



Each office independently owned and operated

RE/MAX OF STUART

729 SW Federal Hwy Ste 100

Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM

FOR SALE

RETAIL PROPERTY

# 121 SW 1ST COURT

121 SOUTHWEST 1ST COURT, DANIA BEACH, FL 33004



PRESENTED BY:

**ROSI SHEPARD**

Commercial Advisor

772.288.0287

rosis@remax.net

FL #3320083

## DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX of Stuart and it should not be made available to any other person or entity without the written consent of RE/MAX of Stuart.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX of Stuart.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX of Stuart has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX of Stuart has not verified, and will not verify, any of the information contained herein, nor has RE/MAX of Stuart conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

## TABLE OF CONTENTS

---

### PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS
- 7 ADDITIONAL PHOTOS

### LOCATION INFORMATION

- 9 REGIONAL MAP
- 10 LOCATION MAP
- 11 AERIAL MAP

### FINANCIAL ANALYSIS

### DEMOGRAPHICS

- 14 DEMOGRAPHICS MAP & REPORT

### ADVISOR BIOS

- 16 ADVISOR BIO 1
-

1

## PROPERTY INFORMATION

### IN THIS SECTION

EXECUTIVE SUMMARY

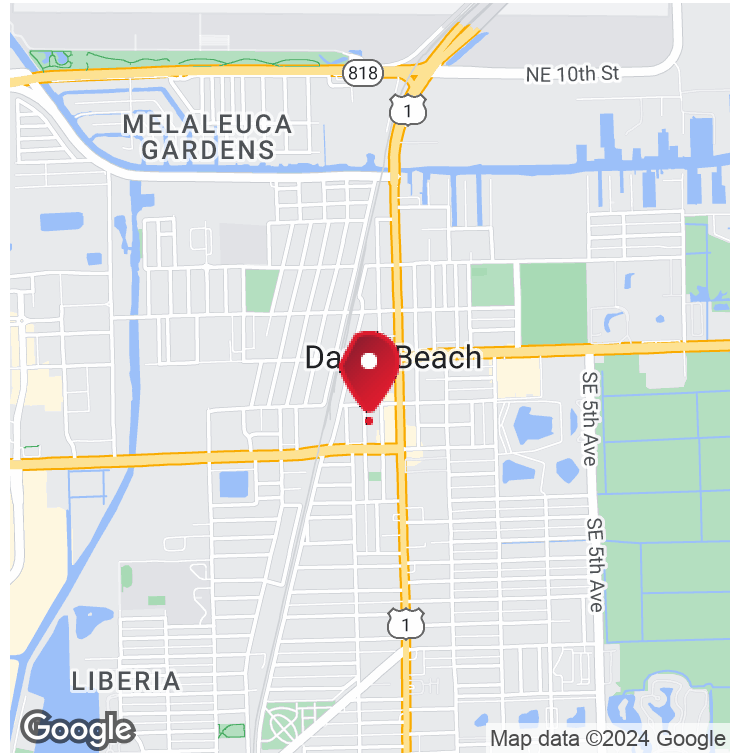
PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	2,021 SF
Available SF:	
Lot Size:	5,250 SF
Price / SF:	\$643.25
Year Built:	2006
Zoning:	RAC CC
Market:	Fort Lauderdale
Submarket:	Hollywood

## PROPERTY OVERVIEW

Discover a prime investment opportunity in the heart of the Fort Lauderdale area. This Retail / Free Standing Building, with 2,021 square feet of space and built in 2006, presents a compelling proposition for savvy investors. Zoned RAC CC, the property offers versatile potential for retail or business use. Its strategic location ensures high visibility and accessibility, making it an ideal choice for businesses seeking to establish a prominent presence in the thriving Fort Lauderdale market. With its modern construction and desirable zoning, this property is primed to unlock a world of retail and business possibilities.

