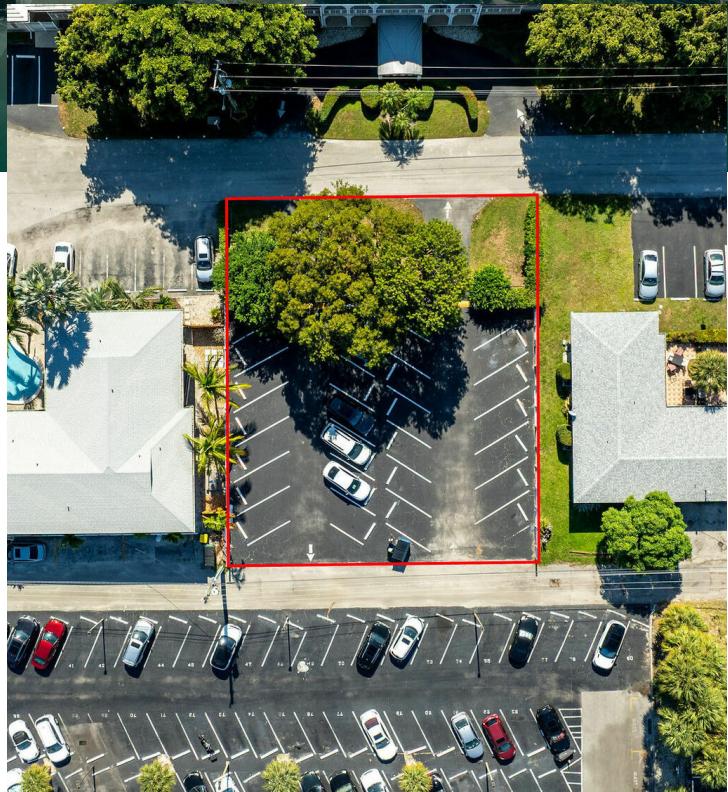




2866 Northeast 30th Street Fort Lauderdale, FL 33306

Sale Price
\$1,550,000

Zoned RM-25 in an amazing location for residential income up to 3 floors. This diamond of a property offers a canvas for multifamily developments, including apartment buildings, townhomes, and condominiums. Strategically located, it provides convenience to the nightlife of Las Olas, Great Shopping, Fine Dining, Fort Lauderdale Airport, and boasts A & B rated Schools. Steps away from the water, this prime investment location presents an exceptional opportunity for Land and Multifamily developers to capitalize on the lucrative potential of the exciting, and booming Fort Lauderdale market.



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Location Description

In the heart of Fort Lauderdale, this location embodies the city's fusion of business and leisure. Situated near the Intracoastal Waterway, minutes from stunning beaches, it offers proximity to the Galleria Mall, Las Olas, Boating/Water Activities and 20min from the World Famous Hard Rock Hotel & Casino. A thriving business district and convenient transportation access, this location presents an attractive opportunity for a multifamily building up to 3 floors. Join one of the premier economic and cultural centers of South Florida.

Property Highlights

- Zoned RM-25
- Up to 3 Floors
- Prime Location
- Near A & B Schools
- Steps from water

Offering Summary

Sale Price:	\$1,550,000	
Lot Size:	10,006 SF	
Demographics		
0.3 Miles	0.5 Miles	1 Mile
Total Households	610	2,963
Total Population	1,082	5,241
Average HH Income	\$150,538	\$154,832
		\$156,223



