

FOR LEASE

81ST STREET BUSINESS PARK
7684 SW 81ST
EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
CCIM SIOR



OFFERING SUMMARY

Lease Rate: \$1,400 /mo.
(Plus Utilities)

Buildings SF: (7) 1,500 SF

Zoning: OCL - Outside City
Limits

PROPERTY OVERVIEW

1 Available new construction warehouse. Buildings are 30' x 50' (1,500 sf).

LOCATION OVERVIEW

Located just west of Coulter St, 1 mile to Soncy & 1/2 miles to Hollywood (Loop 335) or Arden Rd.

PROPERTY HIGHLIGHTS

- Near Greenways, Westover, Heritage Hills, & Windsor Additions.
- Great affordable warehouse development
- 14' Overhead doors
- Fenced storage yard



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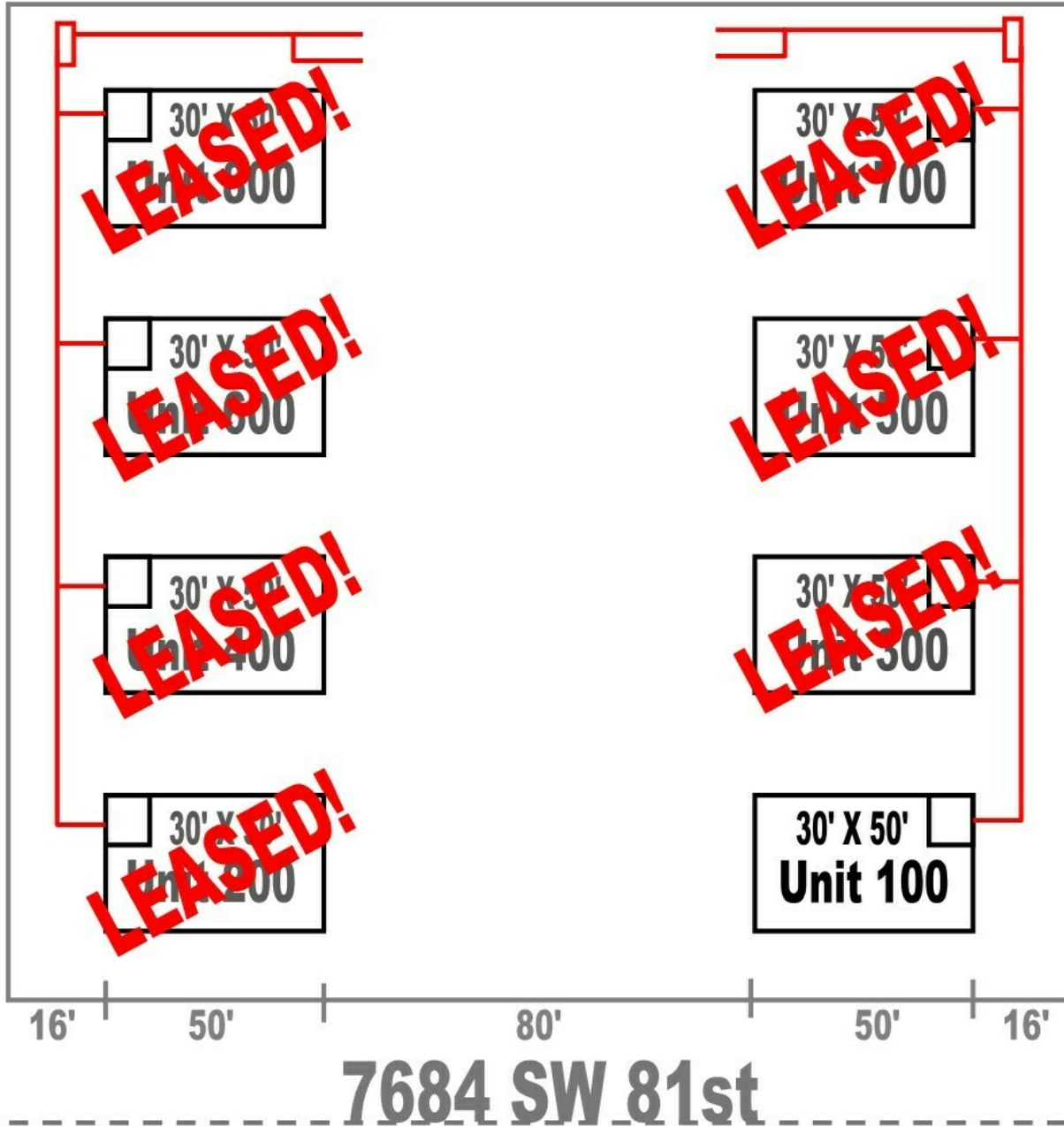
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ADDITIONAL PHOTOS

