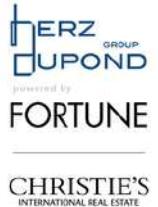


AVAILABLE FOR SALE & LEASE



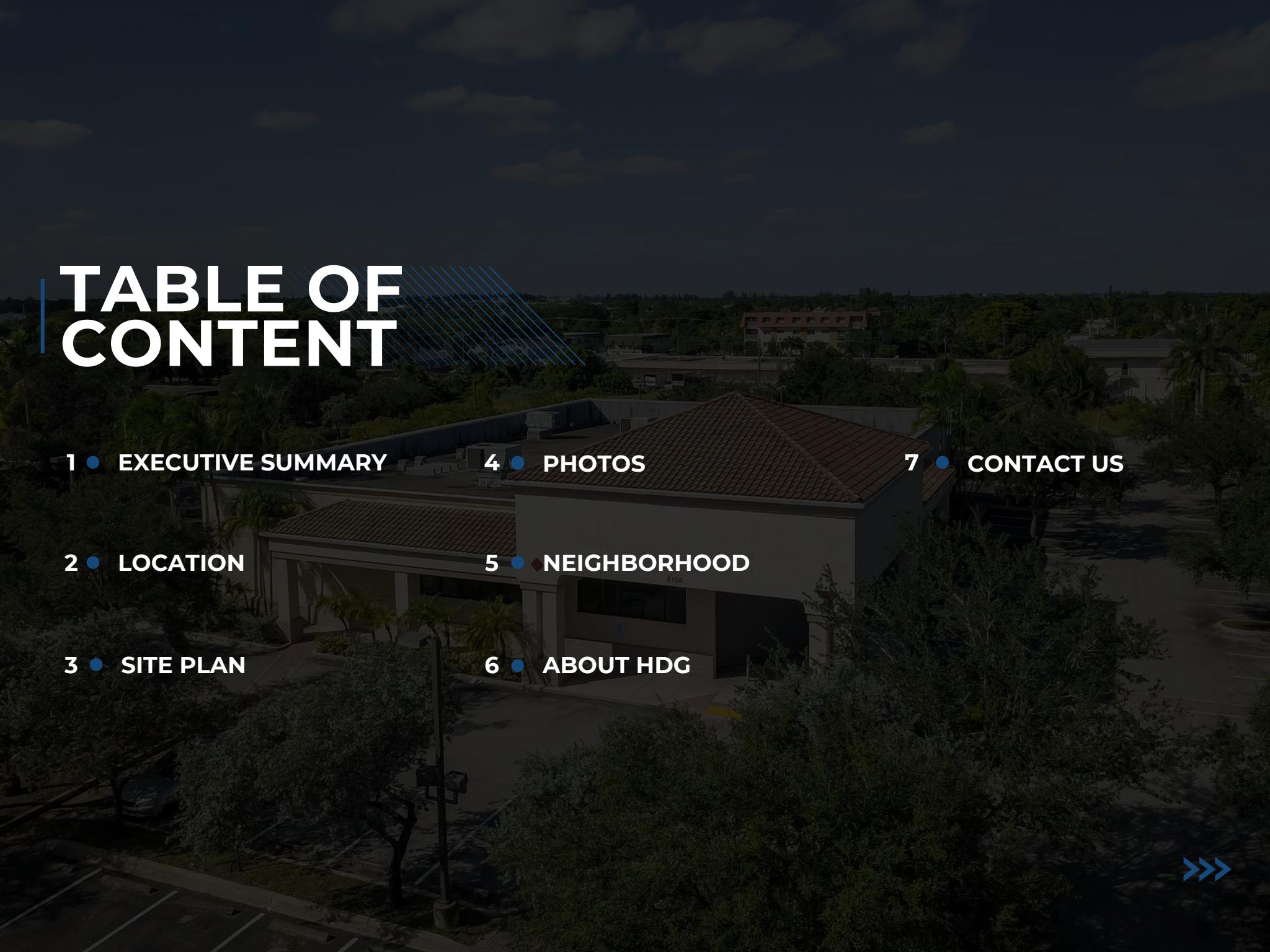
WOLFGANG HERZ
+1 305 970 7260
WH@FIR.COM

