

RETAIL PROPERTY FOR LEASE
GOLD COAST PLAZA FOR LEASE

6811 SUNSET STRIP
SUNRISE, FL 33313



OFFERING SUMMARY

Available SF: 1,140 SF

Lease Rate: \$1,745.00 per month (MG)

Lot Size: 4.0 Acres

Building Size: 45,445

Traffic Count: 18,000



PROPERTY OVERVIEW

Storefront office or retail space available for lease at the Gold Coast Plaza. Lease terms are negotiable, please contact Caio Martin for appointments at (781) 367-1454.



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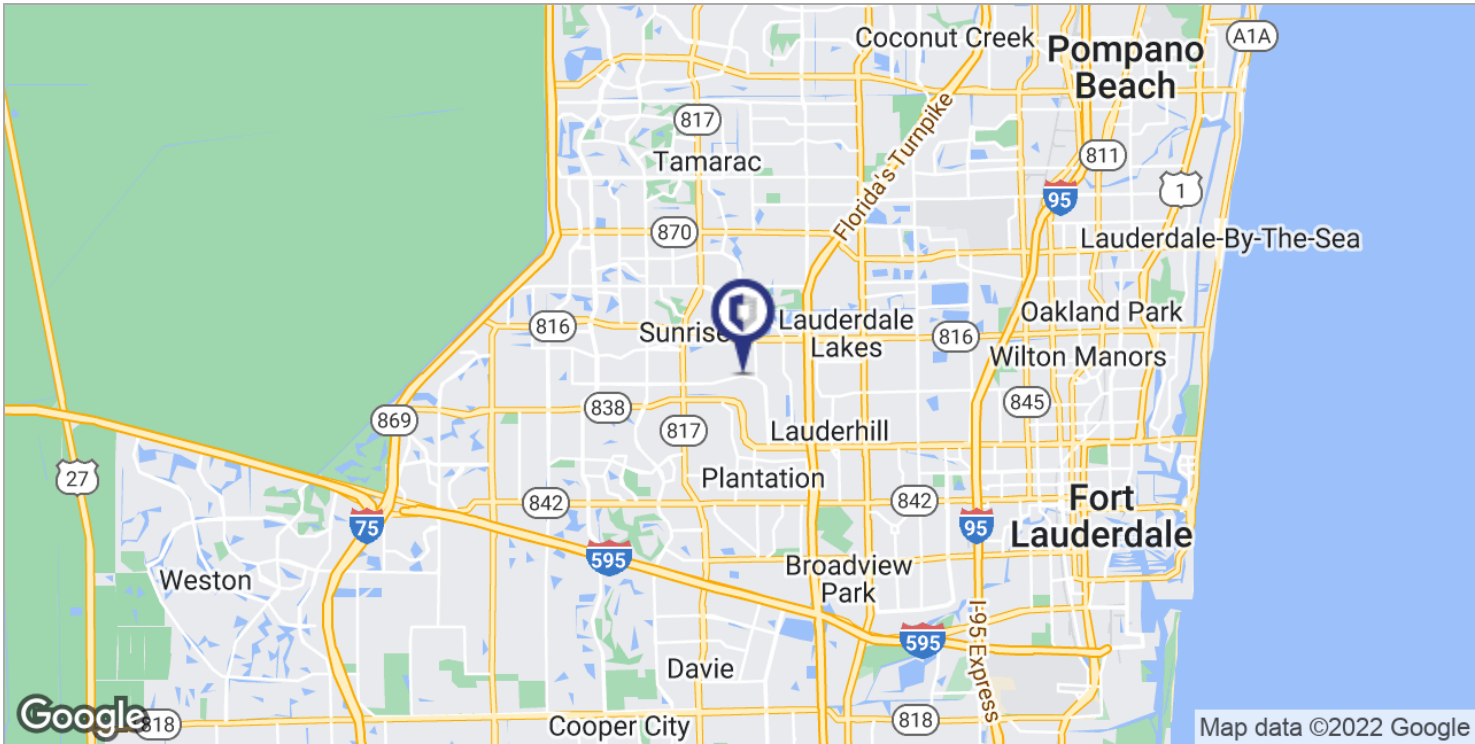
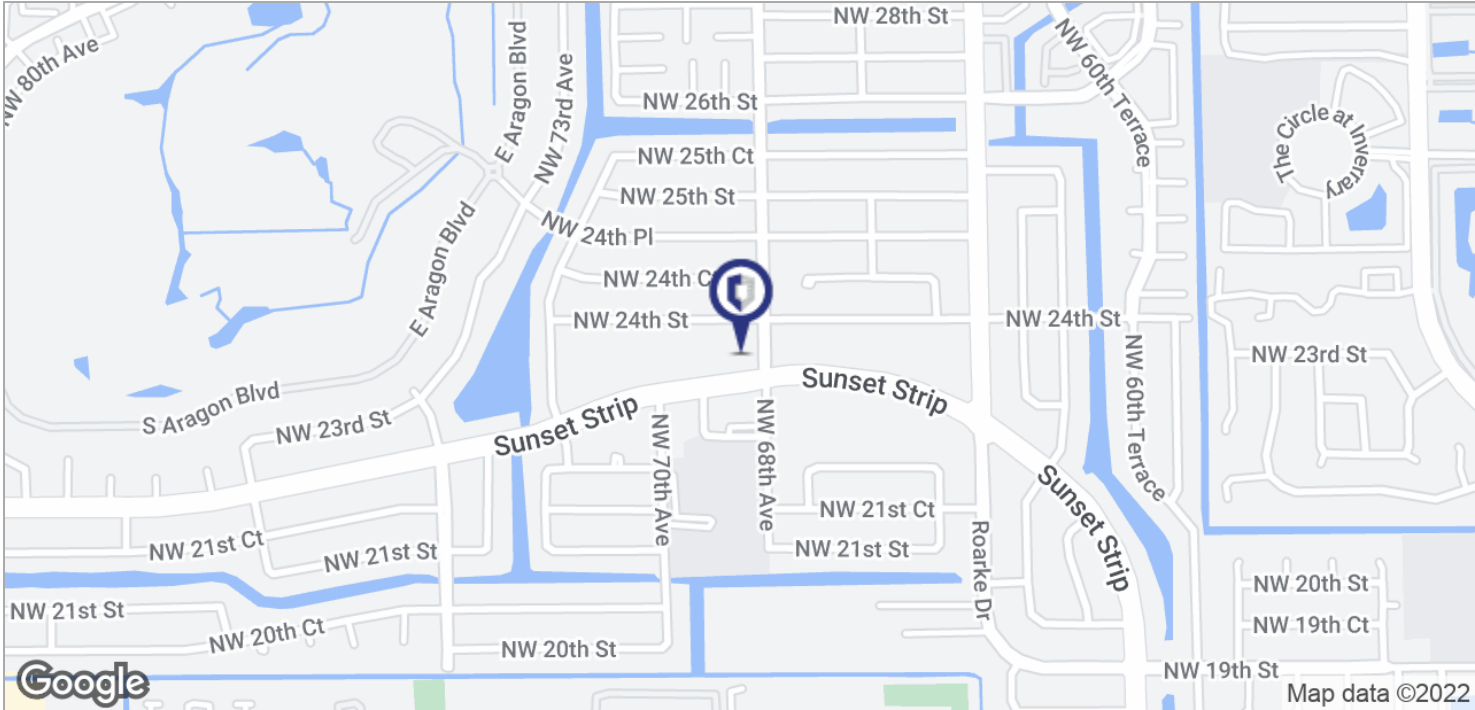
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LEASE RATE: \$1,745.00 PER MONTH **TOTAL SPACE:** 1,140 SF
LEASE TYPE: MG **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
6823 Sunset Strip	Strip Center	\$1,745 per month	Modified Gross	1,140 SF	



