

6090 BOULEVARD OF THE CHAMPIONS

North Lauderdale, FL 33068

FOR SALE – \$1.365 Million

- 6090 – 6092
Freestanding Building

PROPERTY HIGHLIGHTS:

- Located at 441 and West McNab Rd.
- Built out Office Spaces
- General Office - Medical - Professional



Commercial Real Estate and Construction Services

Subject to errors, omissions, prior withdrawal, lease or sale without notice

Steven A. Leeds

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2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431

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BUILDING GLA:

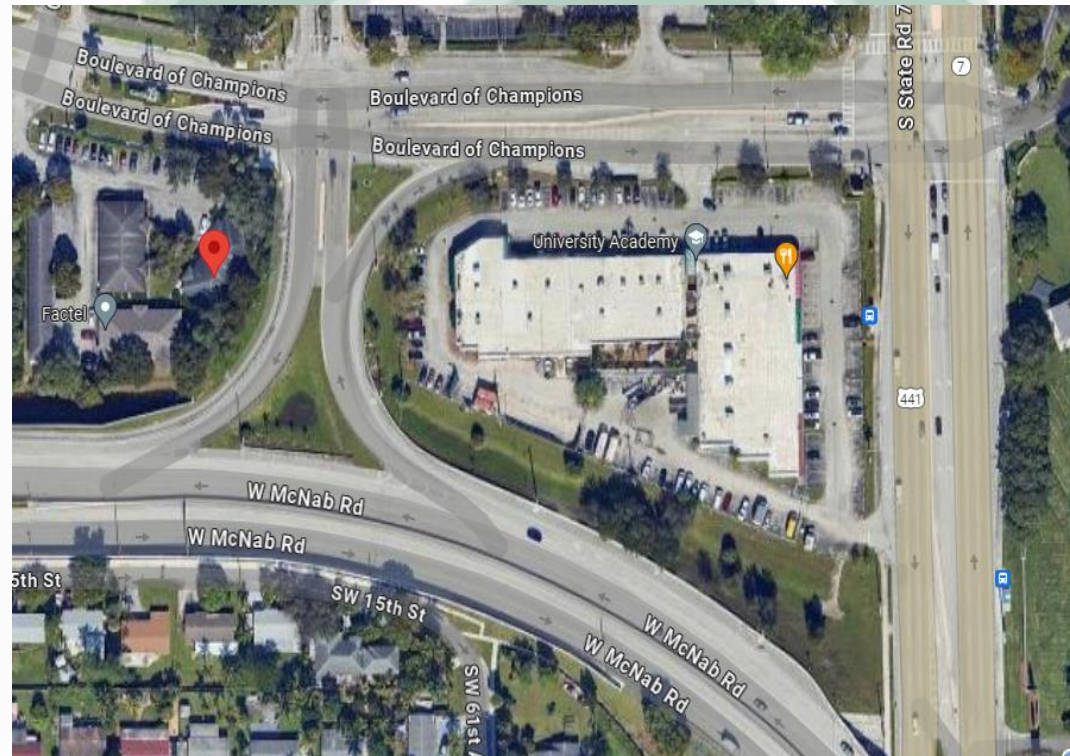
- 4,752 SF

TRAFFIC COUNT:

- 47,500 Cars Per Day

YEAR BUILT:

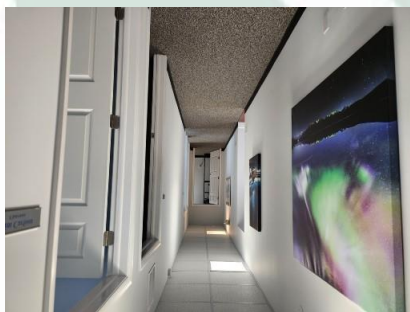
- 2004



ZONING:

- B-3 Community Business

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DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Population:	42.1K	244K	607K
Average Income:	\$56.6K	\$57.9K	\$59.1K
Average Age:	37	41	39



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