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81ST STREET BUSINESS PARK 7684 SW 81ST RETAILER MAP

GAUT · WHITTENBURG · EMERSON

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Google

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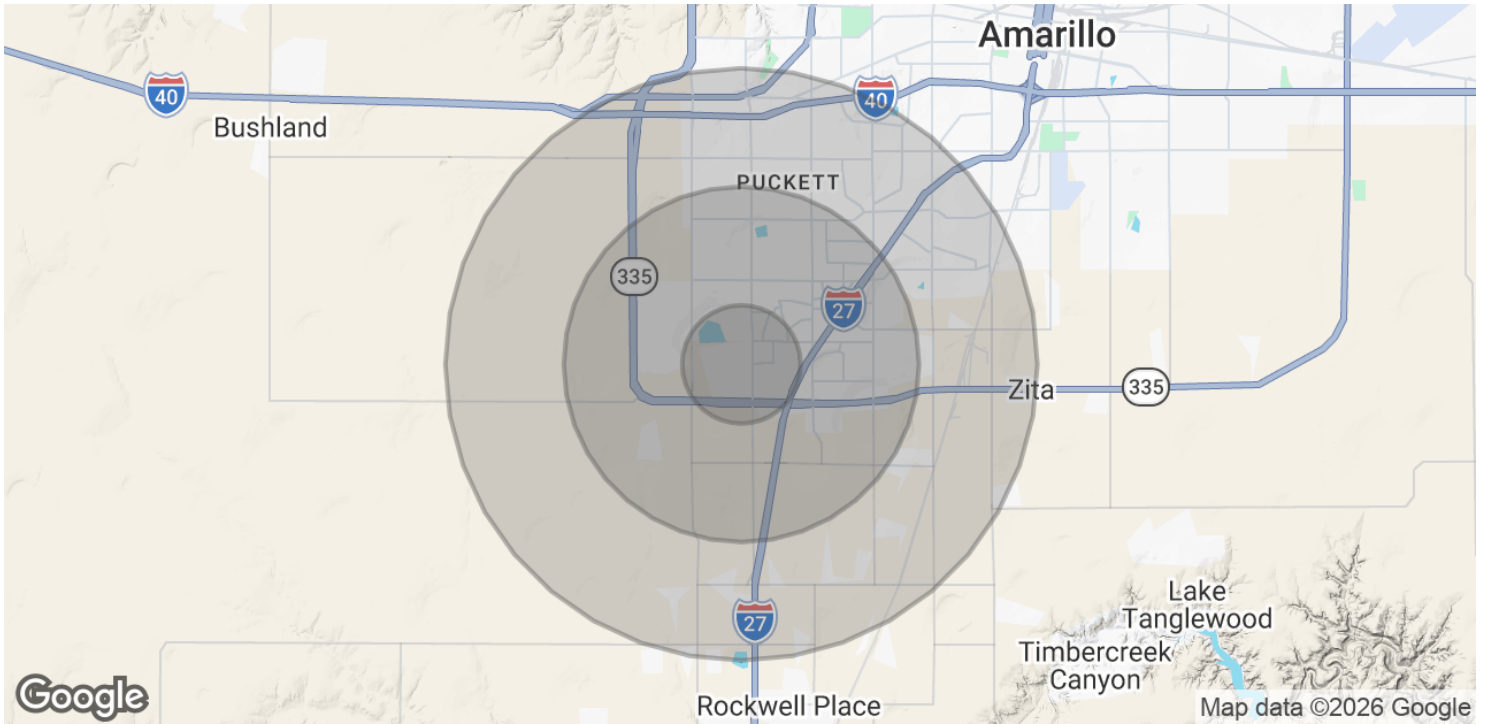
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81ST STREET BUSINESS PARK 7684 SW 81ST DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,598	47,007	100,434
Average Age	43	41	40
Average Age (Male)	42	40	39
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,110	19,387	41,331
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$106,150	\$115,263	\$101,551
Average House Value	\$304,626	\$306,756	\$263,642

* Demographic data derived from 2020 ACS - US Census

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