



SHOWROOM BUILDING FOR SALE



29,500 SF SHOWROOM SPACE FOR SALE

8210 WEST STATE ROAD 84, DAVIE, FLORIDA 33324

Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



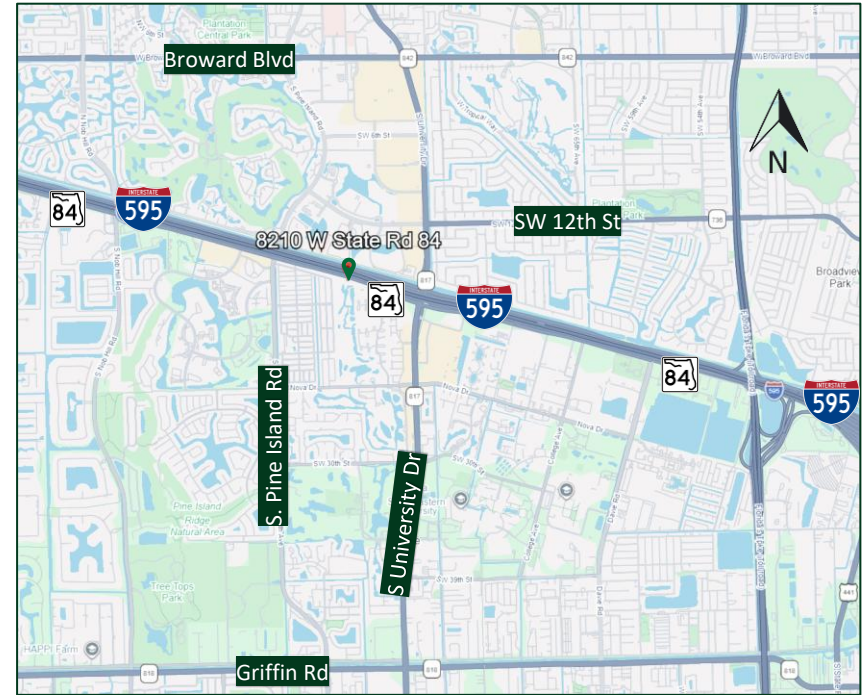
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SHOWROOM BUILDING FOR SALE

- 29,500 SF of Showroom Space
- 2 Story Building with Atrium
- Recording Studio
- 1.44 AC with over 300' Frontage
- Incredible visibility facing I-595
- (2) Dock high doors with small warehouse
- 75 Parking spaces
- For more information:
www.595Showroom.com
www.RotellaGroup.com

Contact listing agent for Pricing

DO NOT DISTURB TENANT



Traffic Counts

W. SR 84
20,000 AADT
I- 595
151,609 AADT

Source: FDOT

Demographics



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	13,190	118,326	363,644
AVG HH INCOME	\$109,931	\$123,027	\$110,747
MEDIAN AGE	42.2	40.8	40.7
TOTAL BUSINESSES	1,430	6,313	17,454
TOTAL EMPLOYEES	13,253	53,828	134,397
TOTAL DAYTIME POP	19,885	108,314	312,833

Source: Esri 2026

Strategically positioned in the heart of Davie's Commercial Corridor a high-visibility showroom near major highways, airport and Port Everglades.

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Description

Building Area	29,500 +/- SF Gross (1 st :15,400 SF & 2 nd :14,100 SF)
Land Area	1.44 +/- Acres
Frontage Parcel Number	5040 1625 0030
Year Built	1991
Year Renovated	2010
Building Type	Showroom
Building Exterior	CBS & Plate Glass
Number of Floors	Two
Elevators	One 3,500 LB Hydraulic 6'7"x5'7"
Roof	Bar Joist w Tar & Gravel- original
Water	One Meter

