



TAMARAC, FLORIDA

## Retail Showroom / Warehouse

3705 W Commercial Blvd  
Tamarac, Florida 33309

**LAT:** 26.187171 | **LONG:** -80.199184

**GLA:** 30,656 SQ. FT.

**TRAFFIC COUNTS:** 55,500 DAILY



**3705 West Commercial Blvd is a 2.04-acre site located in the northeast quadrant of West Commercial Blvd and SR 7/441 in Tamarac, Florida.**

Discover the perfect location for your business in this beautifully renovated retail showroom building. The available retail space spans 4,897 SF with the option of adding upto 5,000 SF of fully A/C warehouse space. The Property features zoning classified as MU-C,

accommodating a variety of mixed-use commercial uses. Situated on bustling Commercial Blvd, close to SR 7/441, the building has excellent visibility and high traffic exposure. Thus, making it an ideal building for businesses seeking a foothold in a high demand corridor.

# FOR LEASE

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## Highlights

- Available Spaces**
  - ▶ 4,897 SF | 2,979 SF 2 - 1,917 SF
  - ▶ Street front retail space for lease
  - ▶ Up to 5,000 SF of warehouse space
  - ▶ Co-tenant with Specialty Automotive Treatments
  - ▶ Size: 30,656 SF
  - ▶ New to Market
  - ▶ Zoning: MU - C
  - ▶ 100% HVAC
  - ▶ W. Commercial Blvd - 44,500 cars/day
  - ▶ SR 7 - 48,500 cars/day
  - ▶ Asking \$25

## 2025 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	15,963	196,456	507,980
HOUSEHOLDS	5,967	74,463	197,942
AVG HOUSEHOLD INCOME	\$85K	\$82K	\$92K
MEDIAN AGE	41	38	40
DAYTIME EMPLOYMENT	12,568	87,437	242,682
TRAFFIC COUNTS	55,500 Cars Daily		

FOR LEASE

WOOLBRIGHT DEVELOPMENT, INC.

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