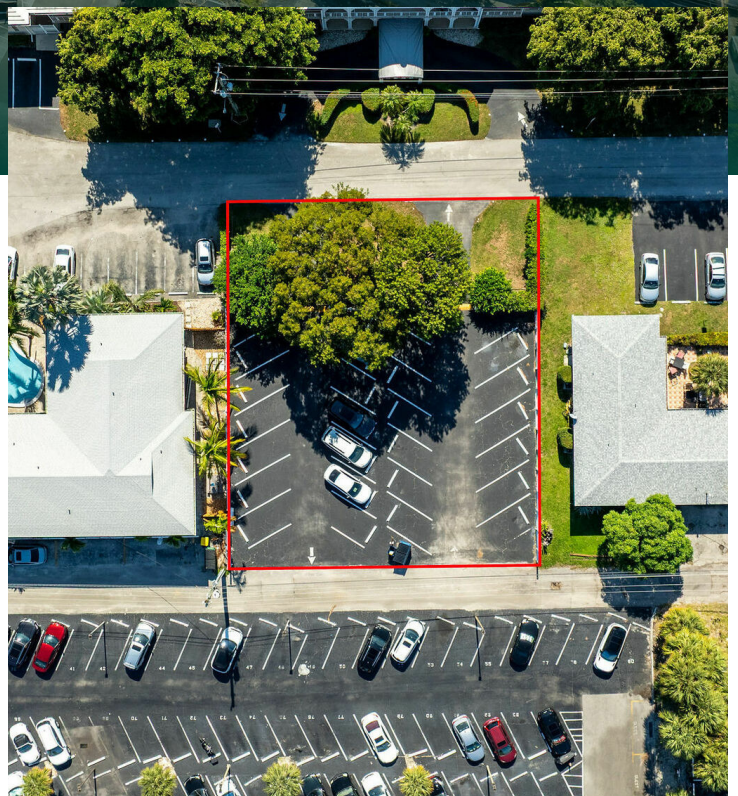




## 2866 Northeast 30th Street Fort Lauderdale, FL 33306

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.



**Ilan Lewinger**  
Commercial Specialist

305.785.6097  
ilanlewing@keyes.com

The Keyes Company 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





## 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.

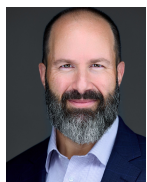
## Property Highlights

- 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	7,536
Total Population	1,082	5,241	13,355
Average HH Income	\$150,538	\$154,832	\$156,223



**Ilan Lewinger**  
Commercial Specialist

305.785.6097  
ilanlewinger@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