## PROPERTY HIGHLIGHTS

- - 2,021 square foot modern building
- - Constructed in 2006
- - Zoned RAC CC for versatile use
- - Prime location in Fort Lauderdale area
- - High visibility for retail presence
- - Ideal for retail or business use
- - Well-maintained and move-in ready
- - Ample space for customer parking

RETAIL PROPERTY  
FOR SALE

RE/MAX OF STUART

Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Discover a prime investment opportunity in the heart of the Fort Lauderdale area. This Retail / Free Standing Building, with 2,021 square feet of space and built in 2006, presents a compelling proposition for savvy investors. Zoned RAC CC, the property offers versatile potential for retail or business use. Its strategic location ensures high visibility and accessibility, making it an ideal choice for businesses seeking to establish a prominent presence in the thriving Fort Lauderdale market. With its modern construction and desirable zoning, this property is primed to unlock a world of retail and business possibilities.

## LOCATION DESCRIPTION

Adjacent to 101 Dania Beach Located in dynamic Dania Beach, the property offers proximity to the bustling Fort Lauderdale market. Within easy reach of major highways and Fort Lauderdale-Hollywood International Airport, it's an ideal location for an Office / Office Building investor. The area is known for its vibrant business community, with companies in various industries thriving here. Nearby points of interest include the Seminole Hard Rock Hotel & Casino, the picturesque Dania Beach Pier, and the upscale shopping and dining options at The Galleria at Fort Lauderdale. The property's strategic location provides access to a diverse talent pool and ensures convenient connections to key business and leisure destinations.

## EXTERIOR DESCRIPTION

Concrete Block Construction, with shingle roof

## INTERIOR DESCRIPTION

Ceramic Tile open floor plan suitable for multiple businesses

## PARKING DESCRIPTION

50' of Frontage on 1st Court 2 spaces currently brick paver

## UTILITIES DESCRIPTION

municipal

RETAIL PROPERTY  
FOR SALE

RE/MAX OF STUART

Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM



# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- - 2,021 square foot modern building
- - Constructed in 2006
- - Zoned RAC CC for versatile use
- - Prime location in Fort Lauderdale area
- - High visibility for retail presence
- - Ideal for retail or business use
- - Well-maintained and move-in ready
- - Ample space for customer parking
- - Close proximity to major transportation routes
- - Surrounded by thriving commercial activity