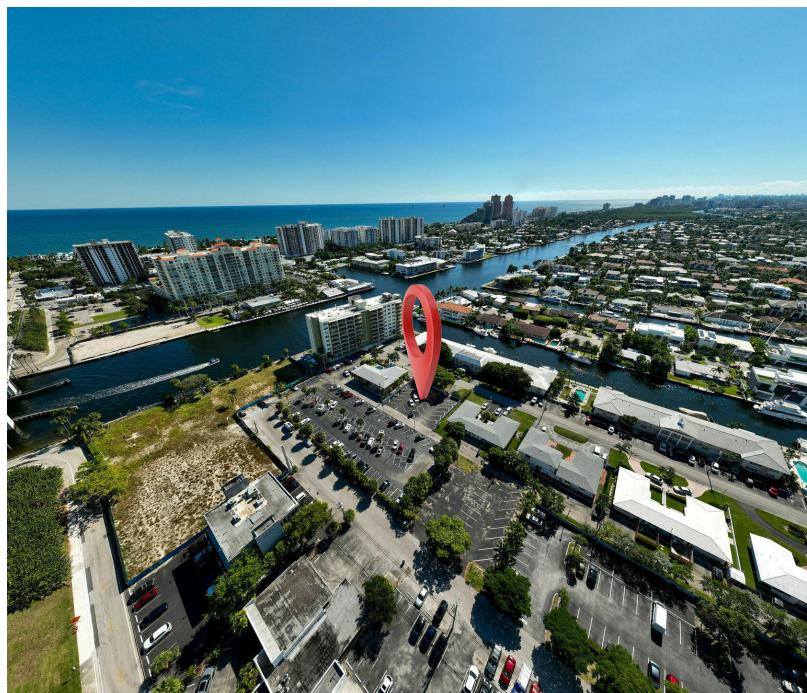
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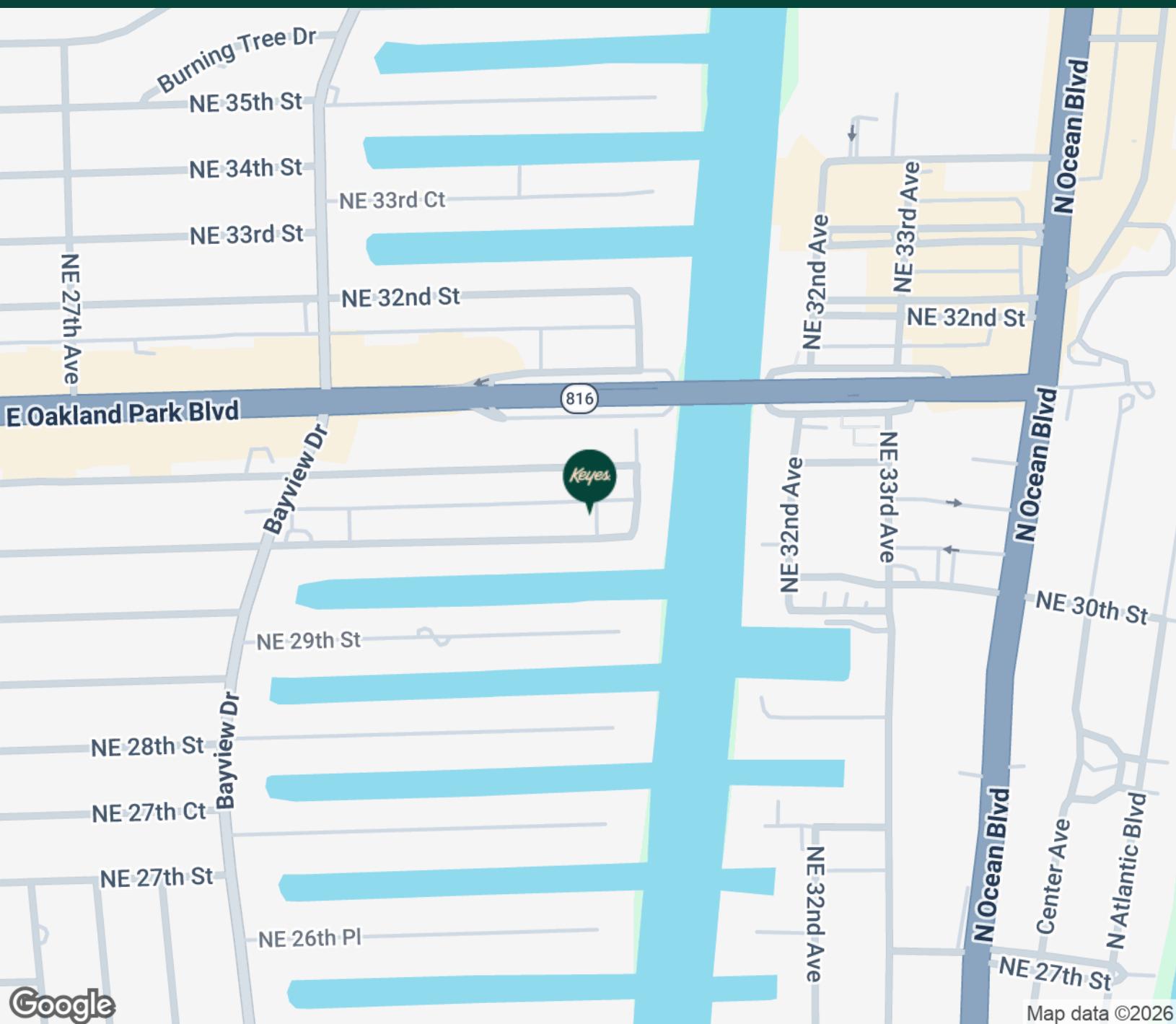
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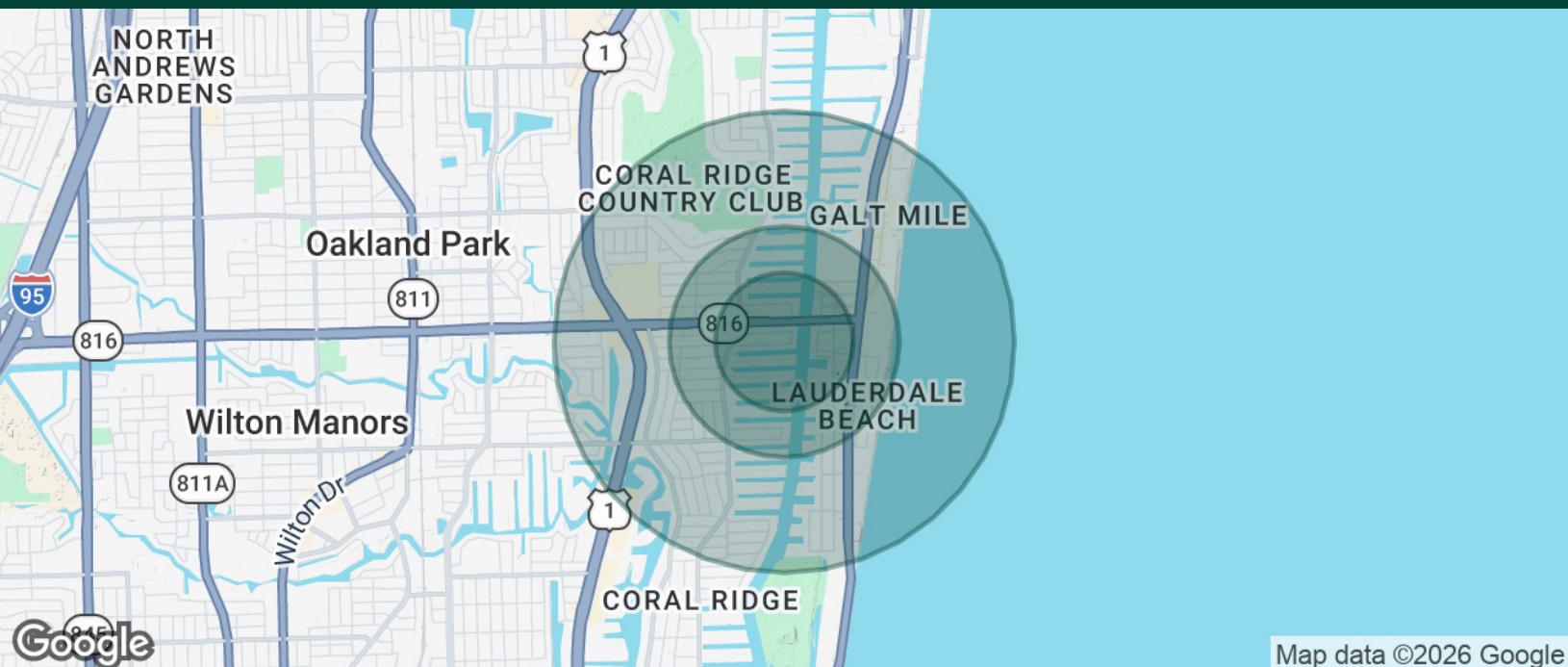
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,082	5,241	13,355
Average Age	54	56	57
Average Age (Male)	54	56	57
Average Age (Female)	53	55	56

