

Colliers

S University Dr

±2.39 AC

SW 76th Ave

For Sale

Asking Price

\$3,150,000

Contact us:

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Commercial Land for Sale ±2.39 Acres

5355 SW 76th Avenue, Davie, FL 33328

This ±2.39 acre property centrally located in Broward County offers a flex/warehouse or multi-family development opportunity with 165' of frontage on SW 76th Avenue.

Priced to sell at \$1.32M per acre or under \$32 per square foot.

Approved site plan and complete set of construction documents for a 31,400 SF warehouse building with 29' clear ceiling heights are available at an additional cost if desired.

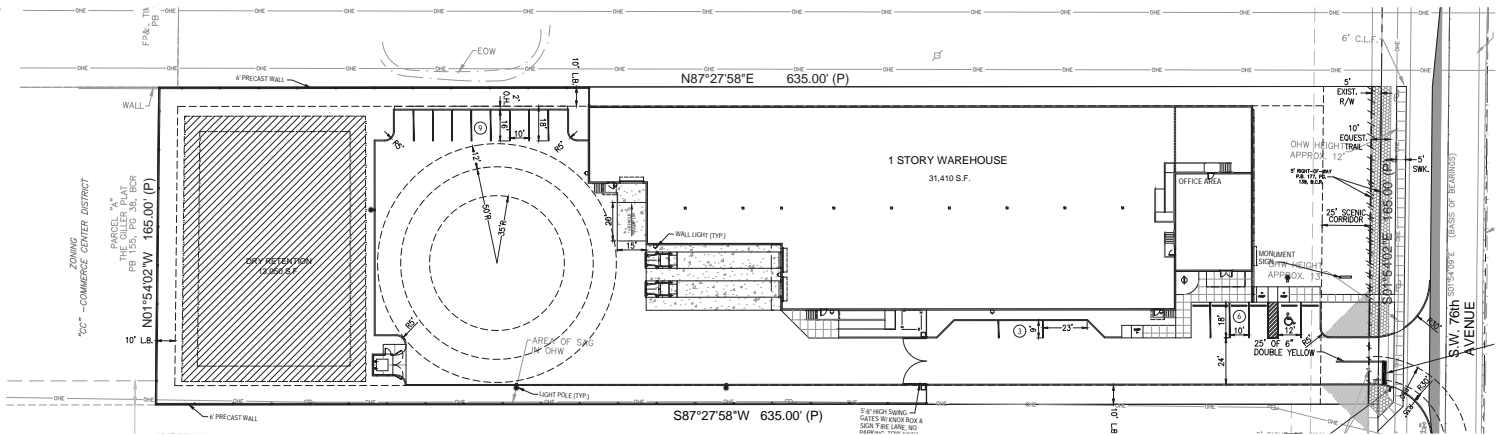


Conceptual Building Image

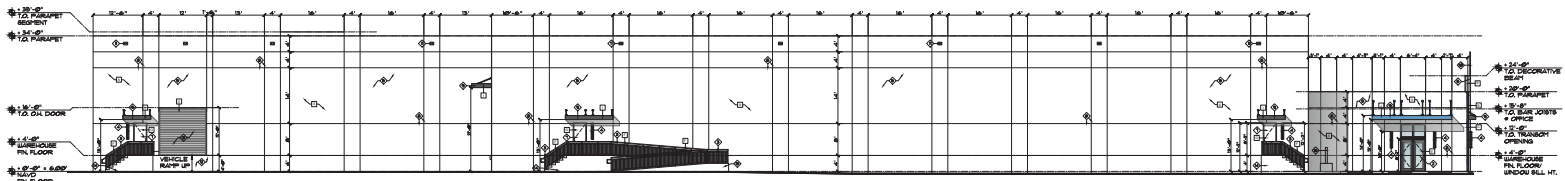
Accelerating success.