Fire Safety	Master Alarm w Pull Out Stations, Sirens/Strobe Located Throughout
Tenancy	Single
Occupancy	100%
Parking	72 +/- Spaces (3 Handicap)
Flood Zone	"X"
Zoning	B-3 (Old Code)
Traffic	171,609 AADT (I595: 151,609 / SR 84: 20,000)
Access	Via East Bound SR 84
Ingress/Egress	Right In / Right Out on SR84
Taxes	\$115,001.01 (2025)
Electric	One Meter
Dock High doors	Two
Ceiling	2' x 4' painted tiles • 1 st 9' 5" Tiles • 1 st 13' 8" Clear • 1 st 23' 11" Atrium • 1 st 28' 4" Deck- Warehouse • 2 nd 9' 5" Tiles • 2 nd 15' 5" Deck
Restrooms	ADA • Two – 1 st Floor (M & W) • Three- 2 nd Floor (M & W + single)

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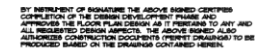
Aerial



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New Office for: Team National
TENANT IMPROVEMENT AT: 8210 S.R. 84 DAYIE, FL.



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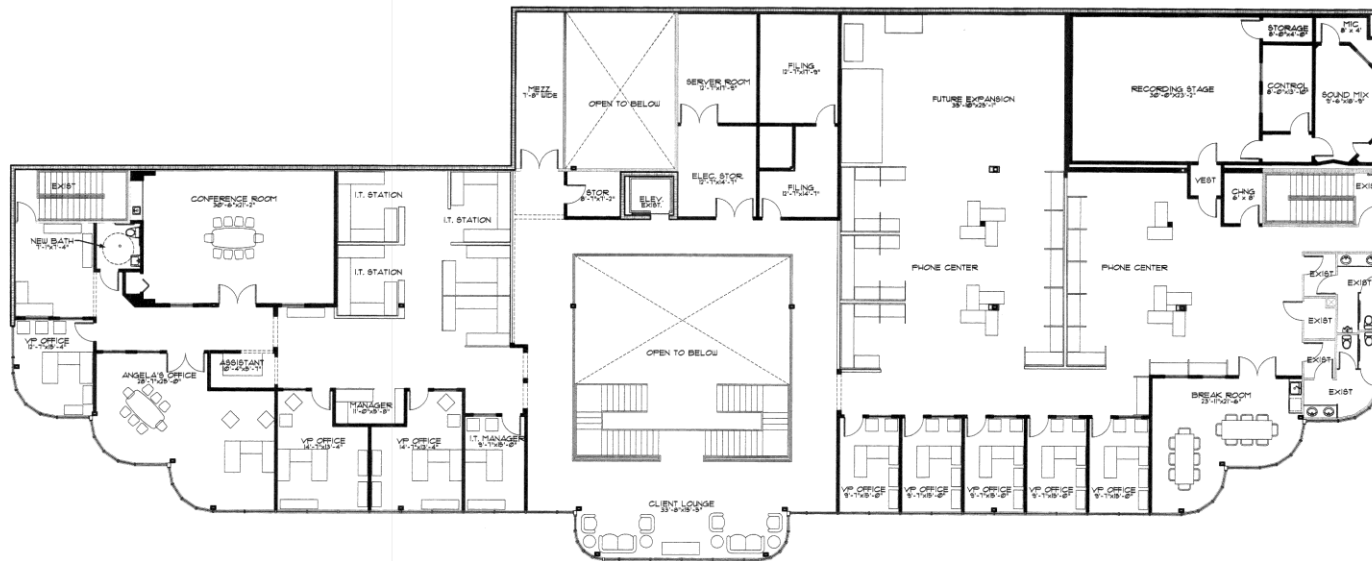
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SHOWROOM BUILDING FOR SALE

2nd Floor

New Office for: Team National

TENANT IMPROVEMENT AT: 8210 S.R. 84 DAVIE, FL.



1 SECOND FLOOR PLAN
AS 1/8" = 1'-0"



FURNITURE SHOWN ON PLAN FOR
REFERENCE & PLACEMENT ONLY.
TO BE PROVIDED BY OWNER.

