

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)

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

**SOUTHEAST
RETAIL ADVISORS**

PROPERTY SUMMARY

AVAILABLE SPACE

#3300	±2,569 SF
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PRICING

LEASE RATE	CONTACT BROKER
SALE PRICE	CONTACT BROKER

PROPERTY SPECIFICATIONS

ADDRESS	3300 N NOB HILL RD SUNRISE, FL 33351
BUILDING SIZE	±2,569 SF
ACREAGE	±0.87 AC
PROPERTY TYPE	FREESTANDING BUILDING
PROPERTY USE	RETAIL (QSR)
YEAR BUILT	2003
PARKING SPACES	28 PARKING SPACES
ZONING	B-2
CITY	SUNRISE
COUNTY	BROWARD COUNTY
PARCEL ID	49-41-20-51-0040

PROPERTY HIGHLIGHTS

- ❑ ±2,569 SF 2ND GENERATION FREESTANDING QSR BUILDING W/ DRIVE THRU
- ❑ ±0.87 AC
- ❑ LOCATED AT SEQ OF W OAKLAND PARK BLVD & NOB HILL RD
- ❑ DENSELY POPULATED AREA IN HEAVILY TRAVELLED CORRIDOR

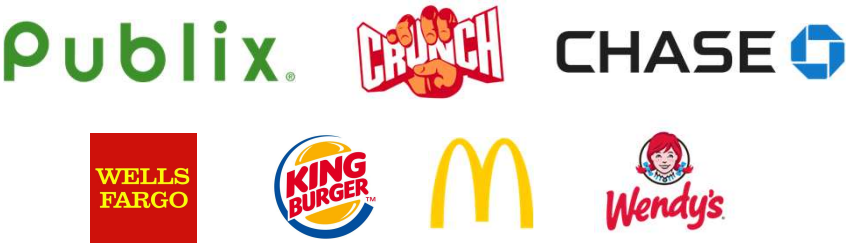
DEMOGRAPHICS

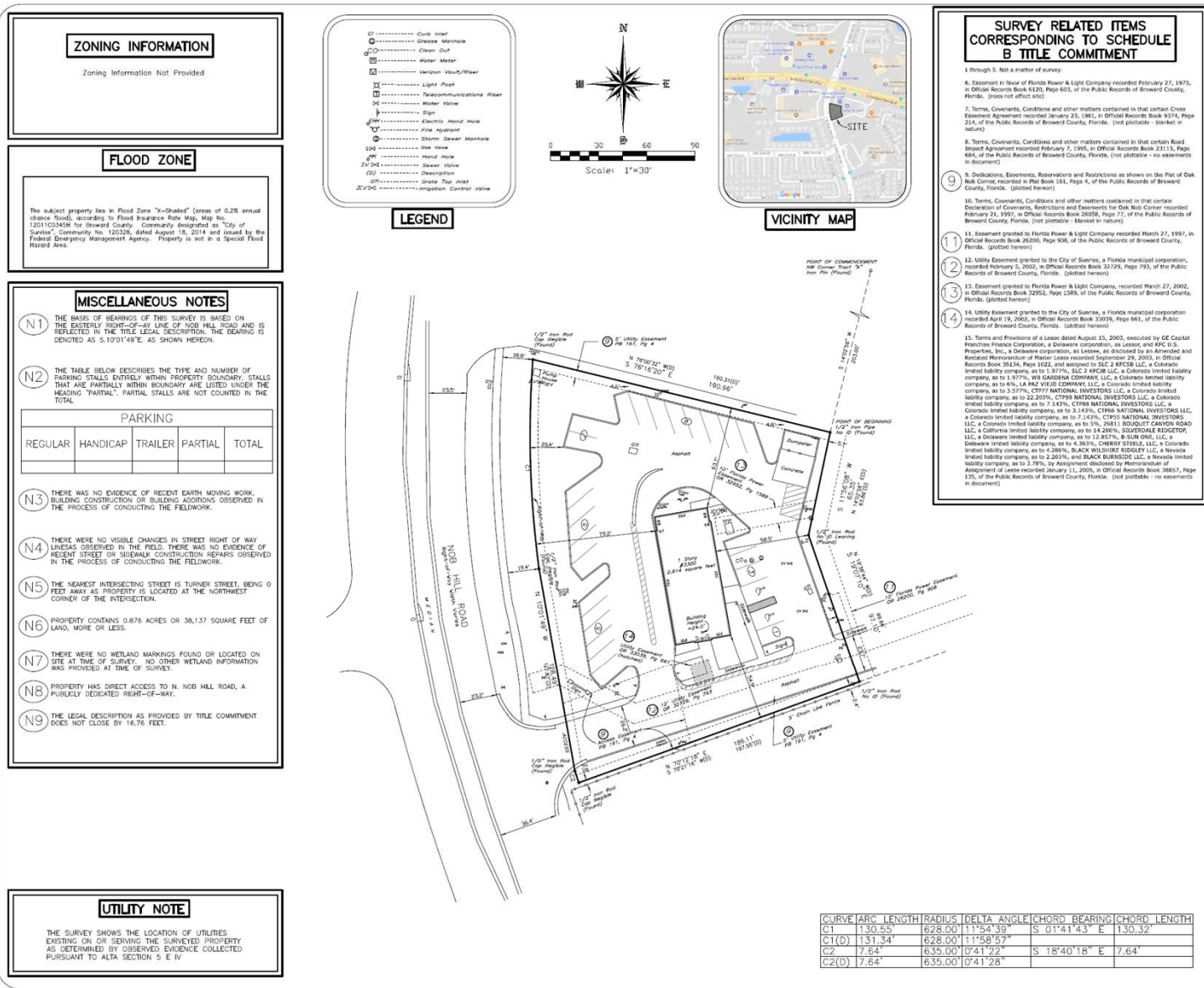
	1 MILE	3 MILE	5 MILE
POPULATION	25,428	141,911	365,613
HOUSEHOLDS	10,579	56,023	141,814
AVG HH INCOME	\$67,301	\$82,520	\$79,024

TRAFFIC COUNTS

32,500 AADT – OAKLAND PARK BLVD
27,500 AADT – NOB HILL RD

TENANTS IN IMMEDIATE AREA





TITLE	LEGAL	DESCRIPTION
11-11-11	11-11-11	11-11-11

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 a Northwest corner of said Tract "A", and run South 14 degrees 02 minutes 56 seconds West along the Westerly boundary of said Tract "A", 203.00 feet to the POINT OF BEGINNING; from said Point of Beginning run North 76 degrees 00 minutes 32 seconds West along the boundary of said Tract "A", 190.31 feet to the POINT OF BEGINNING; then run Southeast along the boundary line curve for No Hill Road; then run Southeast along the boundary line curve having a radius of 528.00 feet through a central angle of 180 degrees 18 minutes 48 seconds East to the POINT OF BEGINNING; then run South 10 degrees 01 minutes 49 seconds East along said right of way 127.87 feet; then run Southerly along said boundary line curve having a radius of 635.00 feet through a central angle of 00 degrees 41 minutes 28 seconds East to the POINT OF BEGINNING; then run North 14 degrees 02 minutes 56 seconds East along the Southerly boundary of said Tract "A", 197.55 feet; then run North 14 degrees 02 minutes 56 seconds East 63.86 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 FAIRMOUNT 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 ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17 and 18 OF TABLE A THEREOF. 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:
A/JN Surveying, LLC
530 Hillside Drive
Auburndale, FL 33823
813-352-9483
EMAIL: Alan@AJNSurveying.com

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

SURVEYOR: Alan J. Naumowicz
REGISTRATION NUMBER: 6689
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.partneresi.com/
PAGE 1 OF 1

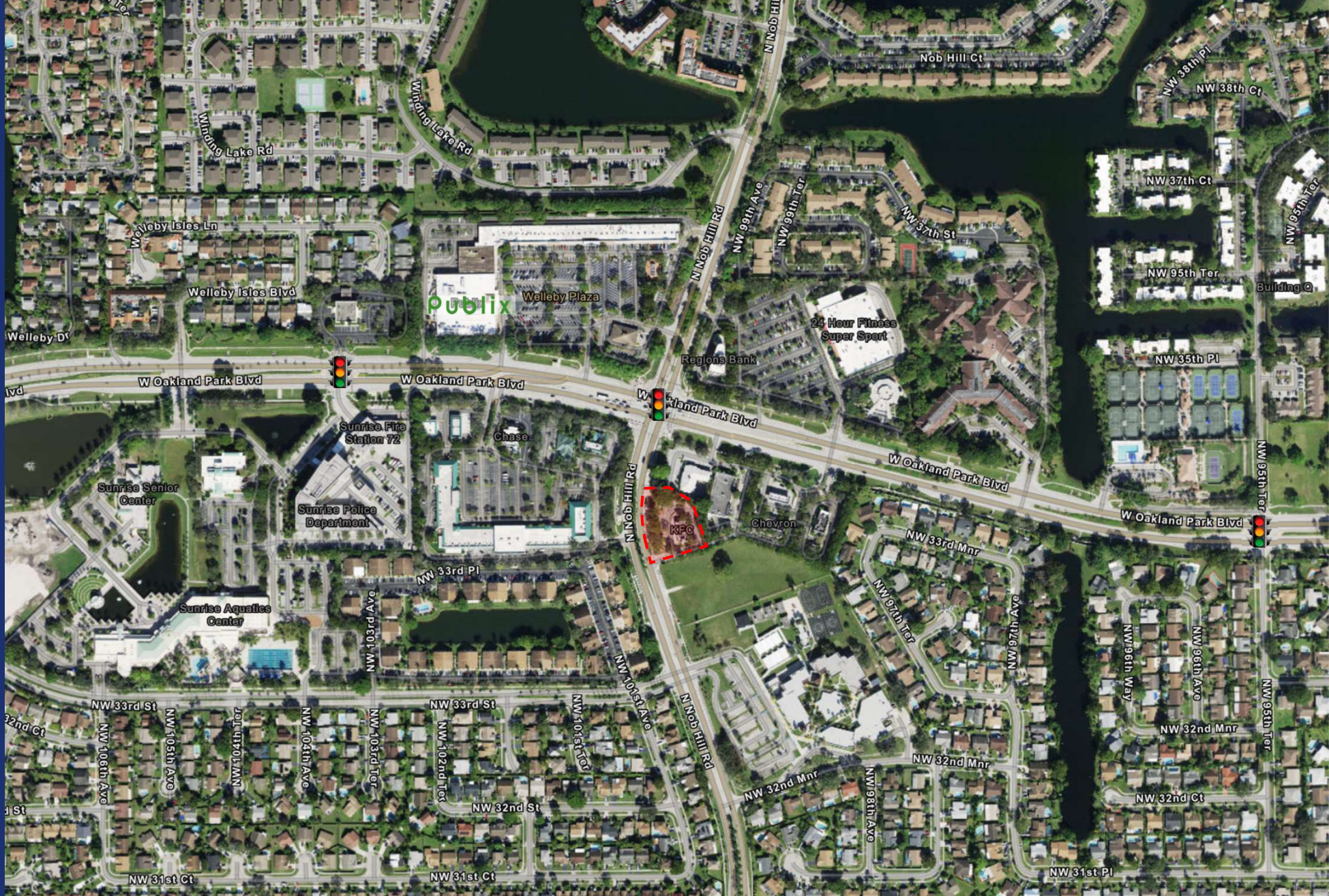
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SOUTHEAST RETAIL ADVISORS

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.