RICARDO DUPOND
+1 305 588 7187
RD@FIR.COM

14,348 SF OF RETAIL SPACE
AVAILABLE IN FORT LAUDERDALE

6105 W SUNRISE BLVD
SUNRISE, FL 33313

TABLE OF CONTENT



1 ● EXECUTIVE SUMMARY

4 ● PHOTOS

7 ● CONTACT US

2 ● LOCATION

5 ● NEIGHBORHOOD

3 ● SITE PLAN

6 ● ABOUT HDG



EXECUTIVE SUMMARY

SITE DETAILS

SIZE	14,348 SF
CEILING	15'
TERM	5-10 YEARS
RENTAL RATE	\$20.00 /SF/YR
RENT TYPE	TRIPLE NET (NNN)
SALES PRICE	\$ 6,450,000

LEASE RATE DOES NOT INCLUDE UTILITIES, PROPERTY EXPENSES OR BUILDING SERVICES

HIGHLIGHTS

- AMPLE PARKING
- HIGH TRAFFIC EXPOSURE
- FULLY BUILT OUT AS STANDARD RETAIL SPACE
- SPACE IS AN OUTPARCEL AT THIS PROPERTY
- SPACE IS IN EXCELLENT CONDITION
- CORNER SPACE
- PLUG & PLAY
- ZONING B-3 GENERAL BUSINESS DISTRICT
- DRIVE THRU

FREE STANDING BUILDING LOCATED AT EAST SUNRISE, FORMER WALGREENS SPACE AVAILABLE IMMEDIATELY FOR LEASE. CORNER SPACE WITH GREAT VISIBILITY ALONG SUNRISE BLVD AND SUNSET STRIP WITH GREAT EXPOSURE ON THE MAIN ENTRANCE TO CITY OF SUNRISE, FL. THIS SITE HAS 75 PARKING SPACES AVAILABLE, 16' CEILINGS, DRIVE THRU. THIS PROPERTY IS CONVENIENT LOCATED WITHIN ONE MILE OF THE TURNPIKE EXPRESSWAY.

