

**FOR SALE**

**3551 S State Rd 7**  
**WEST PARK, FL 33023**





# EXECUTIVE SUMMARY

3551 S STATE RD 7, WEST PARK, FL 33023

VACANT COMMERCIAL BUILDING SITTING ON 37,476 SF LAND

This property, located at 3551 S State Rd 7 in West Park, FL, presents a unique opportunity for both end-users and developers. The site consists of a 2,553 SF building situated on a 37,476-square-foot lot, making it ideal for a variety of uses.

With its strategic location and transit-oriented (TOC) zoning, this property is a prime candidate for a national retailer/ an end-user or multifamily mixed use redevelopment, making it a valuable investment in a growing market



## PROPERTY HIGHLIGHTS

Building Size	2,553 SF
Lot Size	37,476 SF
Frontage	190+ Feet on S State Rd 7
AADT	50,000 drivers per day

- Zoning: TOC (Transit-Oriented Corridor), providing flexibility for both commercial and residential uses.
- Current Status: Vacant, offering immediate occupancy or redevelopment.
- Development Potential: The property is situated within a transit corridor, which allows for multifamily development, adding to its appeal for developers seeking to maximize the land's potential.
- Location: West Park, FL, just west of Hallandale Beach, in close proximity to major transportation routes and commercial hubs, enhancing the property's accessibility and visibility.

ASKING PRICE

\$2,000,000.00

# POTENTIAL USES

3551 S State Rd 7 is located in the highly trafficked corridor and comprises local and nationally credit-rated retail tenants, thus a similar type of use/tenant would be a great fit for the property including but not limited to the following:

- Furniture
- Showroom or Workshop
- Commercial Kitchen
- Educational / Child Care
- Gym/ Fitness
- Medical Marijuana
- Supermarket
- Restaurant or Bar
- Sports or Entertainment
- Public Assembly
- Residential
- Car Wash
- Brewery
- Apparel

\* For more details on permissible commercial uses on TOC zoned properties in West Park.





# DEVELOPMENT ANALYSIS

Land use counsel at Shutts & Bowen, LLP performed preliminary research and determined that this site has Transit Oriented Corridor (“TOC”) zoning, which allows a multitude of uses by right.

Mixed use developments in the TOC are permitted to go vertical up to 65 feet by right, which is most likely the max height by right allowed in the City of West Park. Maximum density in the TOC is 50 units/acre, which appears to be the highest density by right in the City. At approximately .75 acres, you could construct approximately 38 units. Maximum hotel units is 100/acre, if you’re following City Code (rather than Live Local).

**Live Local** would allow the site plan to be administratively approved, which will reduce development time significantly. Live Local may also qualify the land for additional and substantial parking reductions.

*Note that the above is for demonstrative purposes only and we recommend that a full zoning analysis be performed by any interested parties.*





