



**COMMERCIAL
LAND FOR SALE**



0.64 Acre of General Business Land

Tam O' Shanter Boulevard, North Lauderdale, FL 33068

Raymond Walsh | 954-232-4465 | ray@rotellagroup.com

Office | 954-568-9015 | rotellagroup.com

The
Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



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Great development - zoning is B-2 (General Business) - surrounded by high density residential communities.



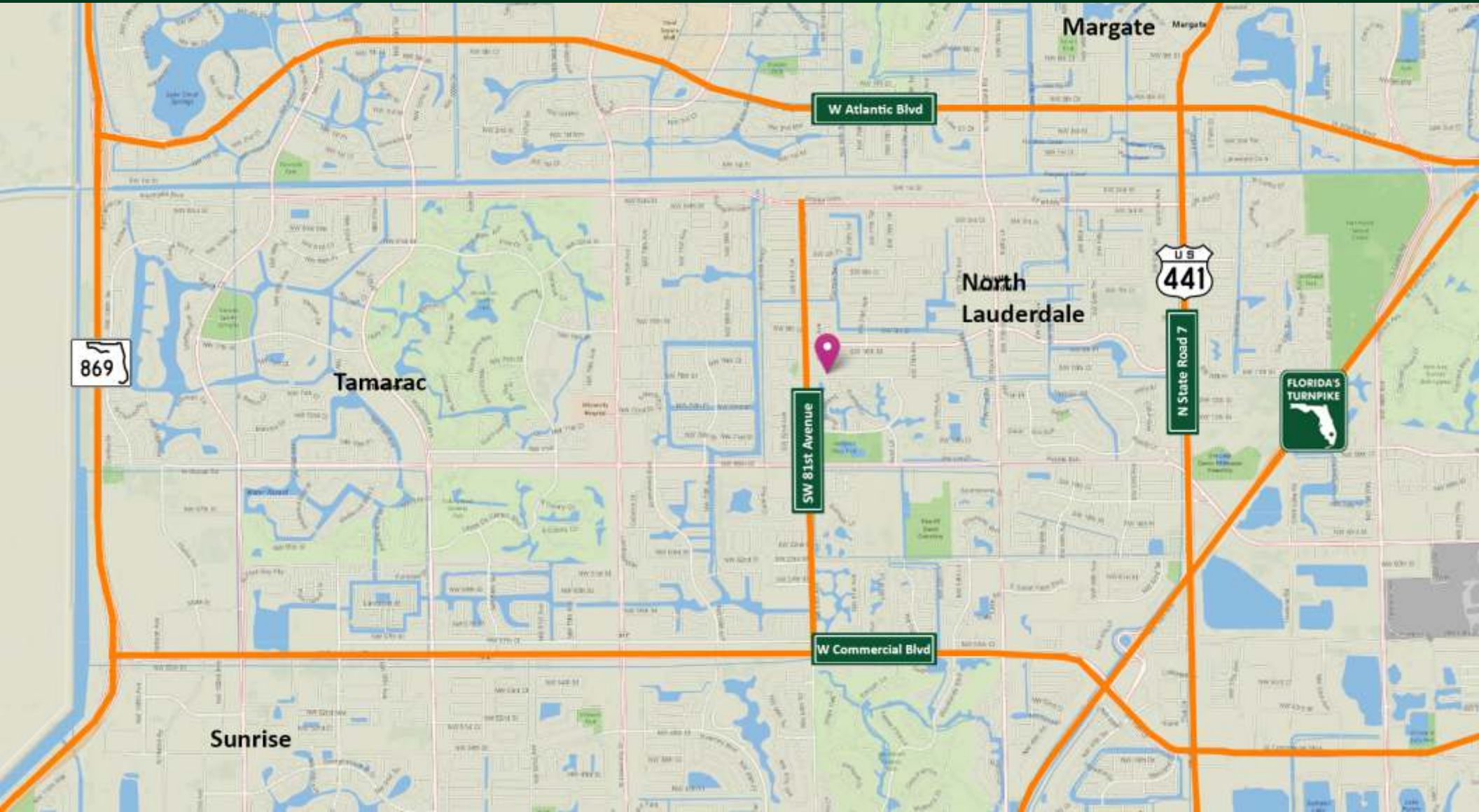
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Location



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Main established businesses in the area



