

FOR LEASE

Property Summary

702-710 NW 9th Avenue

Fort Lauderdale, FL

Building Size: 11,000 SF Warehouse with
1,600 SF A/C Office Space

Yard: 4,500 SF Fenced in yard

Roll Up Doors: Five (5) 12'x12' grade level

Clear Height: 13' 6"

Parking: 1.37/1,000 SF

Power: 3 Phase

Rate: \$19.50 MG



Colliers

The site plan shows a commercial building with a yellow-shaded "AIR CONDITIONED OFFICE" measuring 1600 SF. The building is situated on a lot with a 7.5' ALLEY RESERVATION at the rear. An "OUTDOOR FENCED STORAGE AREA" is located at the rear of the lot, with a note indicating it is "Approx 4,000 SF". The building has a "C/W COMMERCIAL BUILDING" with a "L.F. = 5.68' (88)". The lot is bordered by "N.W. 9th AVE (58' R/W)" on the south and "150.00'" on the east. The plan also shows "ROLL UP DOORS" along the south side of the building and "ASPHALT PAVEMENT" in the storage area. The lot is divided into sections with dimensions such as 25', 20.0', and 124.4'.

Approx 4,000 SF

Location Map



Sunrise Blvd

E Sunrise Blvd



845

SITE

5 Minute
Drive Time

NW 6th St

Flagler Village

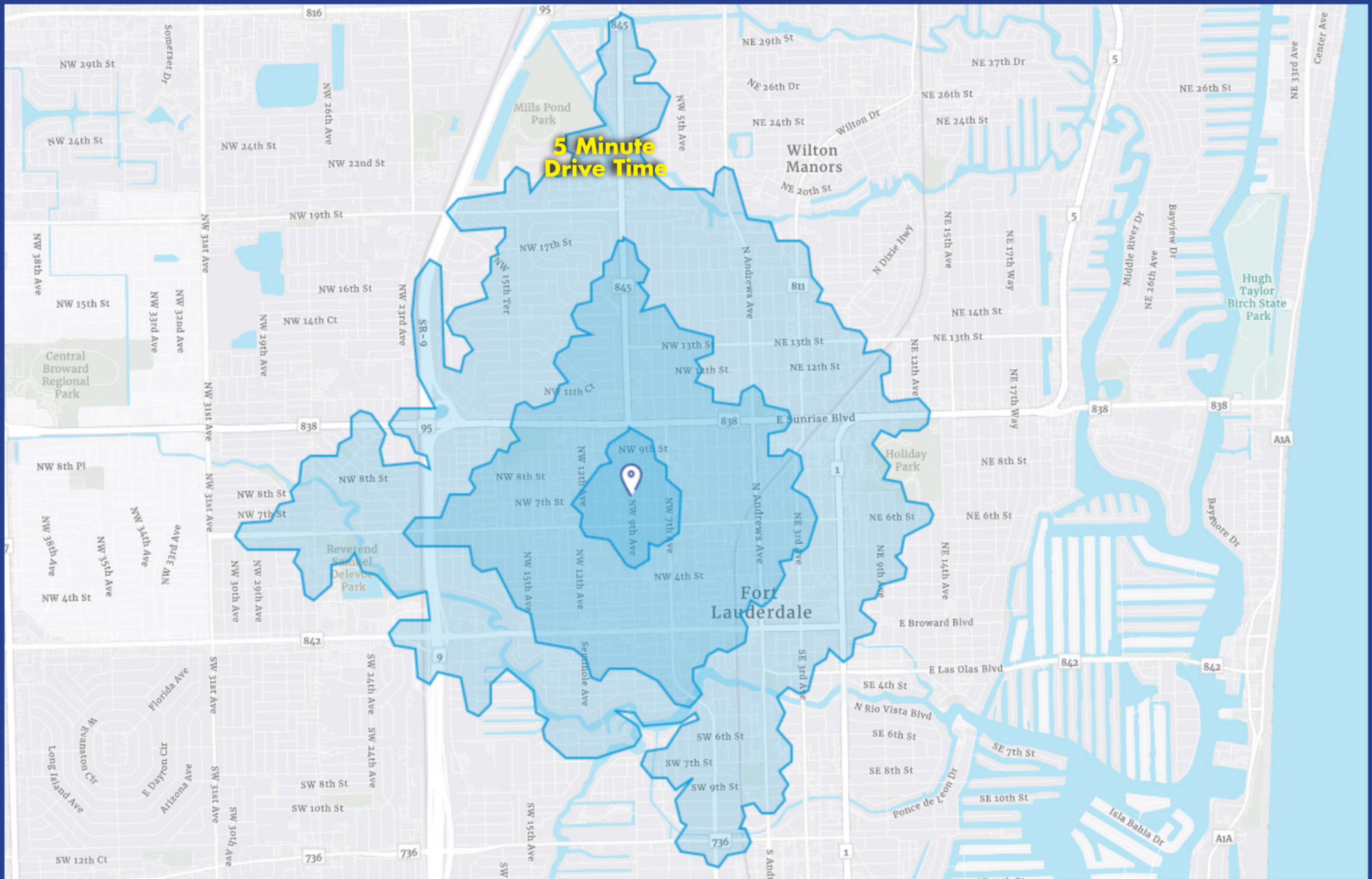
Broward Blvd

NE 14th Ave

1 Mile Radius

Arts &
Entertainment
District

Downtown
Fort Lauderdale





Population Trends & Key Indicators

702 NW 9th Ave, Fort Lauderdale, Florida, 33311, 3 mile radius

113,700

Population

49,677

Households

2.22

Avg size
household

40.0

Median
age

\$54,743

Median
household income

\$354,026

Median
home value

72

Wealth
index

85

Housing
affordability

68

Diversity
index

Mortgage indicators



\$8,421

Avg spent on mortgage &
basics



27.1%

Percent of income for
mortgage

Population by generation



5.2%

Greatest gen:
born 1945/earlier



21.9%

Baby boomer:
born 1946 to
1964



21.6%

Generation x:
born 1965 to
1980



28.4%

Millennial:
born 1981 to
1998



17.7%

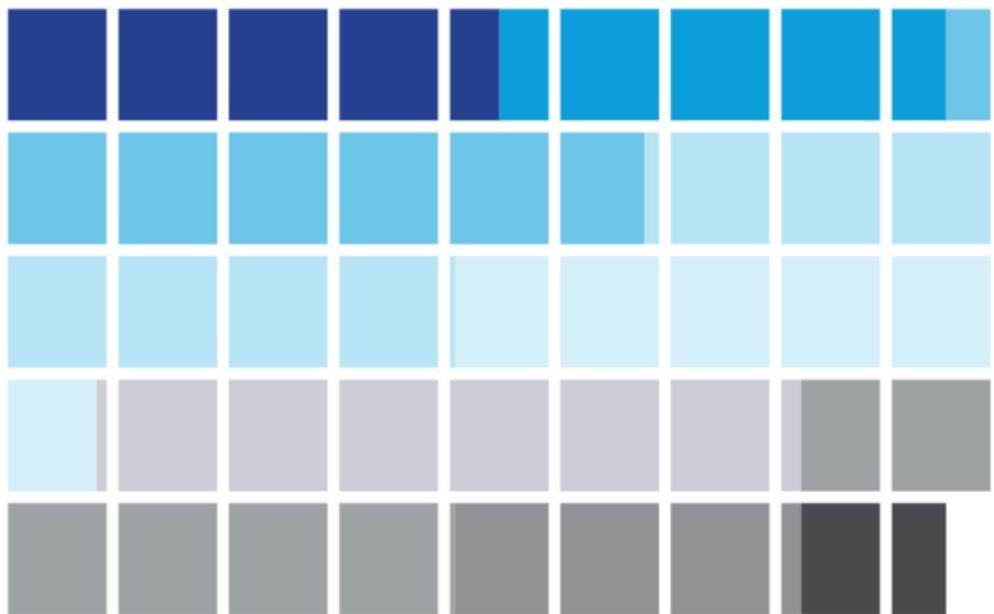
Generation z:
born 1999 to
2016



5.2%

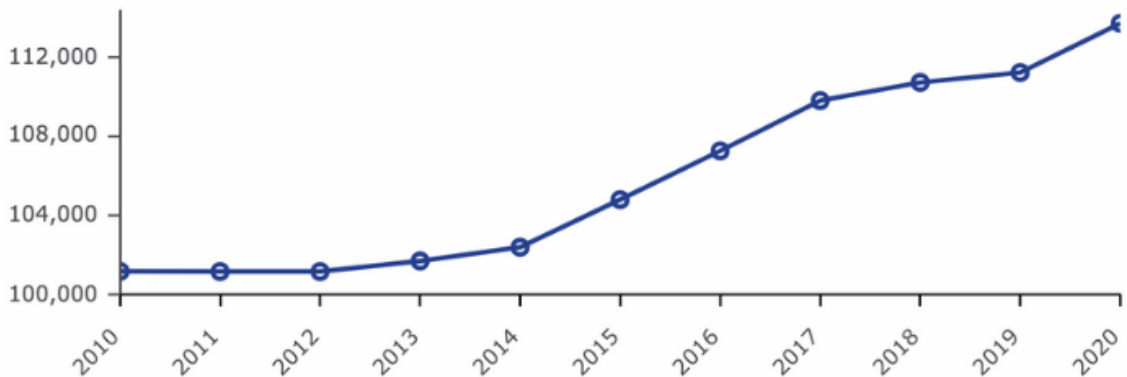
Alpha: born
2017 to present

Population by age

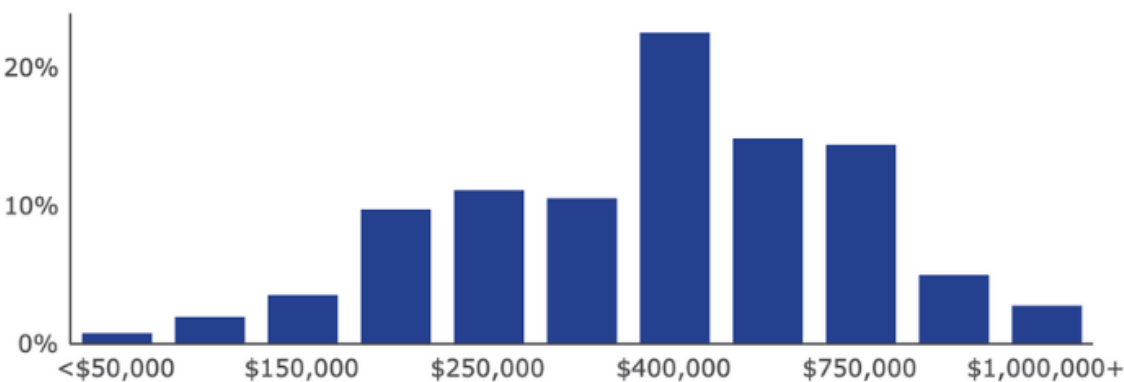


Age 0-9 (%)	(10%)	Age 10-19 (%)	(9%)	Age 20-29 (%)	(14%)
Age 30-39 (%)	(16%)	Age 40-49 (%)	(13%)	Age 50-59 (%)	(14%)
Age 60-69 (%)	(13%)	Age 70-79 (%)	(7%)	Age 80+ (%)	(3%)

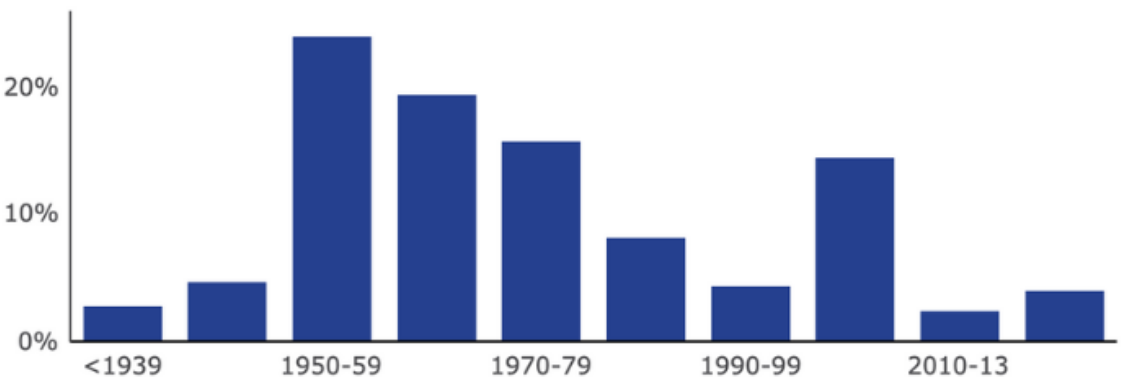
Historical trends: population



Home value



Housing: year built



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U.S. Census Bureau, Esri forecasts for 2021 and 2026, Esri Vintage 2021 Time Series

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