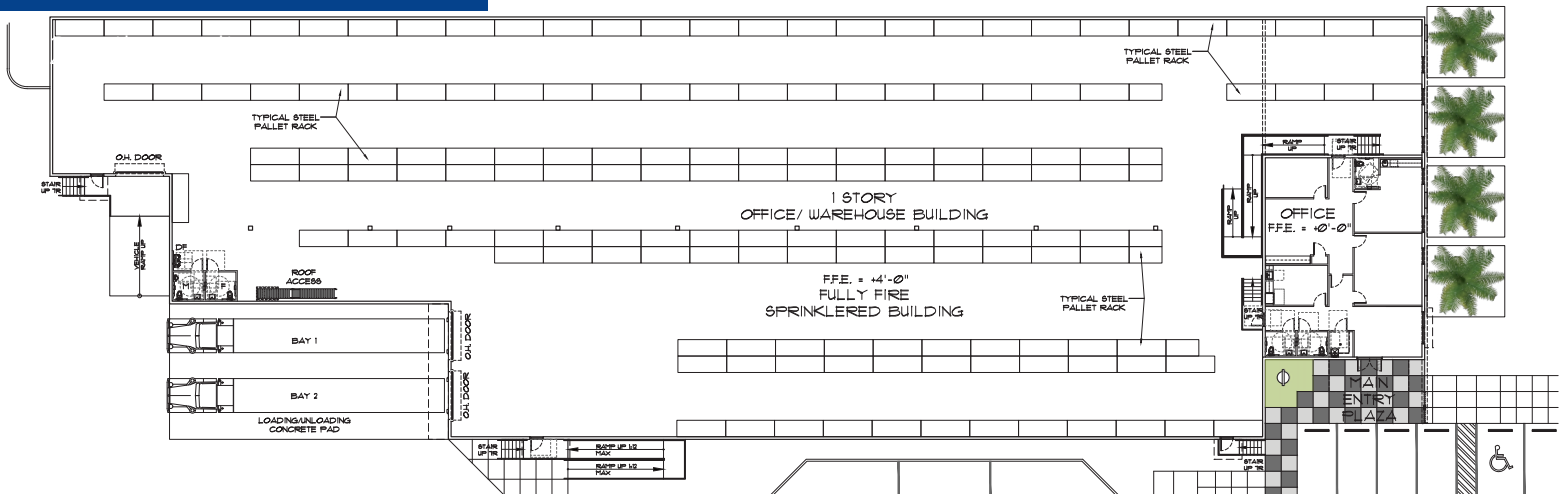
Conceptual Plan



South Elevation

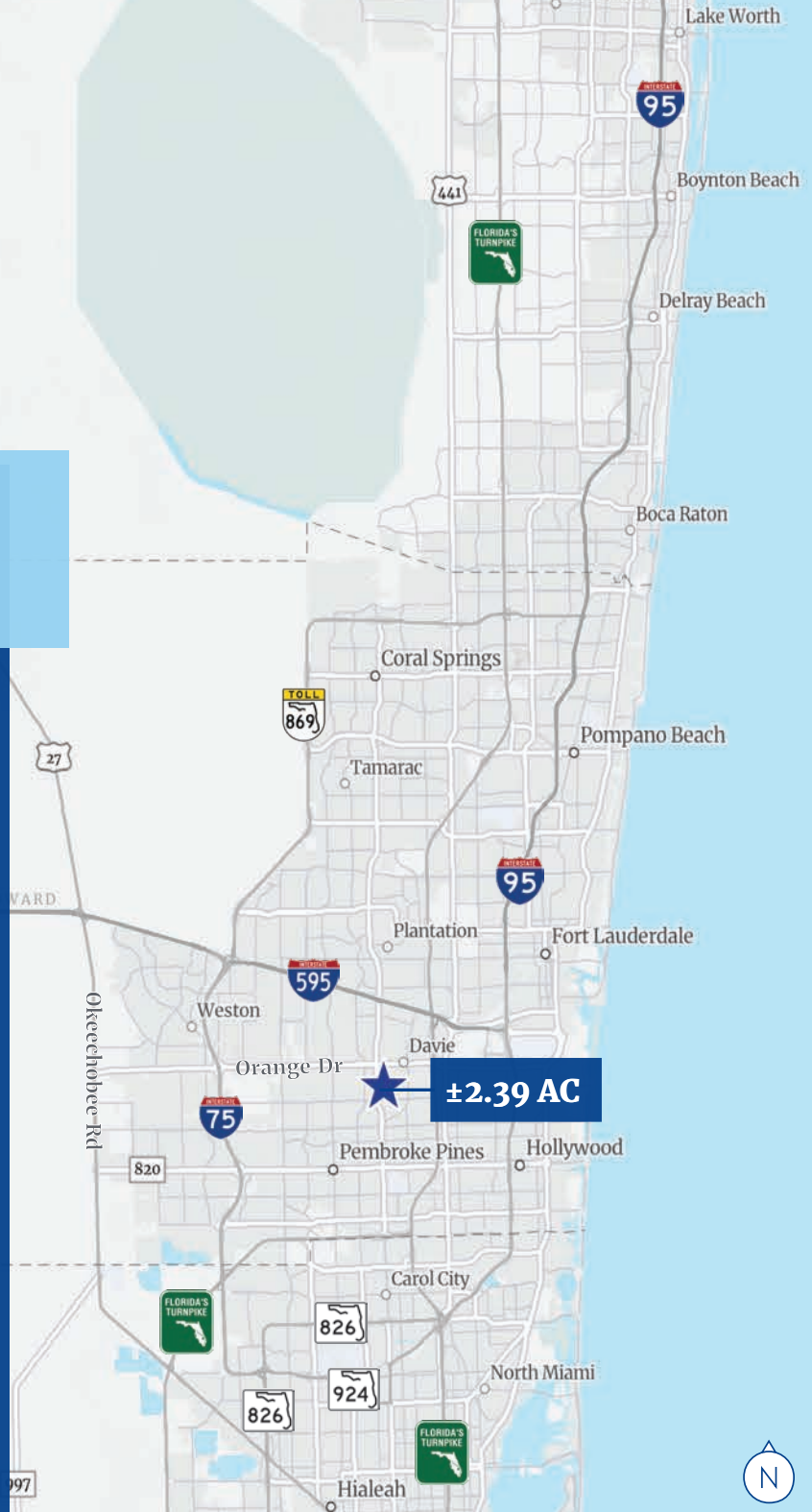


Floor Plan



Location Overview

- » Centrally located in Broward County with easy access to I-595, Florida Turnpike and I-95
- » Located across the street from the Town of Davie's 50-acre Wolf Lake Park
- » 15 minute drive to the Fort Lauderdale International Airport and Port Everglades
- » Property is between Griffin and Stirling Road just east of University Drive which features an abundance of local area amenities
- » 25 miles to the Miami International Airport



Land Specifications



Acres

±2.39
(103,949 total SF)