WALL TYPE LEGEND	
EXISTING WALL TO REMAIN	
NEW FLOOR TO CEILING NON-BEARING PARTITION	
NEW PARTIAL HEIGHT NON-BEARING PARTITION	

PRINT: _____

SIGNED: _____ DATE: _____
DATE PRINTED: AUGUST 5, 2009
DATE PRINTED: AUGUST 14, 2009
DATE PRINTED: SEPTEMBER 2, 2009
DATE PRINTED: MARCH 1, 2010 - CLIENT REQUESTED CHANGES TO
SECOND FLOOR NEW BATH, CONFERENCE ROOM, ASSISTANT AREA &
FINAL LAYOUT OF STUDIO SPACE.

BY SIGNATURE OF SIGNATURE THE ABOVE SIGNED CERTIFIES
COMPLETION OF THE DESIGN DEVELOPMENT PHASE AND
APPROVES THE FLOOR PLAN DESIGN AS IT RELATES TO ANY, AND
ALL REQUESTED DESIGN ASPECTS. THE ABOVE SIGNED ALSO
AUTHORIZES CONSTRUCTION DOCUMENTS PREPARED TO BE
PRODUCED BASED ON THE DRAWINGS CONTAINED HEREIN.

PROJECT: Proposed Tenant Improvement For:
Team National
Davie, Florida

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

DWG. SCALE:
1/8" = 1'-0"

DWG. BY: TAC

DESIGNED BY: A-2

DATE: 8/5/09

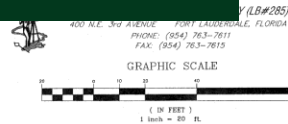
ARTISTIC DESIGN & CONTRACTING
3333 S. ANDREW AVE. FT. LAUDERDALE, FL. 33306
OFFICE: ALEX CHOURY - ARCHITECT
PHONE: 954-568-9015
FAX: 954-568-9015
DESIGN / BUILD (954) 764-9333

DWG. TITLE: 6D - Floor Plan
ARTIST: JAC. JERRY PRESERVE COMPANY, L.P. COPYRIGHT
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT
OR ANY OF ITS CONTENTS MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE
DESIGNER.

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ALTA/ACSM LAND TITLE SURVEY
A PORTION OF PARCEL "C"
THE GELBURT CENTER
(PLAT BOOK 117, PAGE 42, B.C.R.)



INDICATES DIAMETER (D.B.H.)

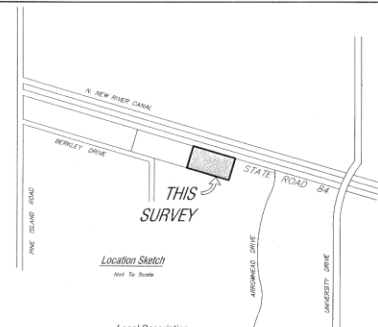
ROYAL PALM

- 1) This survey relies on all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way as recorded by Lincolnshire Engineering Company, Inc.
- 2) Underground improvements if any not located.
- 3) This drawing is not voided when sealed with an embossed surveyor's seal.
- 4) Boundary survey information does not infer title or ownership.
- 5) All iron 1/2" x 8" nails otherwise noted.
- 6) Reference Bench Mark: Broward County Benchmark # 3535. Elev.=5.811
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: ∇ Elev. = 5.87
- 8) This property lies in Flood Zone XA, Flood Hazard Category 1, 7.0 to 9.0 Feet Flood Insurance Rate Map No. 12001C 0215 F, dated August 16, 1992. The Flood Insurance Rate Map No. 12001C 0215, dated October 2, 1993.
- 9) Bearings shown herein refer to record plat [717,922] and assume the North line of said Parcel "C", as shown N45.347°E.