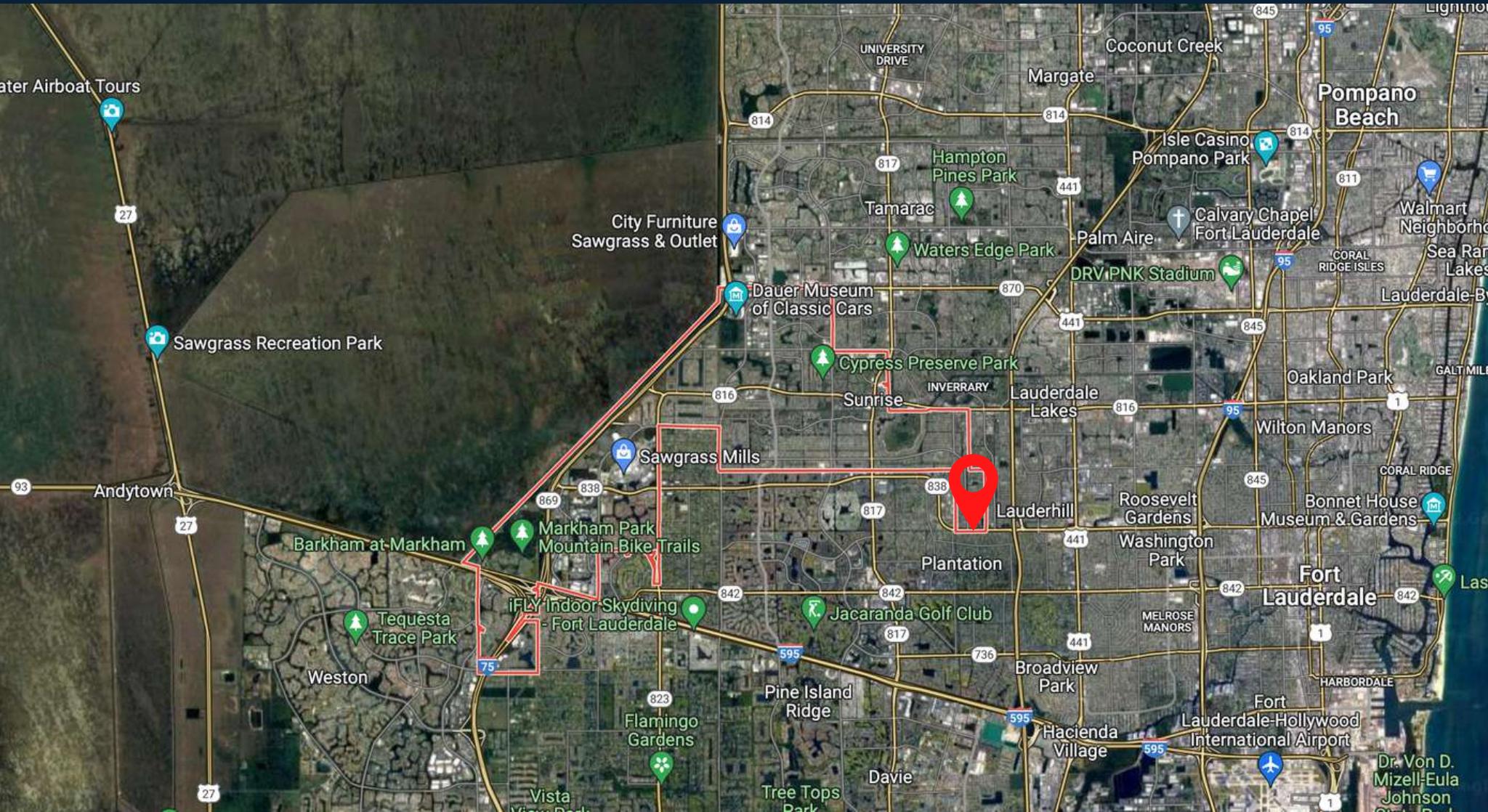
LOCATION

HERZ DUPOND
GROUP
powered by
FORTUNE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



