

FREESTANDING OFFICE/RETAIL BUILDING

FOR LEASE

50 SW 31ST AVE

Fort Lauderdale, FL 33312

For Lease By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Located at 50 SW 31st Ave, this versatile free-standing building offers an excellent opportunity for office, medical, or retail use. The property features a private parking lot, providing convenient on-site parking for clients and staff. Recent upgrades include a new HVAC system and a brand-new roof, ensuring comfort and reliability. Inside, the space is finished with tile flooring throughout and includes a private room ideal for a consultation area, office, or storage. With its prime location and turnkey condition, this property is ready to support a variety of business needs.

PROPERTY HIGHLIGHTS

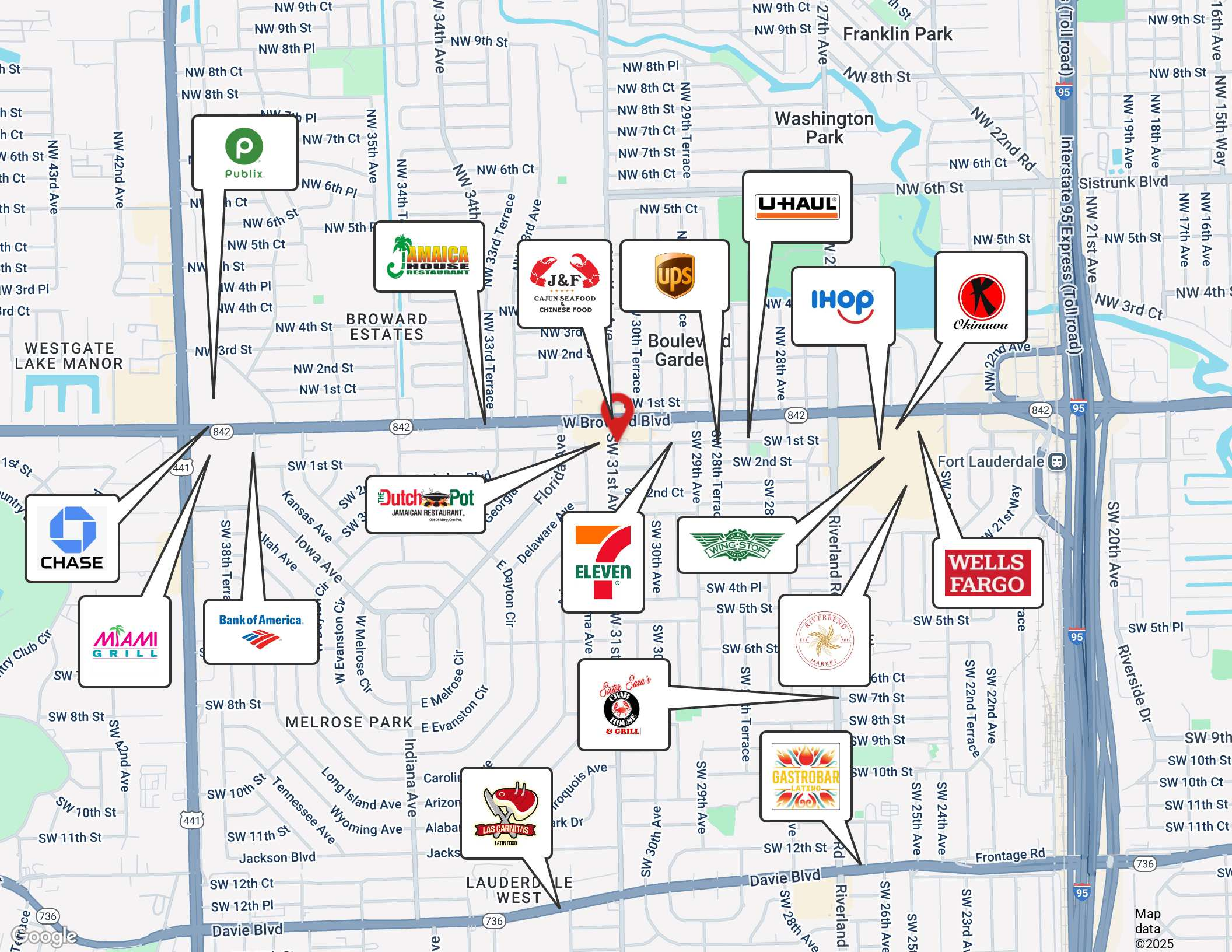
- Freestanding Building
- New HVAC System
- Private Room – Perfect for an office, exam room, or meeting space
- Private Parking Lot – Convenient on-site parking for staff and clients
- Brand-New Roof
- Tile Flooring Throughout – Easy to maintain and move-in ready

