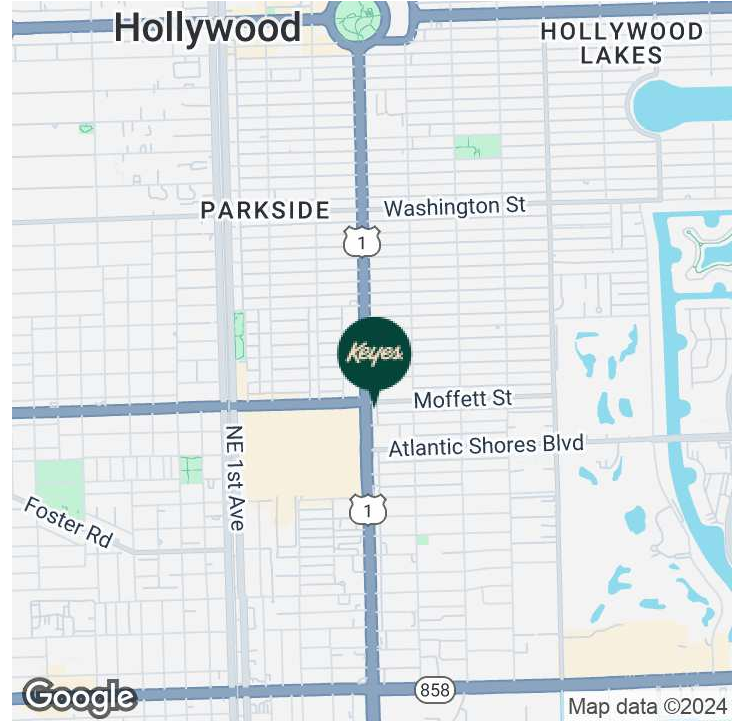


# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	4,332 SF
Lot Size:	16,093 SF
Number of Units:	2
Frontage:	152' on US1
Year Built:	1957
Zoning:	Transitional Mixed Use
Market:	South Florida
Submarket:	Fort Lauderdale
Traffic Count:	36,644
Walk Score®	Very Walkable (85)

## PROPERTY OVERVIEW

An outstanding investment opportunity with high visibility and extensive exposure, this property includes a retail convenience store/smoke shop and an auto repair shop. Situated on a bustling corner along US-1 Federal Hwy, this location benefits from double front exposure with high traffic volume, both vehicular and pedestrian. Close to Mardi Gras Casino, Gulfstream Park Casino, renowned shops, restaurants, Aventura Mall, and more, it draws in a steady stream of customers daily.

Prime corner location ideal for current business operations or redevelopment opportunities. Just minutes from the beach, this corner property is perfect for those looking to capitalize on the high traffic and prime location.

Take advantage of this unique opportunity to continue the established businesses or explore alternative redevelopment options in this vibrant area.

## PROPERTY HIGHLIGHTS

- High visibility and extensive exposure
- Ideal for investment or redevelopment opportunities
- Auto Repair Shop: 2,350 sq. ft. & Market/Smoke Shop: 1,990 sq. ft.