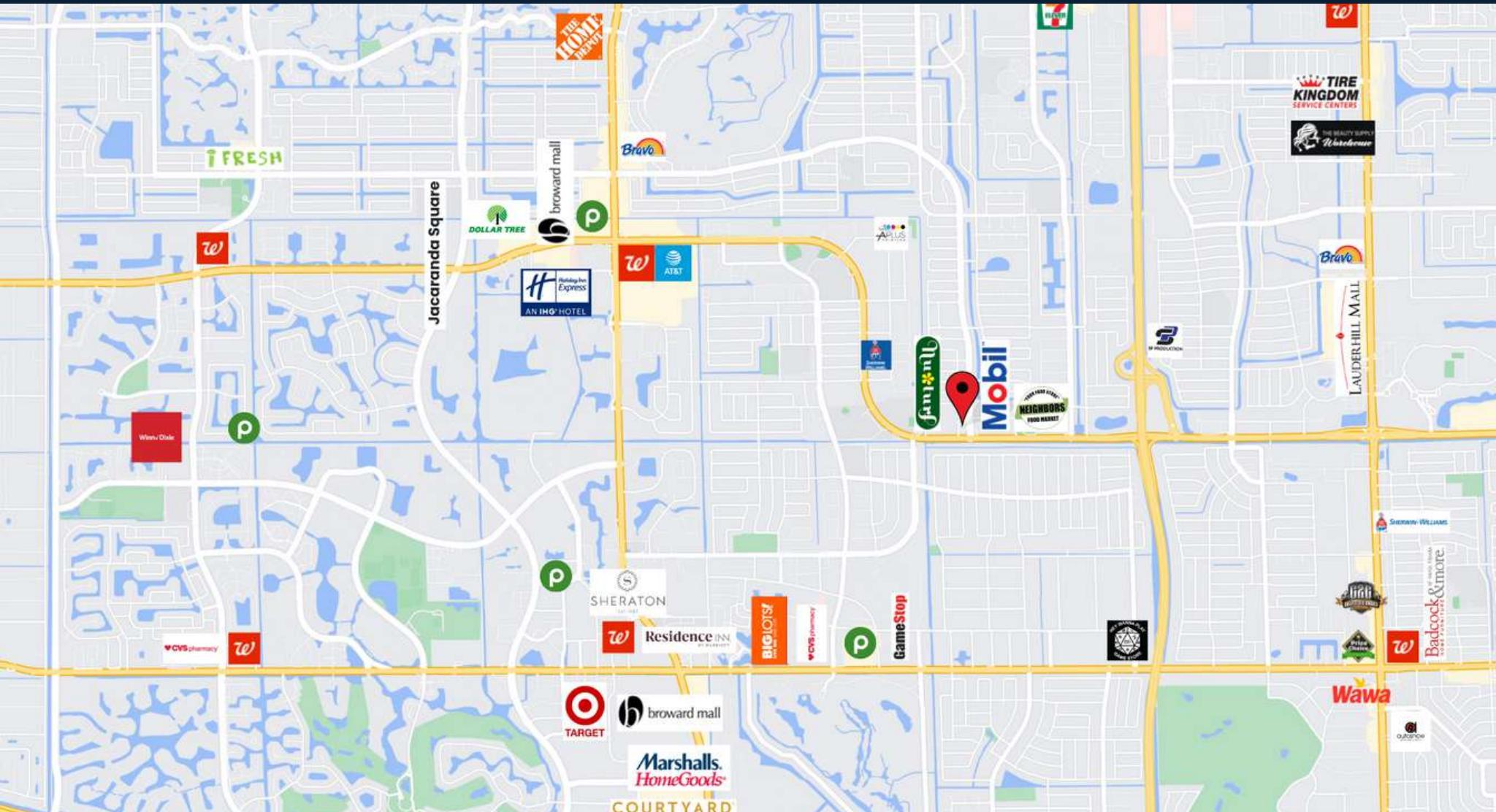
LOCATION



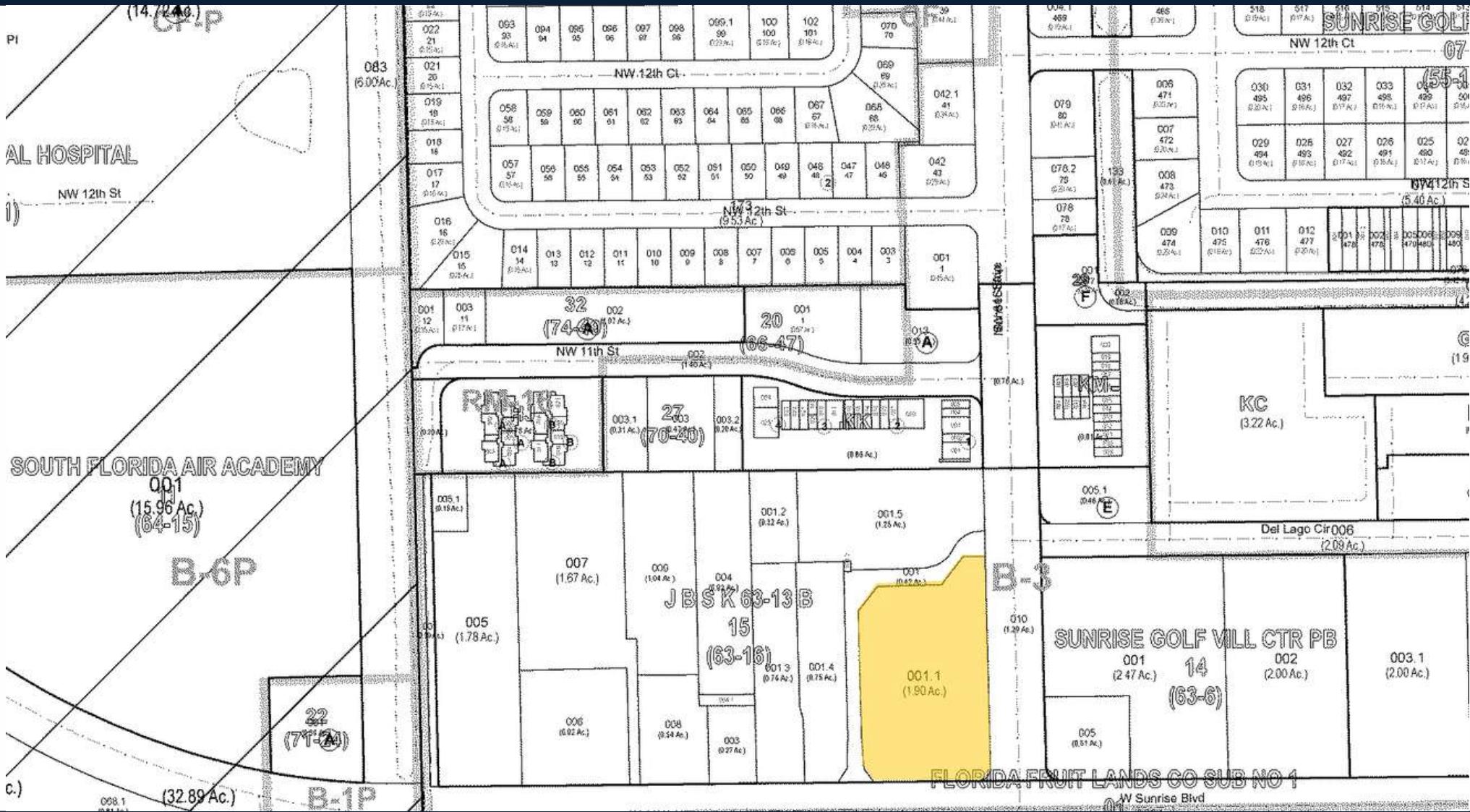
LOCATION

HERZ DUPOND
GROUP
powered by
FORTUNE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