**Ilan Lewinger**  
Commercial Specialist

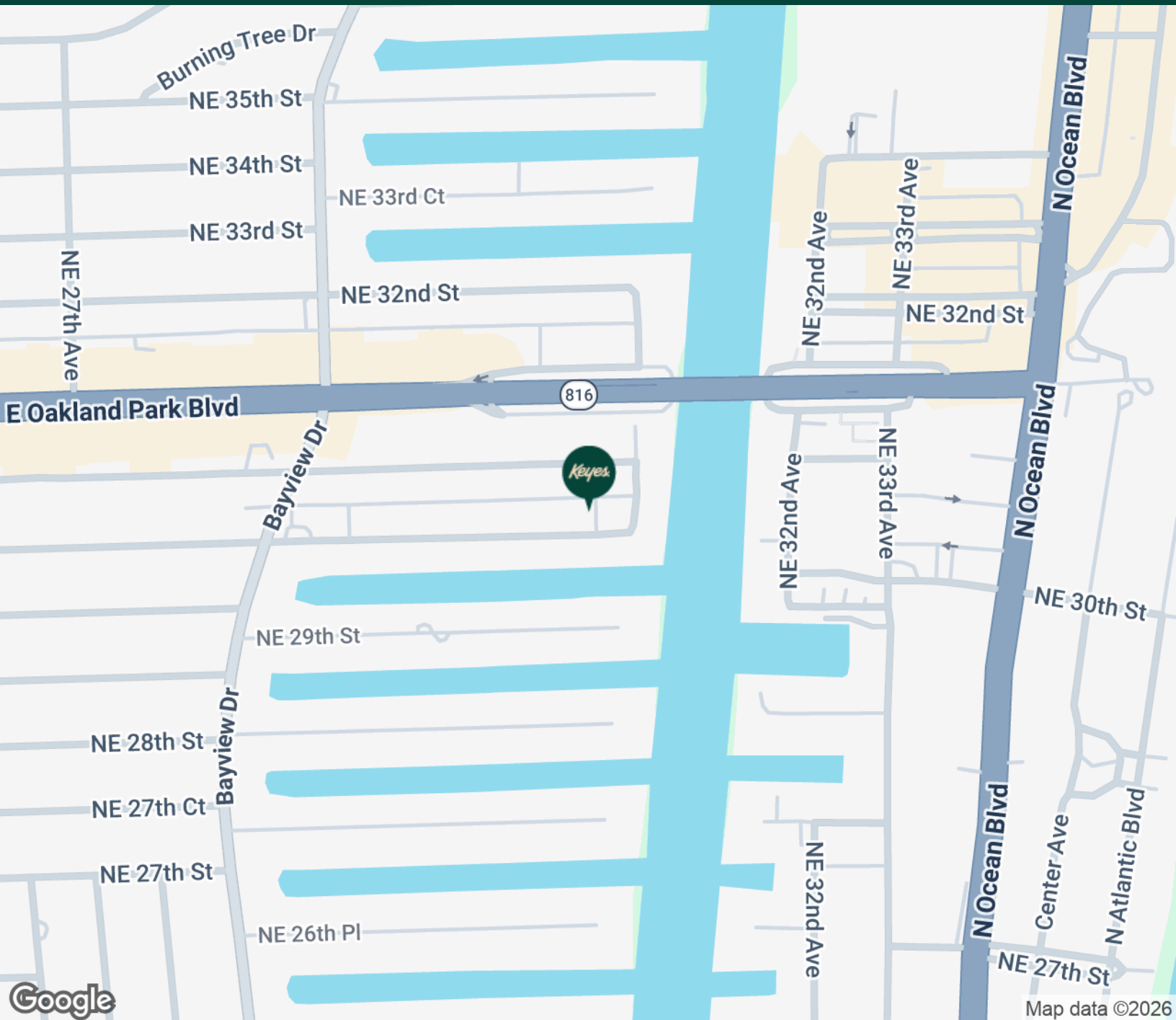
305.785.6097

[ilanlewinger@keyes.com](mailto:ilanlewinger@keyes.com)

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





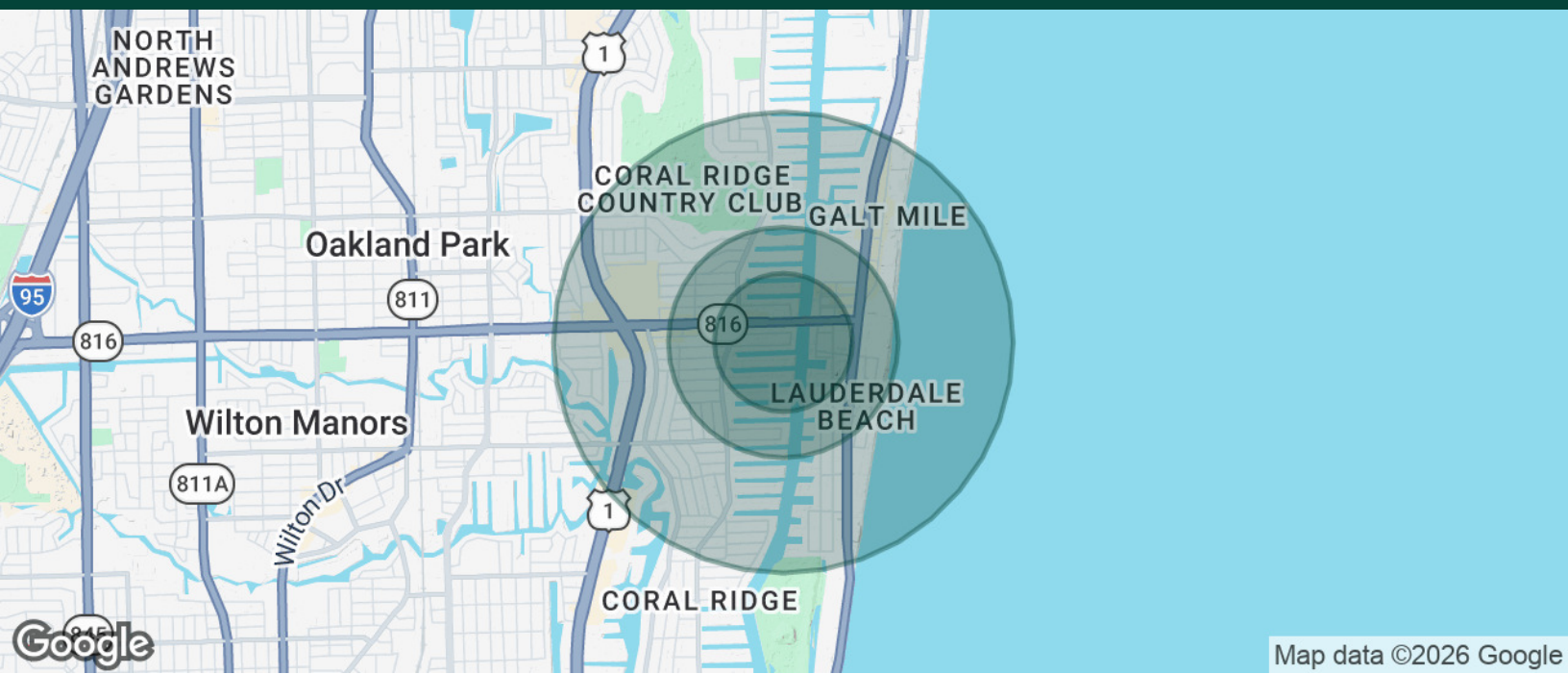
**Ilan Lewinger**  
Commercial Specialist

305.785.6097  
ilanlewinger@keyes.com

The Keyes Company 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](https://www.keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





Map data ©2026 Google

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



**Ilan Lewinger**  
Commercial Specialist

305.785.6097  
ilanlewinger@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





**Ilan Lewinger**  
*Commercial Specialist*

305.785.6097  
ilanlewinger@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



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



**Ilan Lewinger**  
Commercial Specialist

305.785.6097  
ilanlewinger@keyes.com

The Keyes Company 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





**Ilan Lewinger**  
Commercial Specialist

305.785.6097  
ilanlewinger@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.





**Ilan Lewinger**

Commercial Specialist

ilanlewinger@keyes.com

Direct: **305.785.6097** | Cell: **305.785.6097**

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

**The Keyes Company**  
4700 Sheridan Street Suite P  
Hollywood, FL 33021  
954.893.1322



**Ilan Lewinger**  
*Commercial Specialist*

305.785.6097

ilanlewinger@keyes.com

**The Keyes Company** 4700 Sheridan Street, Suite P, Hollywood, FL 33021 [keyescommercial.com](http://keyescommercial.com)

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.