OFFERING SUMMARY

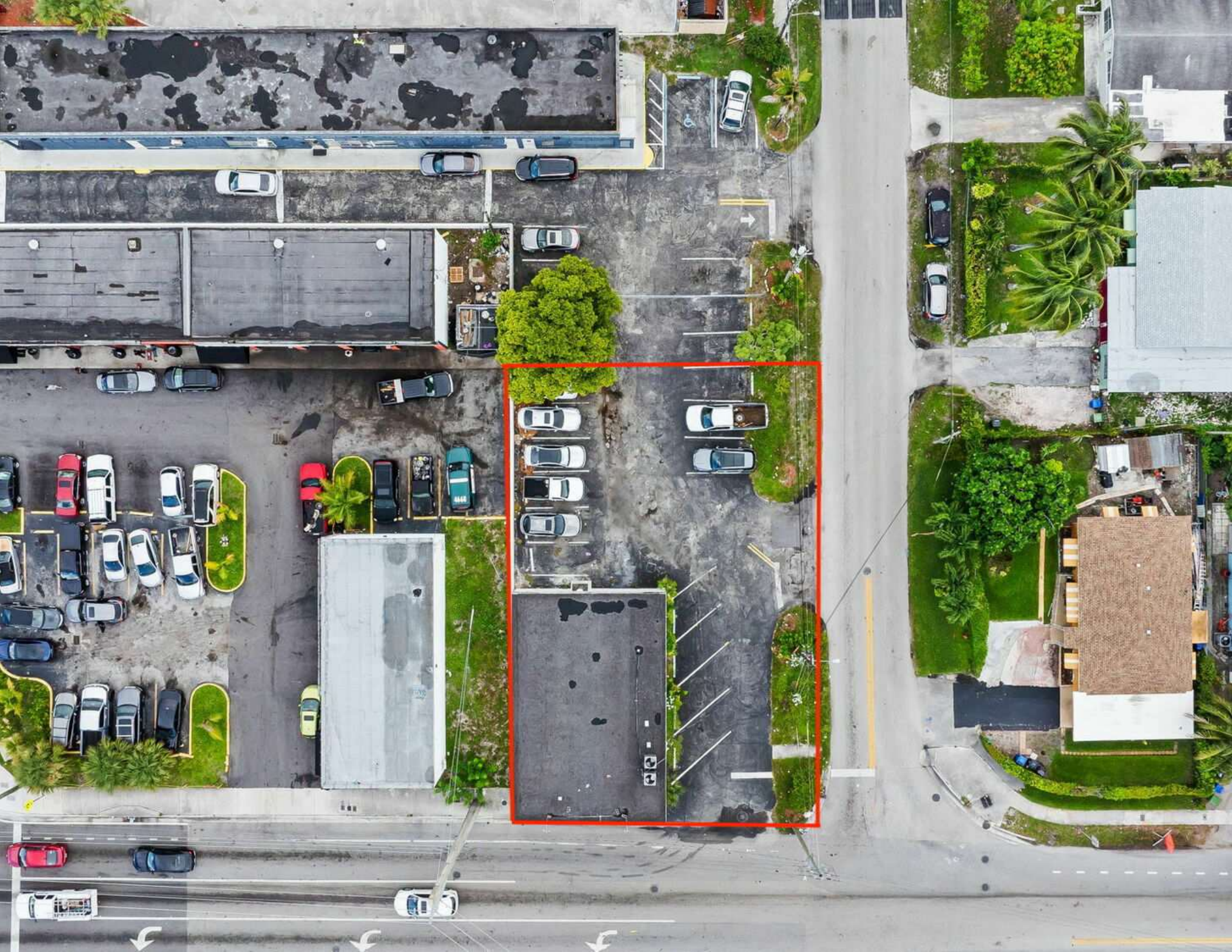
Base Rent:	\$22.73 SF/yr (NNN)
NNN:	Estimated \$7.27/Sq.Ft
Available SF:	2,064 SF
Lot Size:	8,398 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	64,124	161,203	290,945
Total Population	170,897	399,805	710,368
Average HH Income	\$81,725	\$89,691	\$94,943

☒ PERMITTED USES











EXIT

MAXIMUM
SEATING
CAPACITY













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