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	610	2,963	7,536
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$150,538	\$154,832	\$156,223
Average House Value	\$1,039,675	\$943,745	\$920,250

Demographics data derived from AlphaMap



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Population	1 Mile	3 Miles	5 Miles
Total Population	13,355	95,246	243,921
Average Age	57	49	46
Average Age (Male)	57	49	46
Average Age (Female)	56	48	45

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	7,536	48,814	117,747
Persons per HH	1.8	2	2.1
Average HH Income	\$156,223	\$122,382	\$108,235
Average House Value	\$920,250	\$695,093	\$590,238
Per Capita Income	\$86,790	\$61,191	\$51,540

Map and demographics data derived from AlphaMap



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FL #3353973

Professional Background

Ilan Lewinger is a Commercial Real Estate Agent working out of the Keyes Company Hollywood office which serves the South Florida community throughout Miami-Dade, Broward, and Palm Beach Counties. Ilan brings over 25 years of personal business experience and database to his Commercial Real Estate business, and is a proud member of Provisors Hollywood 1, Provisors South Florida Real Estate Affinity Group, BNI Champions of Broward and 6 Degrees Golf, exclusive Business Referral Networking groups. Ilan's range of clients include Plastic Manufacturers, Auto Parts Distributors, Lawyers, Doctors, Investors, Retail Businesses, and any Medical and Professional Office Owners and Users. Ilan prides himself on long term relationships based on Top Quality Service and High Ethical Standards. Ilan's expertise lies in asking the right questions to understand the individual needs of each client leading to a clear and concise path to selling, locating, negotiating, and closing on a property.

It is Ilan's mission to share his experience and knowledge of the industry to successfully assist you in all aspects of your Commercial Real Estate needs.

Education

Ithaca College, BS '95

Memberships

FAR – Florida Association of Realtors

NAR – National Association of Realtors

Provisors – Hollywood 1 EC

Provisors – South Florida Real Estate Affinity Group EC

BNI Champions of Broward County

6 Degrees Golf

DGA – Director's Guild of America

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