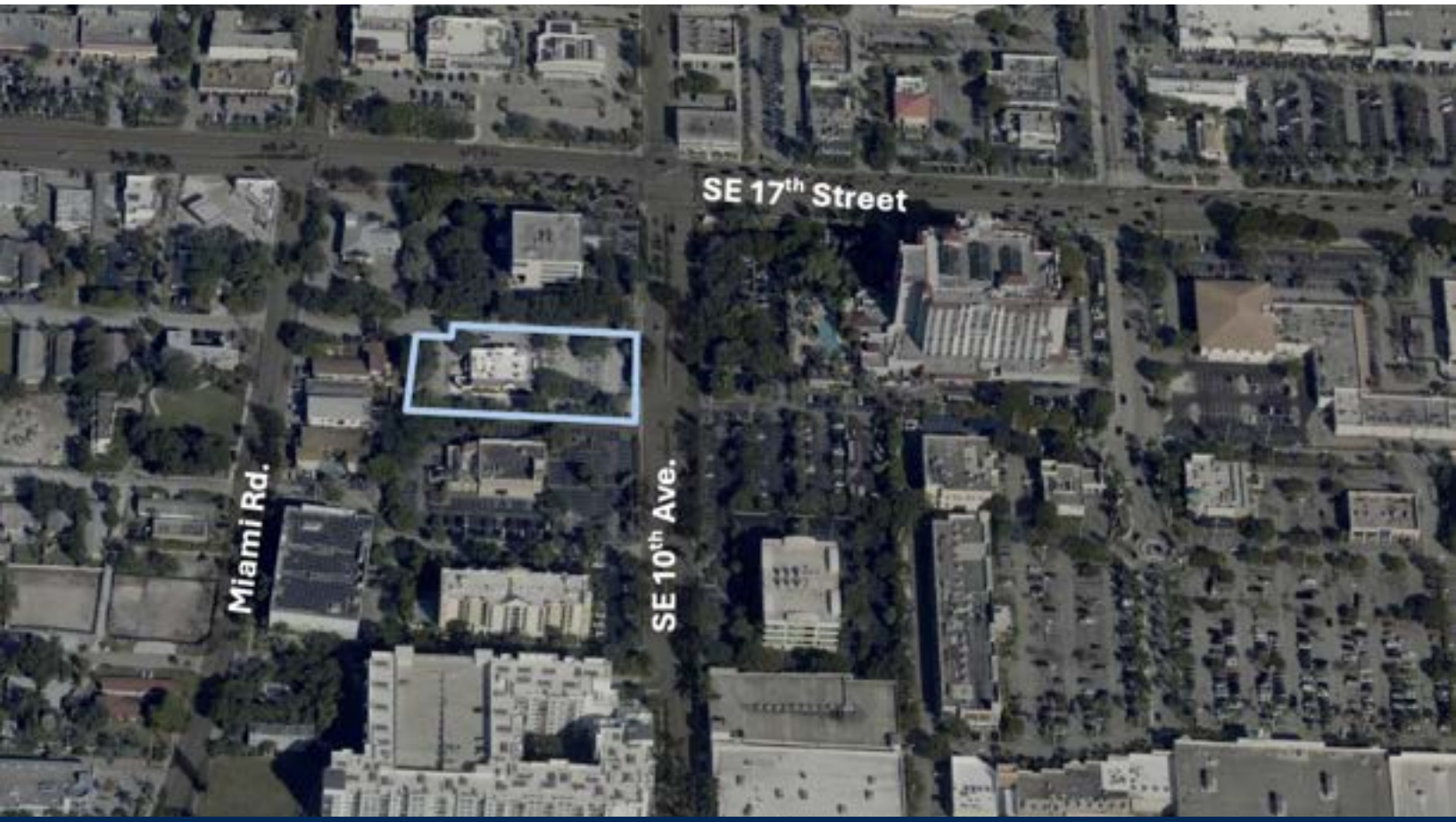


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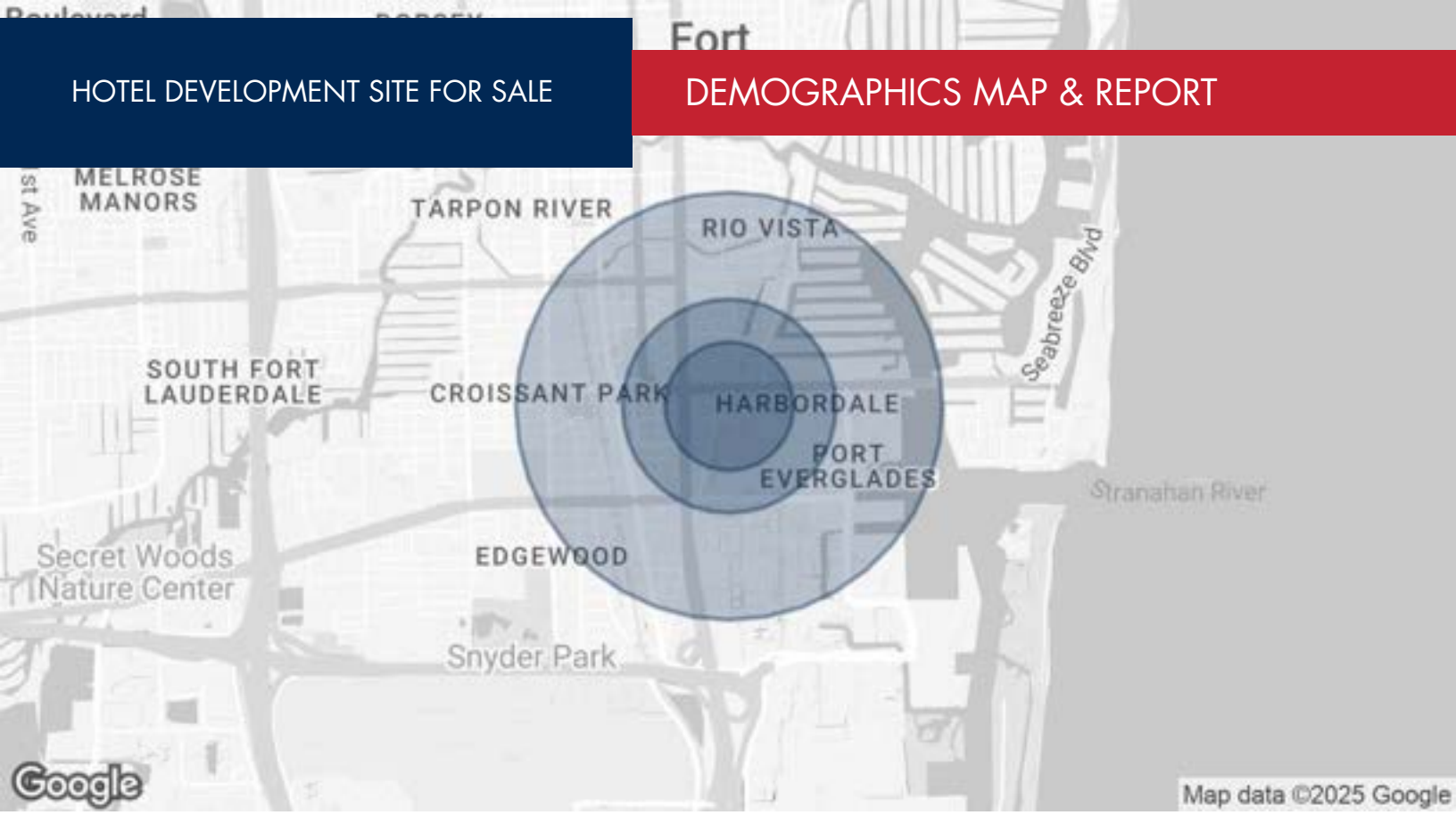
# DEMOGRAPHICS MAP & REPORT




| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 1,675 | 3,705 | 10,221 |
| Average Age | 42 | 43 | 44 |
| Average Age (Male) | 43 | 44 | 44 |
| Average Age (Female) | 41 | 43 | 44 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 930 | 2,040 | 5,217 |
| # of Persons per HH | 1.8 | 1.8 | 2 |
| Average HH Income | $104,687 | $105,381 | $120,152 |
| Average House Value | $670,311 | $788,583 | $825,852 |

*Demographics data derived from AlphaMap*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