RETAIL PROPERTY  
FOR SALE

RE/MAX OF STUART

Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM



# ADDITIONAL PHOTOS



RETAIL PROPERTY  
FOR SALE

**RE/MAX OF STUART**

Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM



# 2

## LOCATION INFORMATION

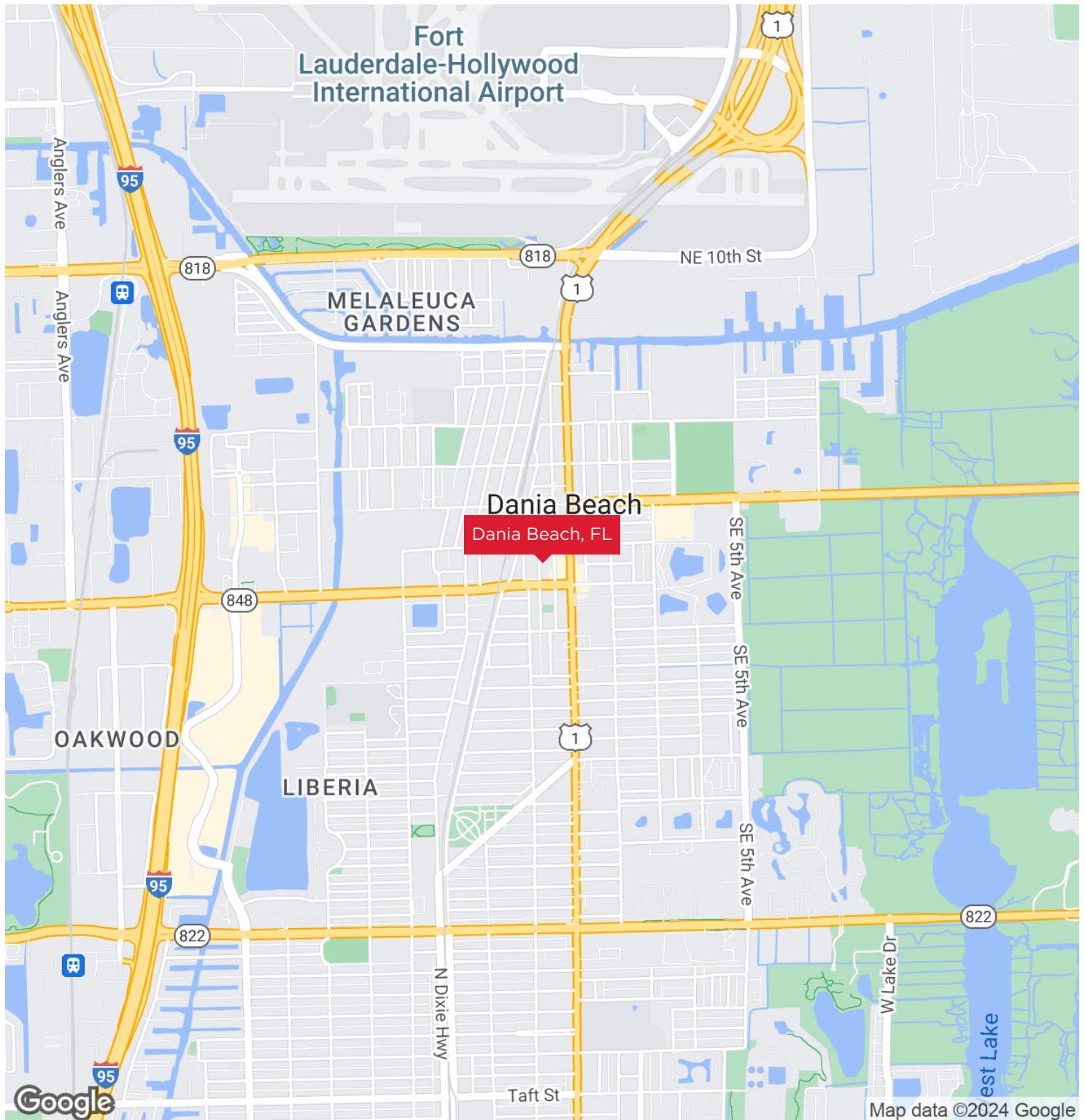
### IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