SITE PLAN



SITE PLAN



PHOTOS

HERZ
DUPOND
GROUP
powered by
FORTUNE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



PHOTOS

HERZ
DUPOND
GROUP
powered by
FORTUNE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



CITY OF SUNRISE



SUNRISE IS CONVENIENTLY SITUATED IN THE HEART OF SOUTH FLORIDA'S TRI-COUNTY REGION (MIAMI-DADE, BROWARD AND PALM BEACH). BORDERED BY I-595, I-75 AND THE SAWGRASS EXPRESSWAY - AND EASILY ACCESSIBLE VIA FLORIDA'S TURNPIKE - SUNRISE OFFERS LINKS TO THREE INTERNATIONAL AIRPORTS AND THREE SEAPORTS, AS WELL AS DIRECT CONNECTIONS TO EVERY MAJOR HIGHWAY IN SOUTH FLORIDA.

HOTELS

SUNRISE-AREA HOTELS AND RESORTS OFFER CORPORATIONS AND VISITORS MORE THAN 3,000 HOTEL ROOMS AND 250,000 SQUARE FEET OF MEETING SPACE. THERE ARE 13 HOTELS EITHER WITHIN OR NEARBY THE CITY, INCLUDING THE LUXURIOUS DOUBLETREE BY HILTON HOTEL SUNRISE - SAWGRASS MILLS. THE SLEEK, MODERN AC HOTEL BY MARRIOTT SAWGRASS MILLS OPENED IN 2021.

ENTERTAINMENT

SUNRISE IS THE SITE OF THE BB&T CENTER, A 20,000-SEAT, \$225 MILLION MULTI-PURPOSE VENUE ADJACENT TO THE SAWGRASS EXPRESSWAY. THIS ARENA IS THE HOME OF THE NATIONAL HOCKEY LEAGUE'S FLORIDA PANTHERS AND THE SETTING FOR MAJOR CONCERT PERFORMANCES AND ENTERTAINMENT EVENTS.

CITY OF SUNRISE



SHOPPING

SUNRISE IS SYNONYMOUS WITH GREAT RETAIL, THANKS IN LARGE PART TO THE SAWGRASS MILLS MALL. THIS 2.7-MILLION-SQUARE-FOOT SHOPPING MECCA WELCOMES MORE THAN 25 MILLION VISITORS EACH YEAR, MAKING IT THE STATE'S SECOND-BIGGEST TOURIST ATTRACTION AFTER WALT DISNEY WORLD.

EDUCATION

PUBLIC AND PRIVATE SCHOOLS IN THE CITY OF SUNRISE PROVIDE EXCELLENT EDUCATION OPPORTUNITIES FOR CHILDREN. SUNRISE IS LOCATED NEAR TOP-RATED INSTITUTIONS OF HIGHER LEARNING, INCLUDING NOVA SOUTHEASTERN UNIVERSITY AND FLORIDA ATLANTIC UNIVERSITY. THE UNIVERSITY OF FLORIDA OPENED AN MBA PROGRAM IN SUNRISE - CONVENIENTLY LOCATED IN THE SAWGRASS INTERNATIONAL CORPORATE PARK. IN ADDITION, THE CAMPUSES OF FLORIDA INTERNATIONAL UNIVERSITY, THE UNIVERSITY OF MIAMI AND ST. THOMAS UNIVERSITY ARE AN EASY COMMUTE.

HOUSING

SUNRISE OFFERS A BROAD RANGE OF HOUSING OPTIONS, FROM PRIVATE, GATED GOLF COURSE COMMUNITIES TO RENTAL PROPERTIES. NEARBY CITIES, INCLUDING WESTON, PLANTATION AND CORAL SPRINGS, ALSO CONTRIBUTE TO THE AREA'S ATTRACTIVE HOUSING MARKET.

DEMOGRAPHICS

EAST SUNRISE IS HOME TO OVER 19,000 RESIDENTS, AND OFFERS ENORMOUS POTENTIAL FOR EXPANSION IN HOUSING, WORKFORCE, AND NEW BUSINESS.



