

FOR SALE | LEASE



±2,569 SF QSR BUILDING W/ DRIVE THRU

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3300 N NOB HILL RD, SUNRISE, FL 33351 (BROWARD COUNTY)

PROPERTY SUMMARY

AVAILABLE SPACE		PROPERTY HIGHLIGHTS																		
#3300	±2,569 SF	<input type="checkbox"/> ±2,569 SF 2 ND GENERATION FREESTANDING QSR BUILDING W/ DRIVE THRU <input type="checkbox"/> ±0.87 AC <input type="checkbox"/> LOCATED AT SEQ OF W OAKLAND PARK BLVD & NOB HILL RD <input type="checkbox"/> DENSELY POPULATED AREA IN HEAVILY TRAVELED CORRIDOR																		
PRICING		DEMOGRAPHICS																		
LEASE RATE	CONTACT BROKER	<table border="1"> <thead> <tr> <th></th><th>1 MILE</th><th>3 MILE</th><th>5 MILE</th></tr> </thead> <tbody> <tr> <td>POPULATION</td><td>25,428</td><td>141,911</td><td>365,613</td></tr> <tr> <td>HOUSEHOLDS</td><td>10,579</td><td>56,023</td><td>141,814</td></tr> <tr> <td>AVG HH INCOME</td><td>\$67,301</td><td>\$82,520</td><td>\$79,024</td></tr> </tbody> </table>				1 MILE	3 MILE	5 MILE	POPULATION	25,428	141,911	365,613	HOUSEHOLDS	10,579	56,023	141,814	AVG HH INCOME	\$67,301	\$82,520	\$79,024
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PROPERTY SPECIFICATIONS		TRAFFIC COUNTS																		
ADDRESS	3300 N NOB HILL RD SUNRISE, FL 33351	<table border="1"> <tbody> <tr> <td>32,500 AADT – OAKLAND PARK BLVD</td><td>27,500 AADT – NOB HILL RD</td><td></td></tr> </tbody> </table>			32,500 AADT – OAKLAND PARK BLVD	27,500 AADT – NOB HILL RD														
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ACREAGE	±0.87 AC	<table border="1"> <tbody> <tr> <td>32,500 AADT – OAKLAND PARK BLVD</td><td>27,500 AADT – NOB HILL RD</td><td></td></tr> </tbody> </table>			32,500 AADT – OAKLAND PARK BLVD	27,500 AADT – NOB HILL RD														
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PROPERTY USE	RETAIL (QSR)	<table border="1"> <tbody> <tr> <td>32,500 AADT – OAKLAND PARK BLVD</td><td>27,500 AADT – NOB HILL RD</td><td></td></tr> </tbody> </table>			32,500 AADT – OAKLAND PARK BLVD	27,500 AADT – NOB HILL RD														
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YEAR BUILT	2003	<table border="1"> <tbody> <tr> <td>32,500 AADT – OAKLAND PARK BLVD</td><td>27,500 AADT – NOB HILL RD</td><td></td></tr> </tbody> </table>			32,500 AADT – OAKLAND PARK BLVD	27,500 AADT – NOB HILL RD														
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PARKING SPACES	28 PARKING SPACES	<table border="1"> <tbody> <tr> <td>32,500 AADT – OAKLAND PARK BLVD</td><td>27,500 AADT – NOB HILL RD</td><td></td></tr> </tbody> </table>			32,500 AADT – OAKLAND PARK BLVD	27,500 AADT – NOB HILL RD														
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ZONING	B-2	<table border="1"> <tbody> <tr> <td>32,500 AADT – OAKLAND PARK BLVD</td><td>27,500 AADT – NOB HILL RD</td><td></td></tr> </tbody> </table>			32,500 AADT – OAKLAND PARK BLVD	27,500 AADT – NOB HILL RD														
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PARCEL ID	49-41-20-51-0040	<table border="1"> <tbody> <tr> <td>32,500 AADT – OAKLAND PARK BLVD</td><td>27,500 AADT – NOB HILL RD</td><td></td></tr> </tbody> </table>			32,500 AADT – OAKLAND PARK BLVD	27,500 AADT – NOB HILL RD														
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SITE PLAN

ZONING INFORMATION

Zoning Information Not Provided

FLOOD ZONE

The subject property lies in Flood Zone "X-Shaded" (chance of 0.2% annual chance flood) according to Flood Insurance Rate Map, Map No. 120110345H for Broward County. Community designated as "City of Sunrise" Community No. 120326, dated August 18, 2014 and issued by the Florida Department of Management Agency. Property is not in a Special Flood Hazard Area.