# REGIONAL MAP



RETAIL PROPERTY  
FOR SALE

RE/MAX OF STUART

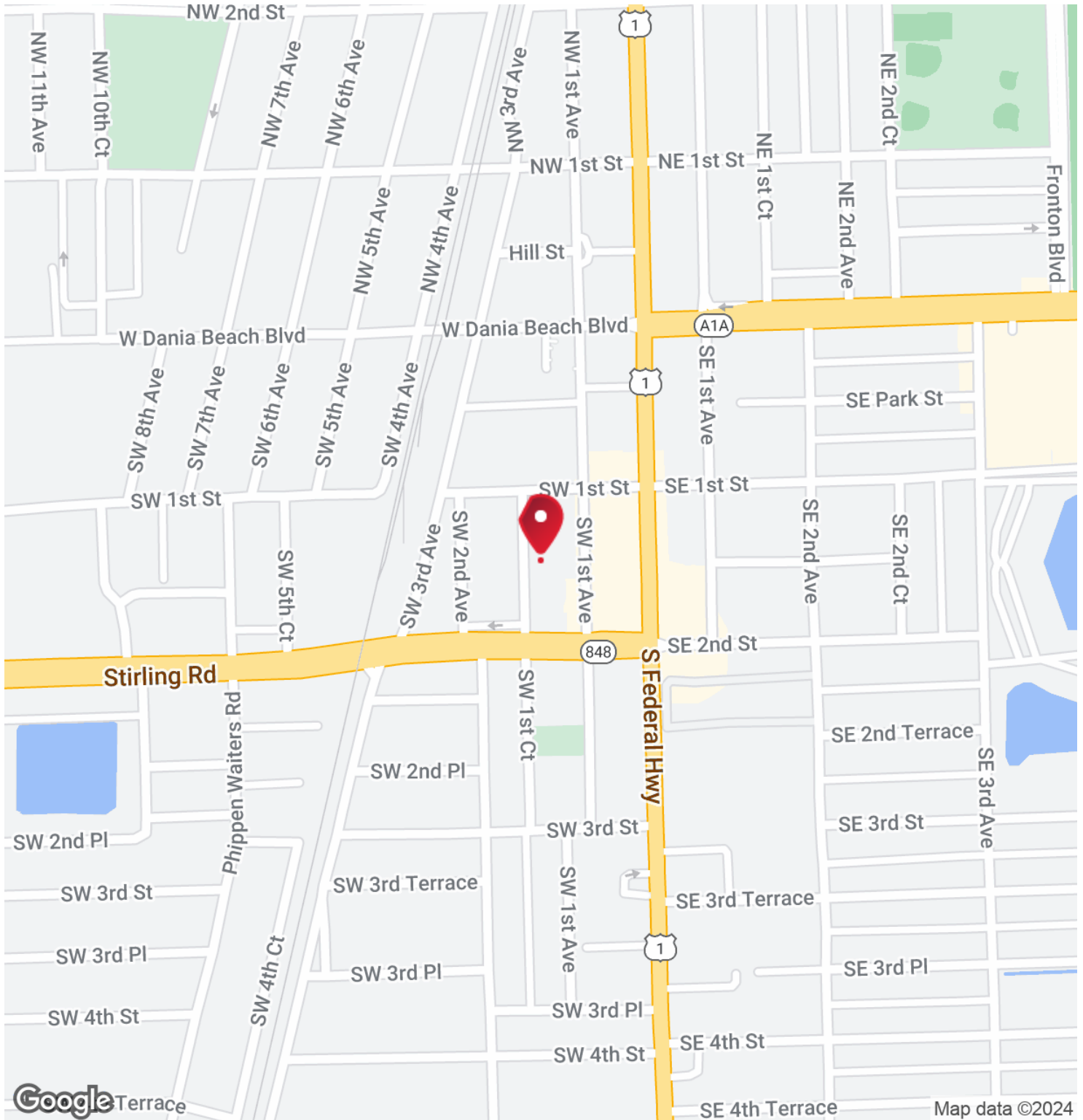
Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM

# LOCATION MAP



RETAIL PROPERTY  
FOR SALE

P 10

RE/MAX OF STUART

Each office independently owned and operated

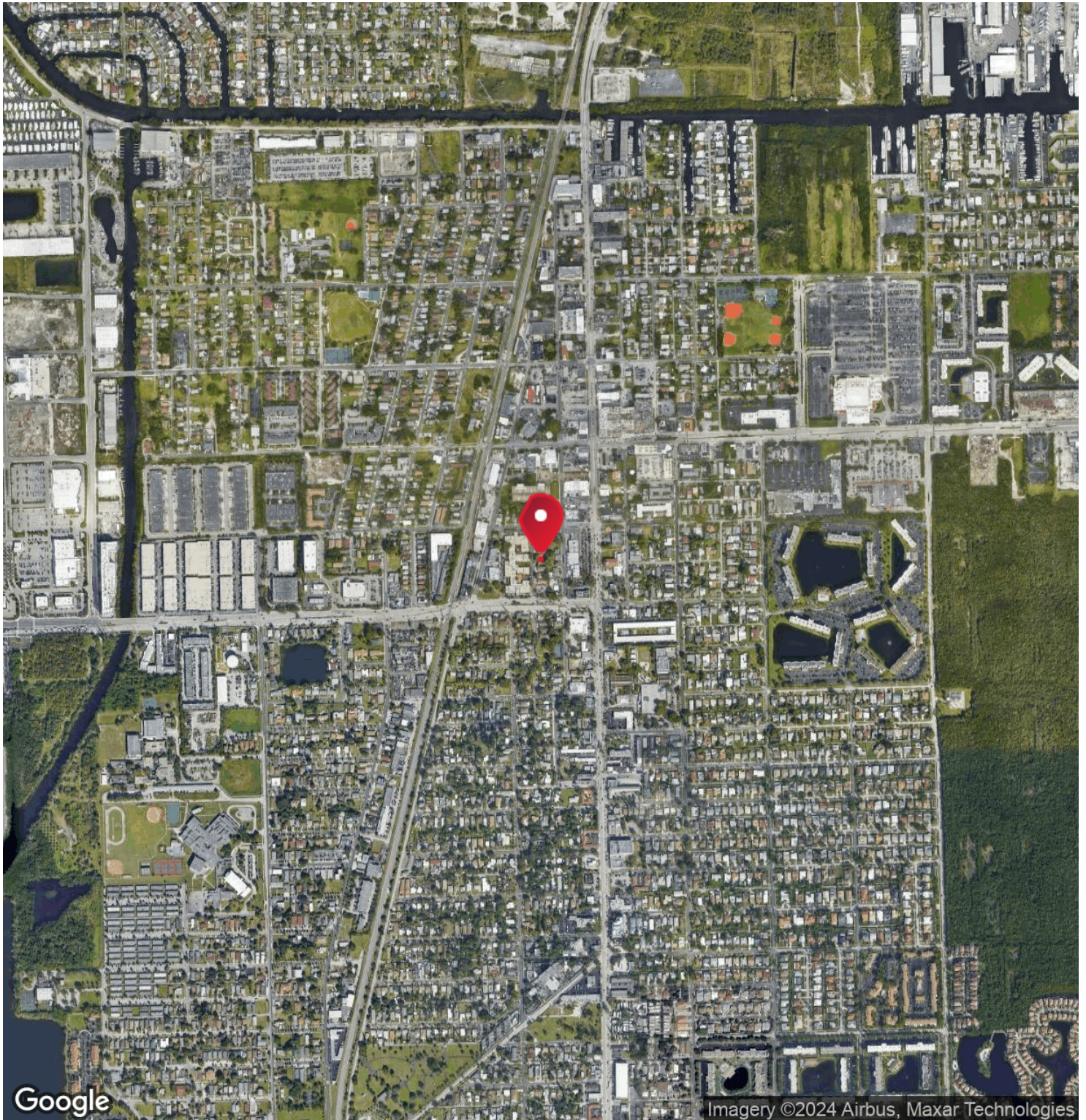
729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM



# AERIAL MAP



RETAIL PROPERTY  
FOR SALE

**RE/MAX OF STUART**  
Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM



# 3

## FINANCIAL ANALYSIS

IN THIS SECTION

# 4

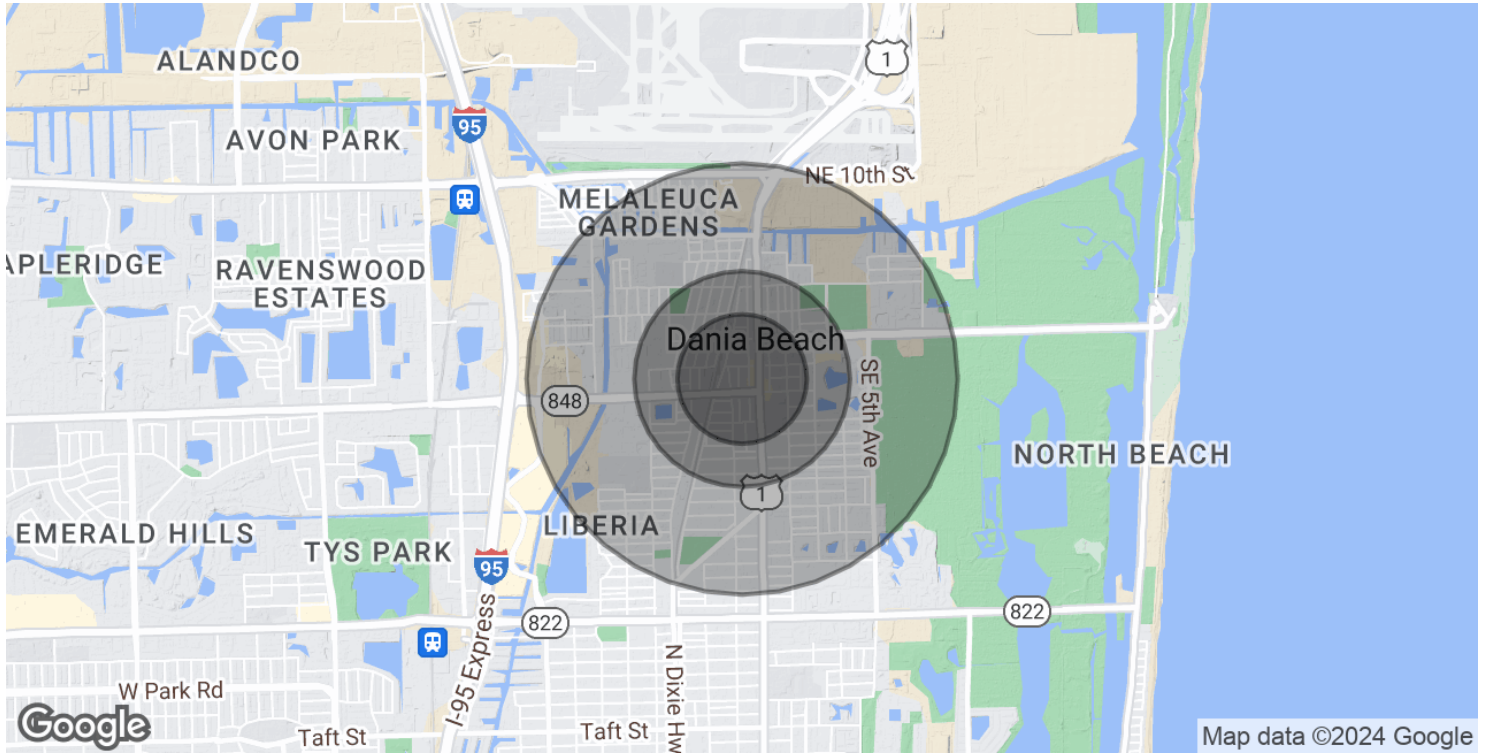
## DEMOGRAPHICS

### IN THIS SECTION

DEMOGRAPHICS MAP & REPORT



# DEMOGRAPHICS MAP & REPORT



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	1,244	5,410	14,465
Average Age	42	42	44
Average Age (Male)	42	41	43
Average Age (Female)	43	43	45

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	543	2,255	6,262
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$68,451	\$69,685	\$71,290
Average House Value	\$369,410	\$374,242	\$398,601

Demographics data derived from AlphaMap

RETAIL PROPERTY  
FOR SALE

P 14

RE/MAX OF STUART

Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM

5

## ADVISOR BIOS

**IN THIS SECTION**

ADVISOR BIO 1

# //ADVISOR BIO 1

**ROSI SHEPARD****Commercial Advisor**

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

FL #3320083

**RE/MAX of Stuart**

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913  
800.741.1252

RETAIL PROPERTY  
FOR SALE

**P 16****RE/MAX OF STUART**

Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM