

**FREE-STANDING
BUILDING**

4,500± SF 2 STORY OFFICE CONDO FOR SALE
2949 W Cypress Creek Rd, Fort Lauderdale, FL 33309



Contact:

Clinton Casey

Clint@RotellaGroup.com

o. 954-568-9015

**The
R
G
Rotella Group Inc.**

COMMERCIAL REAL ESTATE

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PROPERTY
AERIAL

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BUILDING HIGHLIGHTS

4,500± SF 2 STORY OFFICE CONDO FOR SALE

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- Beautify built out
- Full kitchen on 1st floor and kitchenette on 2nd floor
- New roof (2023)
- Building being painted 2024
- Fully sprinklered
- Impact windows
- Zoned B-1
- Abundant parking
- Minutes to I-95 & Florida's Turnpike
- Minutes to a wide range of restaurants
- Walking distance to QSR and C-Store
- Over 9,800,000 SF of office space within 3 miles
- Located in Cypress Creek Professional Park
- Access from Cypress Creek Rd and NW 31st Ave
- **\$1,295,000.00**



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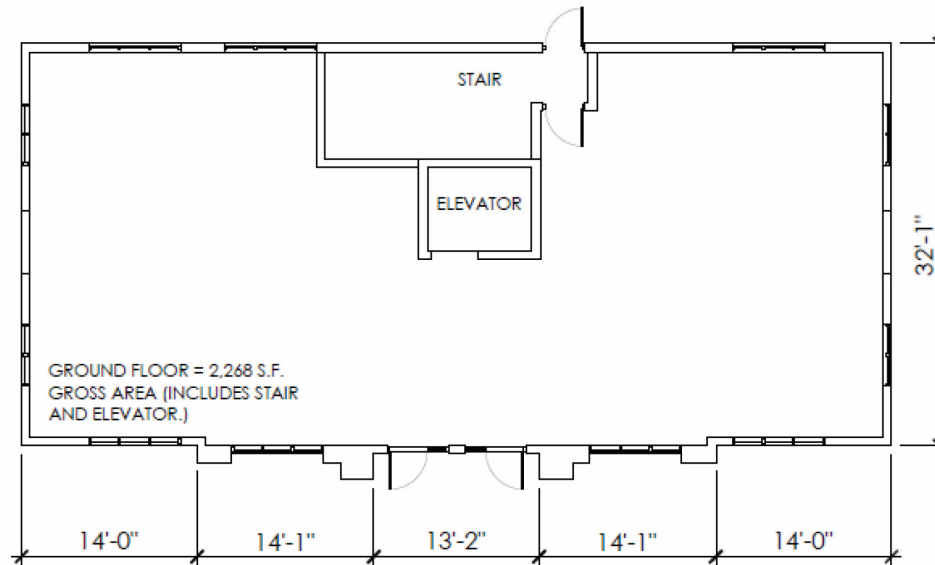
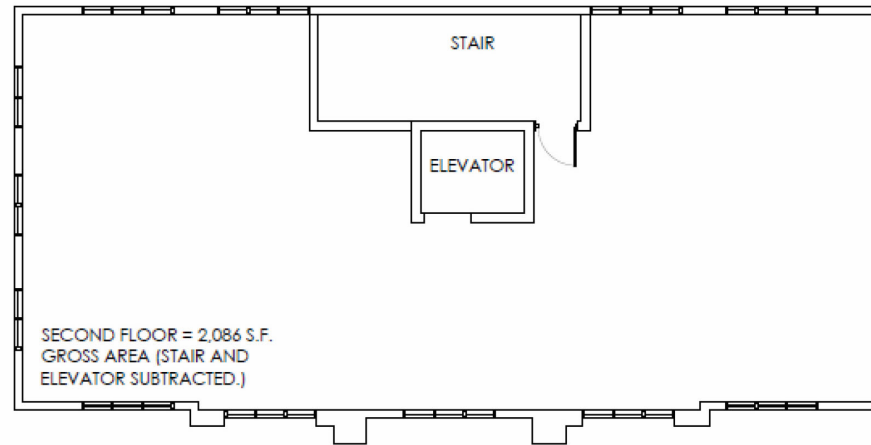
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FLOOR PLAN

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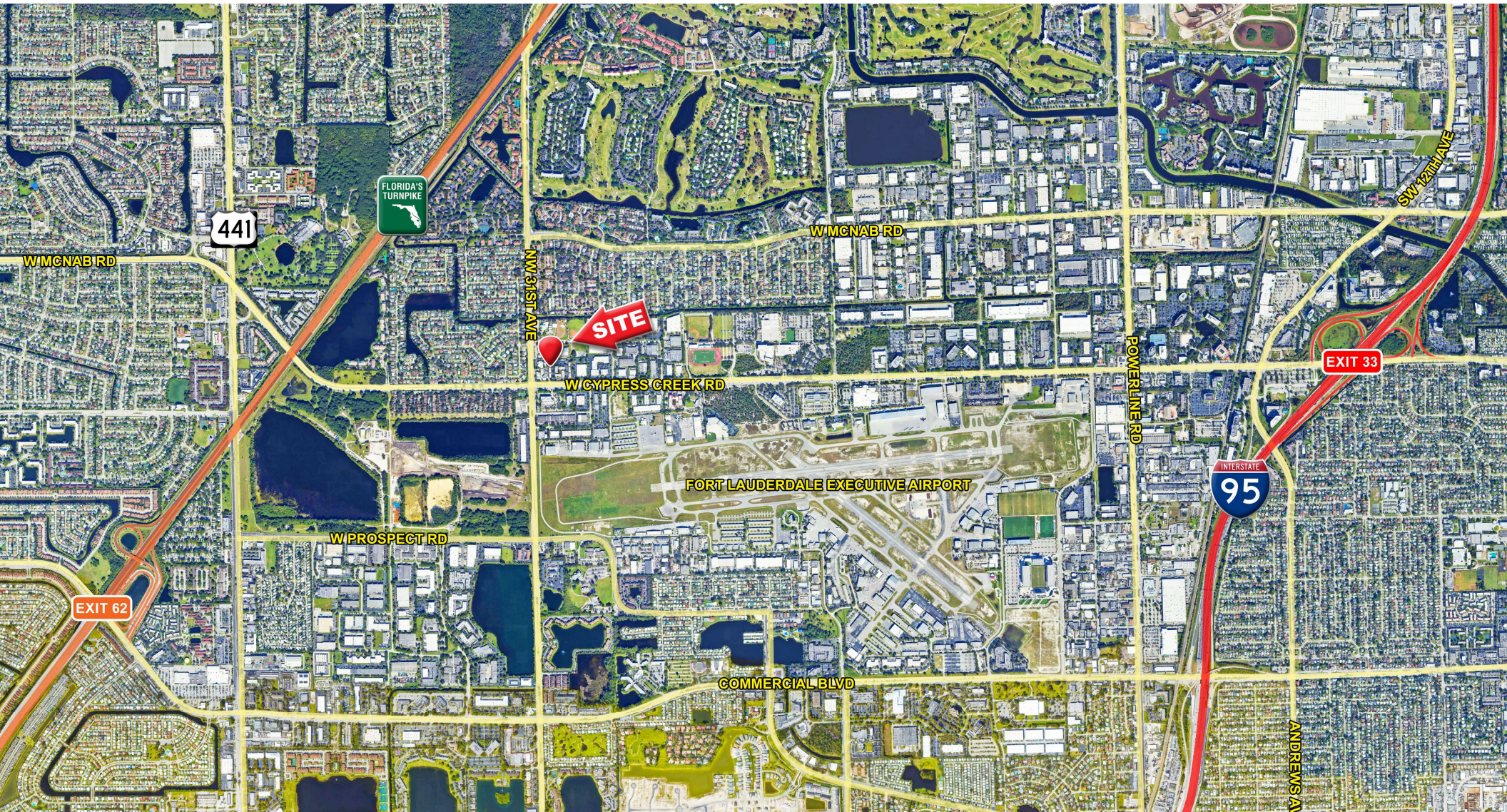
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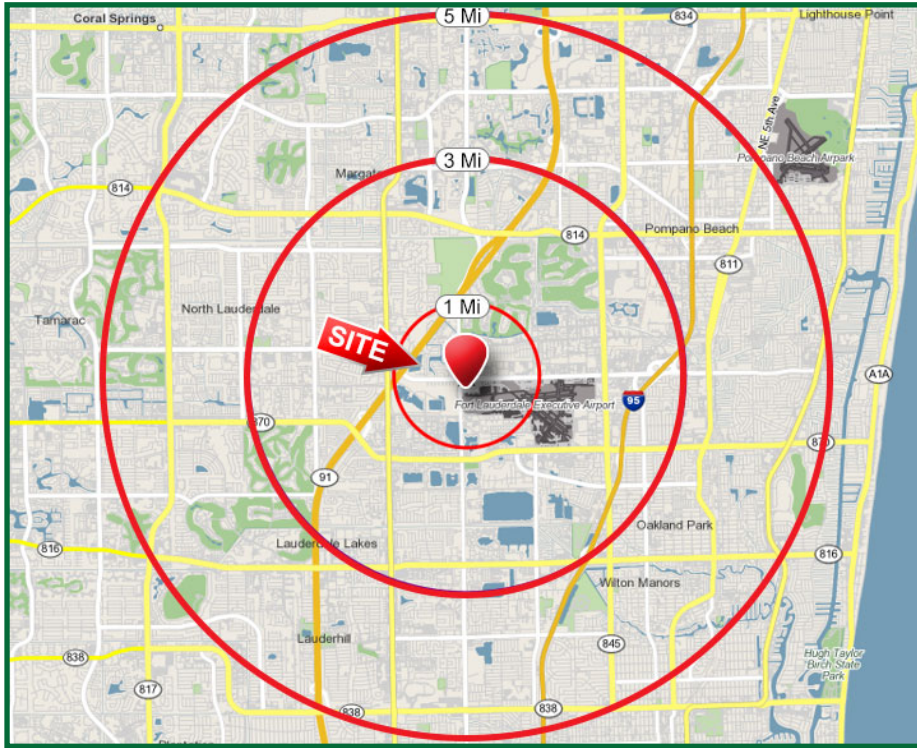
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PROPERTY DEMOGRAPHICS

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TRAFFIC COUNTS 2022 AADT	
Cypress Creek Rd	44,000
NW 31 st Ave	28,500

Source: FDOT

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	10,162	141,682	452,569
AVG HH INCOME	\$76,704	\$67,427	\$70,790
MEDIAN AGE	39.7	39.4	40.6
TOTAL BUSINESSES	1,259	11,123	33,011
TOTAL DAYTIME POP	24,968	164,314	467,906

Source: Experian

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Commercial Real Estate Brokers

SOUTH FLORIDA

3300 North Federal Highway, Suite 200
Fort Lauderdale, FL 33306
Phone 954-568-9015

NORTH & CENTRAL FLORIDA

12200 West Colonial Drive, Suite 300-H
Winter Garden, FL 34787
Phone 407-718-1849

www.rotellagroup.com
info@rotellagroup.com

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