# BIRD'S EYE VIEW

SOUTH STATE ROAD 7

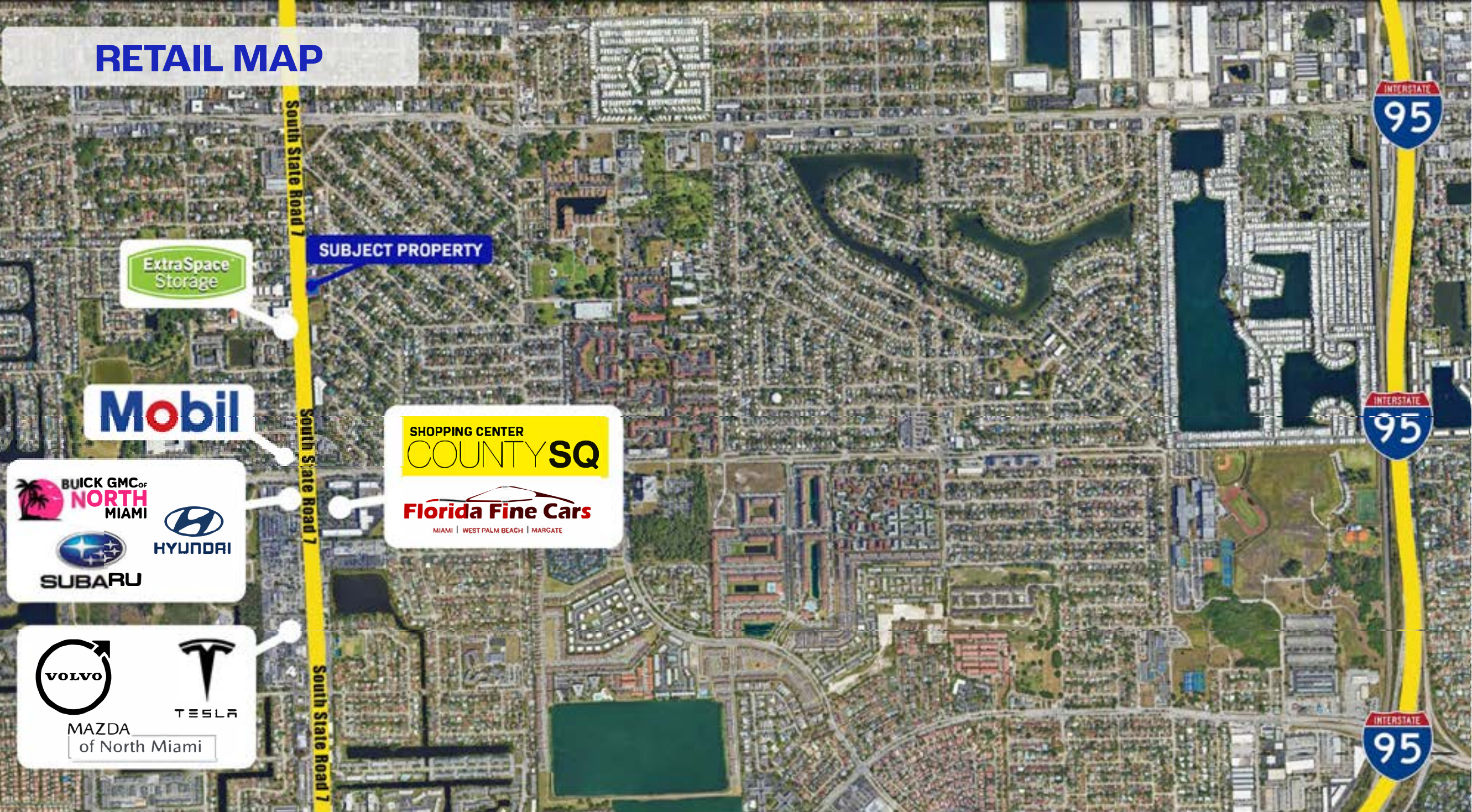


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ADRIANO SALUCCI | VP INVESTMENT SALES | 305 340 3584  
ALEXANDER REYES | COMMERCIAL ADVISOR | 786 755 1105



## RETAIL MAP





## EXTERIOR PHOTOS



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# SOUTH VIEW

City of  
Aventura

City of  
Sunny Isles

City of  
Miami

Hallandale

SOUTH STATE ROAD 7

SOUTH STATE ROAD 7

PROPERTY  
SITE



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# EAST VIEW

Hallandale  
Beach

Aventura

City of  
Sunny Isles

SW 17 AVE

PROPERTY  
SITE

SOUTH STATE ROAD 7

SOUTH STATE ROAD 7



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# NORTH EAST VIEW



Fort Lauderdale

SOUTH STATE ROAD 7

SOUTH STATE ROAD 7

PROPERTY SITE



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# CONTACT

**ADRIANO SALUCCI**

VP INVESTMENT SALES

(305) 340-3584

ADRIANO@APEXCAPITALREALTY.COM

**ALEXANDER REYES**

COMMERCIAL ADVISOR

(786) 755 1105

ALEXANDER@APEXCAPITALREALTY.COM



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