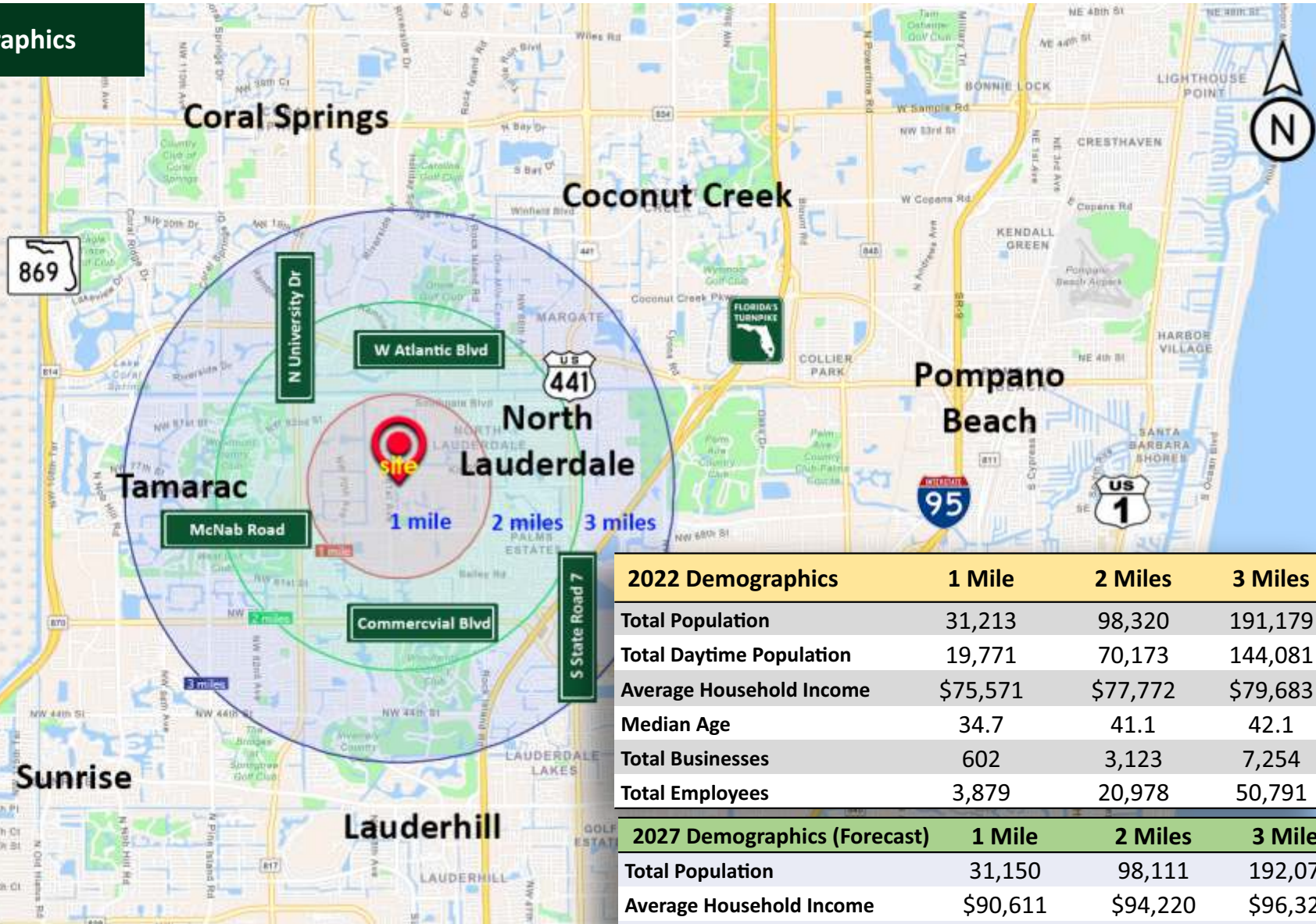
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2022 and 2027 Demographics



2022 Demographics	1 Mile	2 Miles	3 Miles
Total Population	31,213	98,320	191,179
Total Daytime Population	19,771	70,173	144,081
Average Household Income	\$75,571	\$77,772	\$79,683
Median Age	34.7	41.1	42.1
Total Businesses	602	3,123	7,254
Total Employees	3,879	20,978	50,791
2027 Demographics (Forecast)	1 Mile	2 Miles	3 Miles
Total Population	31,150	98,111	192,076
Average Household Income	\$90,611	\$94,220	\$96,322
Median Age	35.7	42.0	43.0

Source: esri

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The Rotella Group, Inc.

Commercial Real Estate Brokers

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