Parcel #

50-41-33-41-0010



Frontage

165' on SW 76th Ave
& 635' Depth



Current Zoning

CC - Commerce
Center District

Demographics

5-Mile Radius



Population
2022
366,173



Population
Projection 2027
366,718



Income
Projection 2027
\$121,921



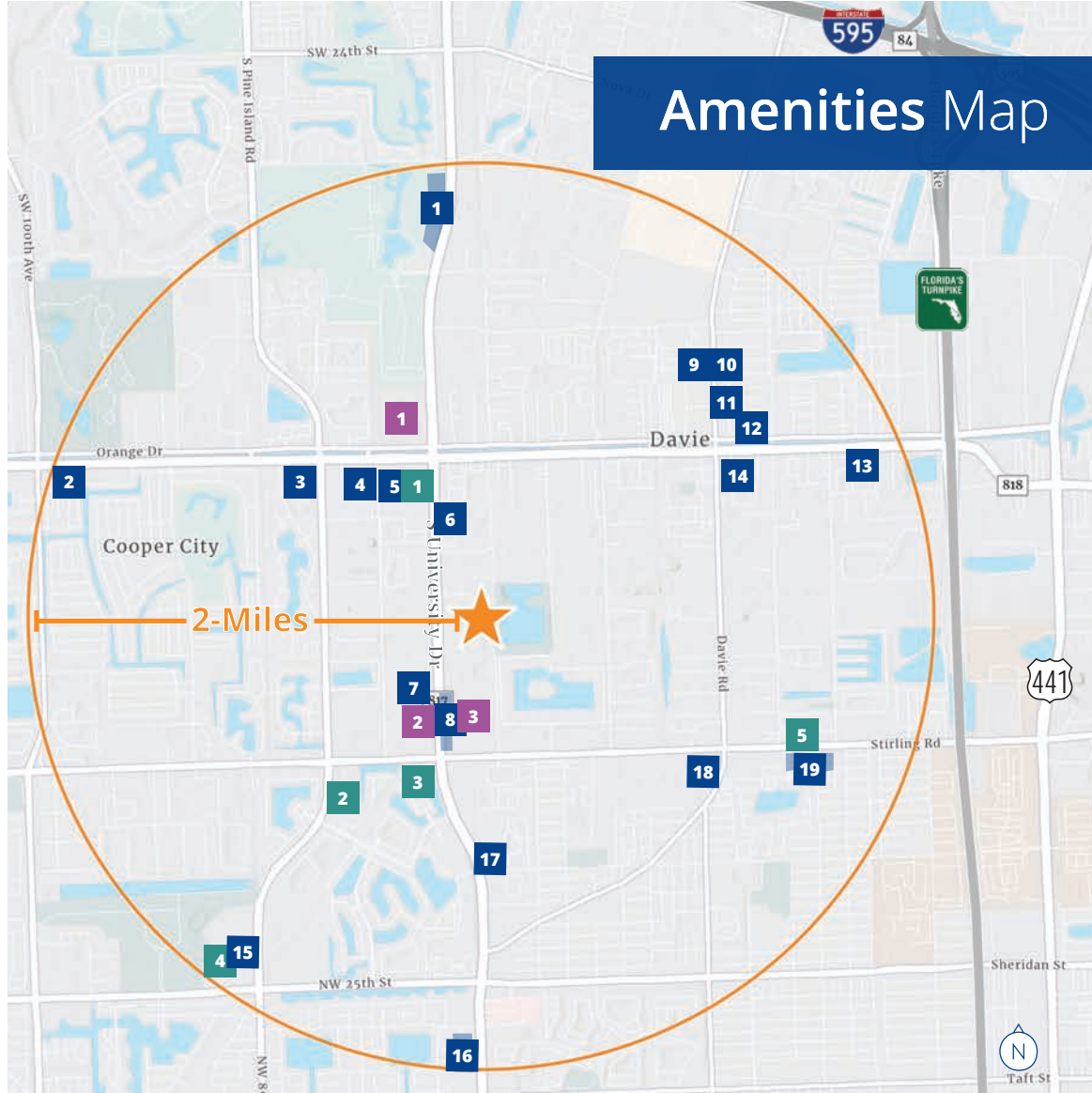
Average Household
Income 2022
\$103,284



Households
2022
133,024



Day Time
Population 2022
327,910



Amenities Map

Restaurants

- | | | | | | | | | |
|----|-----------------|----|--|----|---|----|--|--|
| 1 | | | | | | 2 | | |
| 3 | Wings n' Things | | | 5 | | | | |
| 6 | | 7 | | | 8 | | | |
| 9 | Los Paisanos | 10 | | 11 | | 12 | | |
| 13 | | 14 | | 15 | | 16 | | |
| 17 | | 18 | | 19 | | | | |

Grocery

- | | | | |
|---|--|---|--|
| 1 | | 2 | |
| 3 | | 4 | |
| 5 | | | |

Big Box

- | | | | |
|---|--|---|--|
| 1 | | 2 | |
| 3 | | | |

Contact us

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View Online

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