MISCELLANEOUS NOTES

(N1) THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EXISTING SURVEYED PROPERTY BOUNDARY LINE AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS S.107°14'49"E, AS SHOWN HEREON.

(N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING	REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
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(N3) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(N4) THERE WERE NO VISIBLE CHANGES IN STREET RIGHT OF WAY LINES AS OBSERVED IN THE FIELD. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(N5) THE NEAREST INTERSECTING STREET IS TURNER STREET, BEING 0 FEET AWAY AS PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION.

(N6) PROPERTY CONTAINS 0.876 ACRES OR 38,137 SQUARE FEET OF LAND, MORE OR LESS.

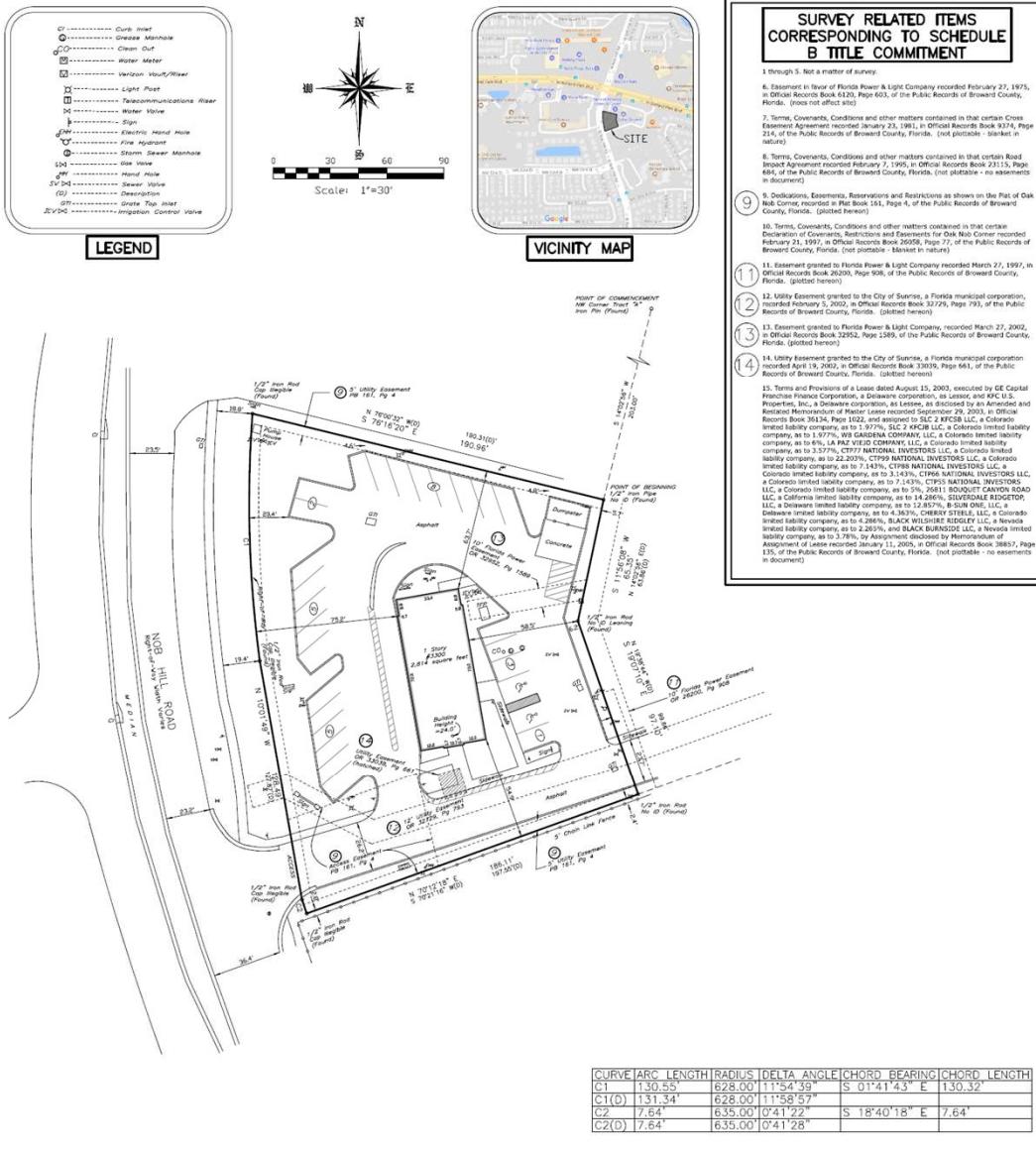
(N7) THERE WERE NO WETLAND MARKINGS FOUND OR LOCATED ON SITE AT TIME OF SURVEY. NO OTHER WETLAND INFORMATION WAS PROVIDED AT TIME OF SURVEY.

(N8) PROPERTY HAS DIRECT ACCESS TO N. NOB HILL ROAD, A PUBLICLY DEDICATED RIGHT-OF-WAY.

(N9) THE LEGAL DESCRIPTION AS PROVIDED BY TITLE COMMITMENT DOES NOT CLOSE BY 16.76 FEET.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV



TITLE/LEGAL DESCRIPTION

A portion of Tract "A", OAK NOB CORNER, according to the Plat thereof, as recorded in Plat Book 161 at Page 4, of the Public Records of Broward County, Florida; and being more particularly described as follows:

Commencing at the Northwest corner of said Tract "A", and run South 14 degrees 02 minutes 55 seconds West along the Westerly boundary of said Tract "A", 203.50 feet to the POINT OF BEGINNING; from the POINT OF BEGINNING, run North 89 degrees 59 minutes 32 seconds West along the Northerly boundary of said Tract "A", 190.31 feet to the Easterly right of way boundary line curve for Nob Hill Road, then run Southwesterly along said boundary line curve for Nob Hill Road, then run Southwesterly through a central angle of 00 degrees 41 minutes 28 seconds for an arc distance of 131.34 feet; then run South 10 degrees 01 minutes 49 seconds East along said right of way 127.87 feet to the POINT OF BEGINNING; then run North 89 degrees 59 minutes 37 seconds through a central angle of 00 degrees 41 minutes 28 seconds for an arc distance of 7.66 feet; then run North 70 degrees 21 minutes 55 seconds East along the Southerly boundary of said Tract "A", 197.55 feet to the POINT OF BEGINNING; then run North 14 degrees 02 minutes 55 seconds East 44 seconds East 0.46 feet to the POINT OF BEGINNING.

TOGETHER WITH non-exclusive easements for ingress, egress, parking and utilities as provided in that certain Declaration of Covenants, Restrictions and Easements for Oak Nob Corner as recorded in Official Records Book 26058, Page 77, of the Public Records of Broward County, Florida.

The above described parcel is the same land described in FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NO. 5510256, EFFECTIVE MAY 3, 2017.

ALTA/NSPS LAND TITLE SURVEY

FOR
KFC PORTFOLIO

PARTNER PROJECT NUMBER 17-188792 SITE NUMBER 23

ALTA SURVEY BASED AND RELIED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, ORDER NO. 5510256, EFFECTIVE MAY 3, 2017.

CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; LANDES FAIRMONT PROPERTIES, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL LAND TITLE SURVEYORS ASSOCIATION, AS OF JUNE 1, 2016, AND THE SURVEYER'S ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 13, 14, 16, 17, and 18 OF TABLE 1 OF THE ALTA/NSPS LAND TITLE SURVEY STANDARD.

THE FIELDWORK WAS COMPLETED ON 6-21-17.

DATE OF PLAT OR MAP: 6-21-17

Alan J. Naumowicz
Florida Surveyor & Mapper LS6689

SURVEY PREPARED BY:
AAN Surveying, LLC
530 Hillside Drive
Auburndale, FL 33823
EMAIL: Alan@AANSurveying.com

STAMP

PROPERTY ADDRESS: 3300 N. NOB HILL ROAD,
SUNRISE, FLORIDA 33351

SURVEYOR: Alan J. Naumowicz
REGISTRATION NUMBER: 6389
STATE OF REGISTRATION: Florida
FIELD DATE OF SURVEY: 6-21-17
LATEST REVISION DATE: 6-21-17

SIGNATURE

PARTNER
Engineering and Science, Inc.
<http://www.partnersesi.com>

PAGE 1 OF 1

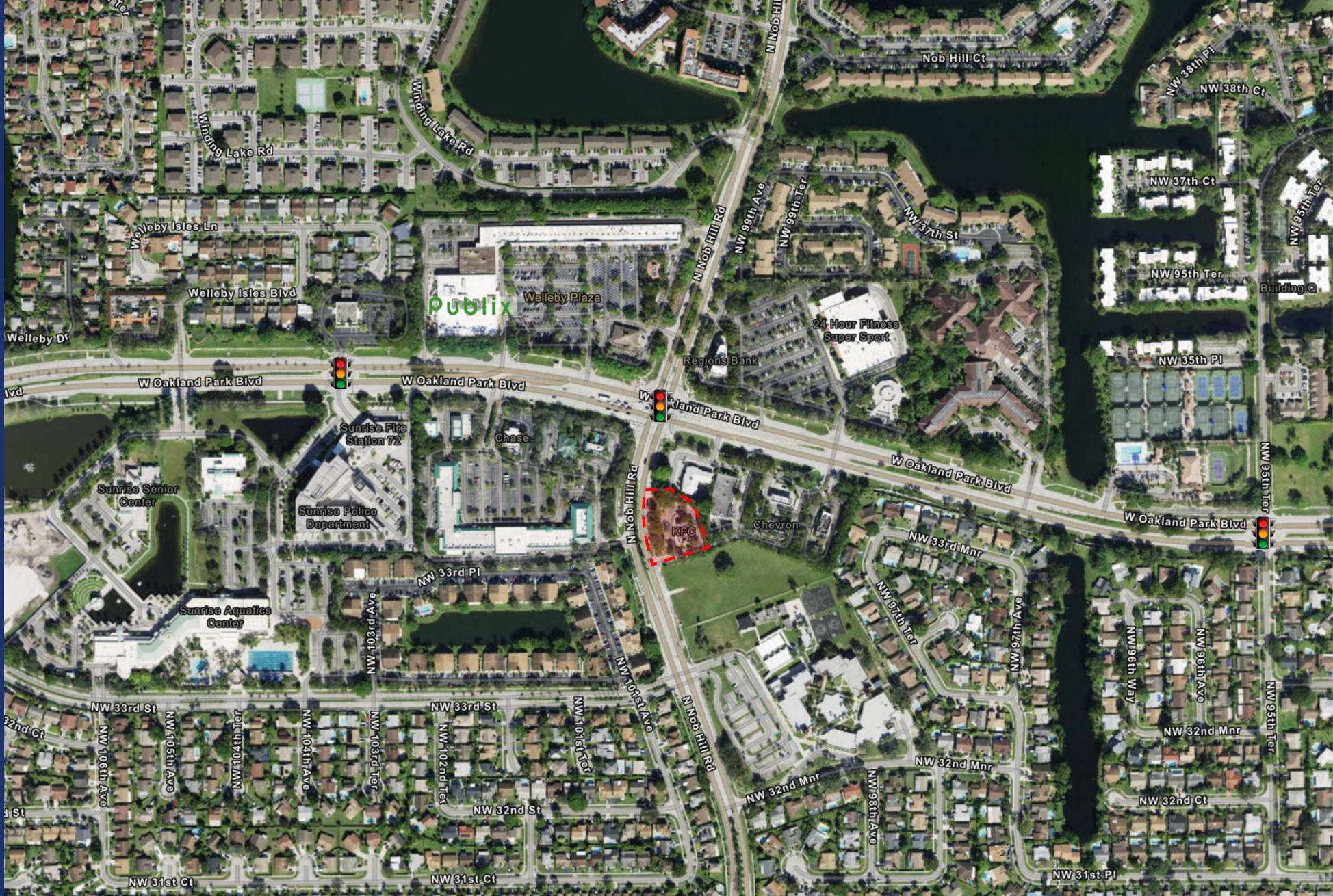
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3300 N NOB HILL RD, SUNRISE, FL 33351 (BROWARD COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

SOUTHEAST RETAIL ADVISORS

AERIAL MAP



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SOUTHEAST
RETAIL ADVISORS

WWW.SRACRE.COM
LINKEDIN.COM/COMPANY/SOUTHEAST-RETAIL-ADVISORS-INC
INSTAGRAM.COM/SOUTHEAST_RETAIL_ADVISORS

851 Broken Sound Parkway NW, Suite 160, Boca Raton, FL 33487

*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.