



About The Property

Just off of I-95 on Sunrise Blvd, this prime-location property contains about 1/2 acre across 4 contiguous folios. This is a high visibility location, with heavy vehicle traffic, ideal for national chains. Features include ample area for parking and drive-through facilities, 135 ft front and 135 ft depth, plus additional 25x135 lot in the back that can be used as accessory/ additional parking (subject to zoning).

Tenants benefit from this strategically situated property, just minutes from all central areas of Fort Lauderdale. This offers significant advantages for quick-service restaurants (QSR), coffee shops, or other businesses that need plenty of visibility. This is an incredible choice for businesses looking to reach customers transiting through, to and from I-95 and the main areas in Fort Lauderdale and surroundings.

Contact us

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Homeinc Realty
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Fort Lauderdale, FL 33312

427 W SUNRISE BLVD

FORT LAUDERDALE, FL 33311



BUILD-OUT OPTION

Owner is open to long-term lease and build out with national brand tenant (triple net). Customizable build-out to meet branding and operational needs.

Quick turn-around time for occupancy



PRIME LOCATION

Homeinc Realty is pleased to present a 1/2-acre development site located on Sunrise Blvd, a major throughfare in Broward County. Just minutes from Downtown Fort Lauderdale and I-95 and with a heavy vehicle traffic, high visibility and easy access, this property is ideal for quick service restaurants, coffee shops, and other businesses that need to reach numerous transitioning customers.



PRICE: \$2,499,000

*Offering 2% compensation for cooperating broker

Land Sq Ft: 21,627

Building Sq Ft: 1,800

Zoning: B1 (Boulevard Business)

Highlights

High-visibility location with heavy vehicle traffic

Ideal for national chains

Drive-through potential (subject to permits)

Space available for ample parking for customers and staff

Close proximity to major highways, commercial and residential neighborhoods

Customizable build-out to meet branding and operational needs

Quick turn-around time for occupancy



Additional Info

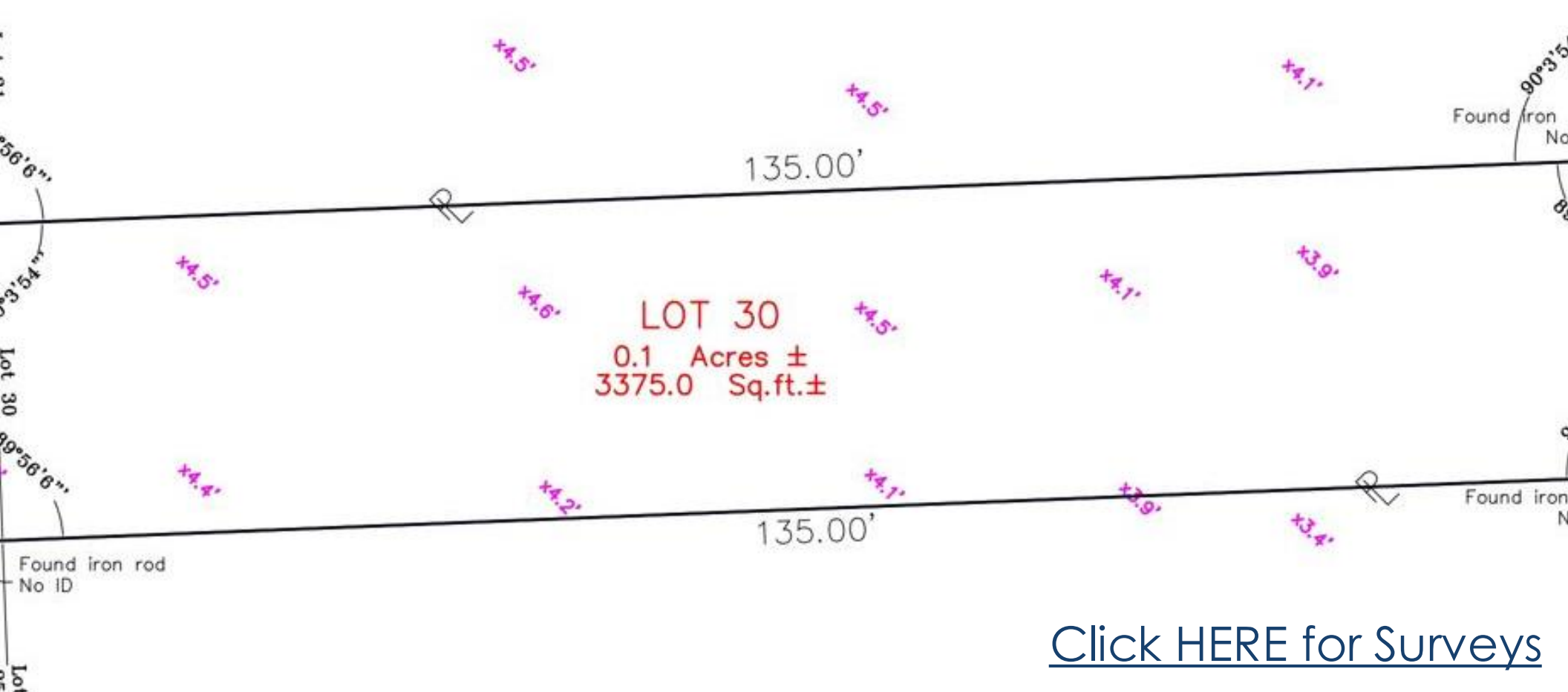
Current Occupancy:

Current tenant on a 5-year lease to end on March 31, 2026

Current rent: \$3,372.02 (triple net: tenant also pays \$900 for taxes and \$300 for insurance)

Option to terminate current lease with a 90-day notice

Buyers can benefit from the income generated while approving plans/issuing permits, which provides financial stability, offset costs, and increases investment value.



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