

Lowest Priced Freestanding Bldg. on Federal Hwy.

For Sale \$1,400,000
For Lease \$7,000
Per Month NNN
 3400 North Federal Hwy.
 Lighthouse Point, FL 33064



FOR LEASE	1 story 1,551 Sq. Ft. Retail Bldg. on 17,384 Sq. Ft. Lot		
DESCRIPTION	Lowest Priced Freestanding Building on Federal Hwy. in Broward County!! 140' prominently located on Federal Hwy. in prestigious Lighthouse Point. Formerly operated as a Thrifty Car Rental. This site would be well suited for a retail user seeking high visibility, ample parking and high income demographics.		
PROPERTY VIDEO TOUR	https://www.youtube.com/embed/A3tJXgQh9Wk?rel=0		
LOCATION	Located on the East side of North Federal Hwy Just South of Sample Rd.		
PARKING/ YEAR BUILT	20 Parking Spaces Built in 1964		
PRICING	For Sale \$1,400,000 or \$902/ Sq. Ft. Bldg. \$80/ Sq. Ft. Property For Lease \$7,000 per month or \$50.51 / Sq. Ft.		
MUNICIPALITY/ZONING	City of Lighthouse Point / B-3A Zoning		
TRAFFIC COUNT	47,4548 Cars per Day North Federal Hwy.		
PARCEL ID	4843 19 07 0020		
DEMOGRAPHICS 2023 Estimate		1 mile	3 mile
	HH Population:	17,214	110,122
	Average HH Income:	\$90,062	\$73,790
			5 mile
			227,441
			\$78,153

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
 COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

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Property Aerial & Location Map

For Sale \$1,599,900
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