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Lease Rate **\$1,745.00 PER MONTH**

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Corner Property	Yes
Traffic Count	18000
Waterfront	Yes
Power	Yes

LOCATION INFORMATION

Building Name	Gold Coast Shopping Plaza
Street Address	6811 Sunset Strip
City, State, Zip	Sunrise, FL 33313
County	Broward
Signal Intersection	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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BUILDING INFORMATION

Tenancy	Multiple
Number of Floors	1
Free Standing	Yes

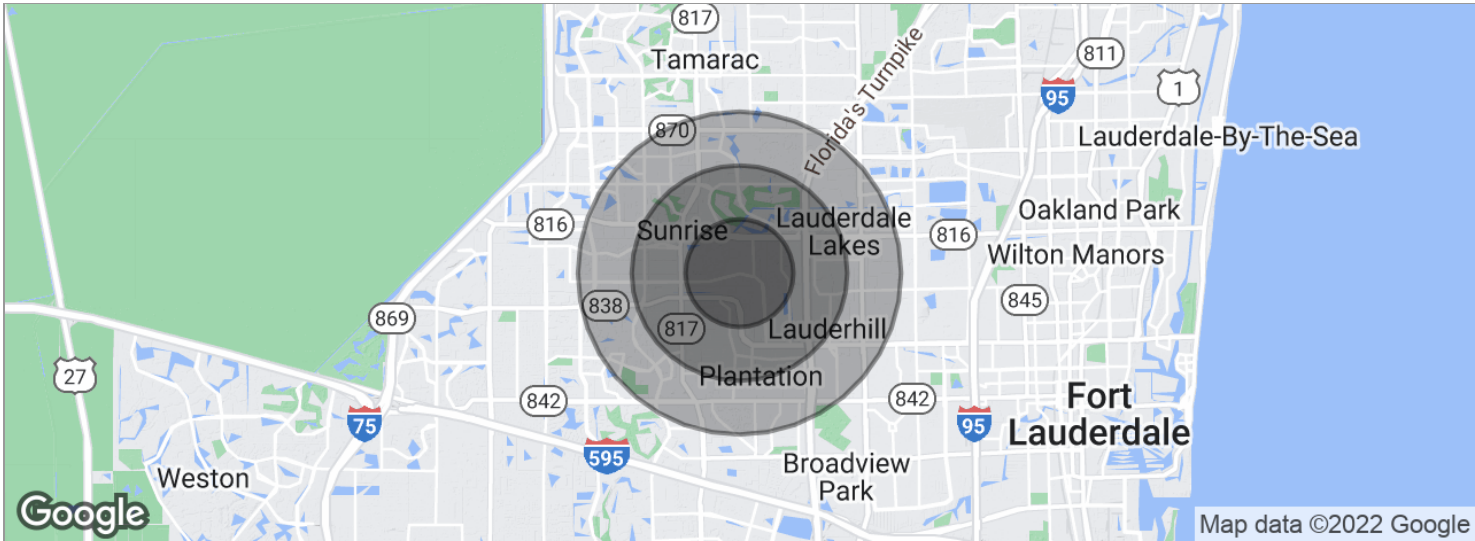
UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes



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POPULATION	1 MILE	2 MILES	3 MILES
Total population	23,915	85,666	177,073
Median age	37.8	39.6	39.9
Median age (Male)	35.3	36.8	37.7
Median age (Female)	40.2	42.0	41.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,704	36,644	75,214
# of persons per HH	2.7	2.3	2.4
Average HH income	\$47,041	\$50,270	\$55,296
Average house value	\$226,225	\$218,099	\$223,031

* Demographic data derived from 2020 ACS - US Census



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