RESIDENTS

19,665	94,000
East Sunrise	City of Sunrise
442,444	
15-Minute-Drive Radius	

HOUSEHOLDS

6,854	34,129
East Sunrise	City of Sunrise
167,361	
15-Minute-Drive Radius	

TRAFFIC

56,000-64,300
University Drive

39,000-67,000

◆ Sunrise Boulevard

41,000-75,000
Oakland Park Boulevard

BUSINESSES

707	4,776
East Sunrise	City of Sunrise
97,729	
15-Minute-Drive Radius	

EMPLOYEES

3,924	50,011
East Sunrise	City of Sunrise
1,066,495	
15-Minute-Drive Radius	

HOW IS THE MARKET

THE MARKET IN EAST SUNRISE HAS ENORMOUS POTENTIAL FOR GROWTH. THE FOUNDATION HAS BEEN LAID FOR SUCCESS WITH EXISTING BUSINESSES, WHILE SEVERAL SEGMENTS REMAIN UNTAPPED AND READY FOR GROWTH.

MULTIFAMILY

THERE IS MULTIFAMILY MARKET DEMAND IN THE AREA THAT SERVES AS AN ALTERNATIVE TO EXISTING SINGLEFAMILY HOUSING STOCK. ADDITIONAL DUPLEX, TOWNHOME, CONDO, OR APARTMENT PRODUCT WOULD ALIGN WITH THE COMMUNITY SIZE AND SCALE.

WORKFORCE

EAST SUNRISE FEATURES STRONG RESIDENT WORKFORCE CLUSTERS IN RETAIL AND TRANSPORTATION/UTILITIES, AND STRONG EMPLOYMENT CLUSTERS IN CONSTRUCTION, WHOLESALE TRADE, ARTS, ACCOMMODATION, FOOD/BEVERAGE, AND OTHER SERVICES. THERE ARE ALSO A LARGE NUMBER OF ENTREPRENEURS IN THE AREA.

INDUSTRIAL

INDUSTRIAL INVENTORY IS 100% LEASED, INDICATING ADDITIONAL LIGHT INDUSTRIAL/FLEX USE SPACE OR ENTERTAINMENT VENUES SUCH AS ART GALLERIES, MICRO-BREWERIES AND DISTILLERIES COULD BE VERY SUCCESFULL IN THIS AREA.

HOW IS THE MARKET

FOOD & BEVERAGE

43 TOTAL RESTAURANTS

- 23 INTERNATIONAL - ESPECIALLY CARIBBEAN
- 12 NICHE - ORGANIC, SUBS, BAKERY
- 8 FAST FOOD

OFFICE

THE OFFICE MARKET VACANCY RATE IN EAST SUNRISE AND ALONG SUNSET STRIP IS ONLY 2% AT THE TIME OF THIS PUBLICATION.

RETAIL

THE RETAIL MARKET IN THE AREA IS STRONG WITH AVERAGE RENTS OF \$22.71 PER SQUARE FOOT AND A 5.4% VACANCY RATE.

HERZ DUPOND GROUP

COMMERCIAL



BASED IN MIAMI AND COMPRISED OF AN INTERNATIONAL TEAM, HERZ DUPOND GROUP, LED BY WOLFGANG HERZ & RICARDO DUPOND, IS ONE OF SOUTH FLORIDA'S LEADING RETAIL BROKERAGE BUSINESSES. HERZ DUPOND GROUP IS AN EXPERT IN SELLING AND LEASING RETAIL SPACES, CONSULTATION, SITE SELECTION, DEMOGRAPHIC AND MARKET ANALYSIS.

THEIR APPROACH TO ACHIEVING SUPERIOR RESULTS FOR EVERY CLIENT BEGINS WITH UNDERSTANDING CURRENT MARKET CONDITIONS AND ANTICIPATING FUTURE TRENDS. HERZ DUPOND GROUP IS DEDICATED TO PROVIDING THEIR CLIENTS WITH CUTTING-EDGE MARKET RESEARCH.

THEIR UNDERWRITING STANDARDS ASSURE THAT EVERY PROPERTY REPRESENTED IS DELIVERABLE WITH CREDIBLE AND CURRENT INFORMATION. FURTHERMORE, THEIR INVENTORY IS CONSTANTLY CHANGING AND EXPANDING, ALLOWING THEIR INVESTMENT PROFESSIONALS IN OFFICES NATIONWIDE TO PROVIDE INVESTMENT OPPORTUNITIES TO OUR CLIENTS.

CONTACT US

WOLFGANG HERZ



+1 305 970 7260



WH@FIR.COM

RICARDO DUPOND



+1 305 588 7187



RD@FIR.COM

FOLLOW US ON SOCIAL MEDIA