FIELD BOOK NO. TDS, LB# 296/26, PRINT, PRINT
JOB ORDER NO. U-5205, U-5417, U-5772
CHECKED BY: _____
DRAWN BY: RGR, JST
C:\RUDY\2009\U5417\deg\U5417.dwg 9/22/2009 9:05:03 AM EDI

A = CENTRAL ANGLE (DEG.)	ELEV = ELEVATION
R = RADIUS	O/A = OFFSET
A OF L = ARC LENGTH	A/C = AIR CONDITIONING
TOUR = TURNING	CENTRAL OF CURVE (O.C.)
TAN/BIS = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT
P.O.C. = POINT OF COMMENCEMENT	S.B. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	C.O. = CROWN
W/MAL = WITH MALCOLM ENGINEERING CO.	B.C.R. = BUDA COUNTY RECORDS
R = RADIUS	C.O. = CROWN POINT RECORD
PERM = PERMANENT REFERENCE MONUMENT	P.R. = OFFICE RECORDS BOOK
CONC = CONCRETE	PG. = PAGE
C.B.S. = CONCRETE, BLOCK AND STUCCO	R/OV = RIGHT-OF-WAY
C.V. = CENTER POINT, CURVE VALUE	C = CLEAN OUT
W.M. = WATER METER	C.L.F. = CHAIN LINK FENCE
B.F.P. = BACK FLOW PREVENTOR	P.C.D. = PAVEMENT DEPTH DEVICE

FILE NO: 09-3-



A portion of Parcel "C", THE GELBURT CENTER, according to the plat thereof, recorded in Plat Book 117, Page 42, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Parcel "C", thence South 15°06'20" East, on the East line of said Parcel "C", a distance of 20.68 feet to the Point of Beginning; thence continue South 15°06'20" West, on said East line, a distance of 180.70 feet to the Northwest corner of said Parcel "C", a distance of 74°34'40" West, on the South line of said Parcel "C", a distance of 308.11 feet to the Southwest corner of said Parcel "C", thence North 15°06'20" East, a distance of 180.70 feet to the Northeast corner of said Parcel "C", thence South 74°34'40" East, on the North line of said Parcel "C", a distance of 92.09 feet; thence South 15°06'20" West, a distance of 2.00 feet; thence South 69°58'32" East, a distance of 27.82 feet to the Point of Beginning.

Said lands, lying, being and being in the Town of Davis, Broward County, Florida, and containing 62,879 square feet or 1.4435 acres more or less.

Soar to Success Properties, LLC
Advance Business Associates, LLP
Angelo & Banta, P.A.
Bank of America, N.A.
Lawyers Title Insurance Corporation

This is to certify that this survey dated May 14th, 2003, was made in accordance with the Minimum Standards and Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, 2003, pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification. The undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

The undersigned further certifies that this is a Minimum Technical Standards as forth by the Florida Board of Professional Land Surveyors Land Surveyors in Chapter 61017-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

There are no other easements, road reservations or rights-of-way of record affecting this property per Lowyers Title Insurance Corporation, Commitment Order No: 2812851, Dated March, 16th, 2009 at 8:00 a.m.

Notes corresponding to exceptions in Schedule B Section 2, for the above referenced title commitment:

6. Easements per Plot 117, Page 42, B.C.R. affects this property as shown.
7. Reservations per O.R.1113, Page 446, B.C.R. affects this property (no easements contained therein).
8. Ingress and Egress Easement per O.R. 9121, Page 767, B.C.R. affects this property (no plattofile).
9. Ingress and Egress Easement per O.R. 10975, Page 381, B.C.R. affects this property (no plattofile).
10. Agreement per O.R.17243, Page 443, B.C.R. affects this property (no easements contained therein).
11. Lease per O.R. 17490, Page 869, B.C.R. affects this property (no easements contained therein).
12. Agreement per O.R. 17616, Page 674, B.C.R. affects this property (no specifically delineated easements contained therein).
13. Easement per O.R. 18767, Page 528, B.C.R. affects this property as shown.
14. Bill of Sale per O.R.18797, Page 753, B.C.R. affects this property (no easements contained therein).
15. Easement per O.R. 18789, Page 911, B.C.R. affects this property as shown.

Royal Palm trees added this 21st day of September, 2009.

Resurveyed this 21st day of April, 2010.

McLAUGHLIN ENGINEERING COMPANY

 CARL E. ALBREKTSEN
 Registered Land Surveyor No. 4185
 State of Florida.

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Exterior



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Exterior

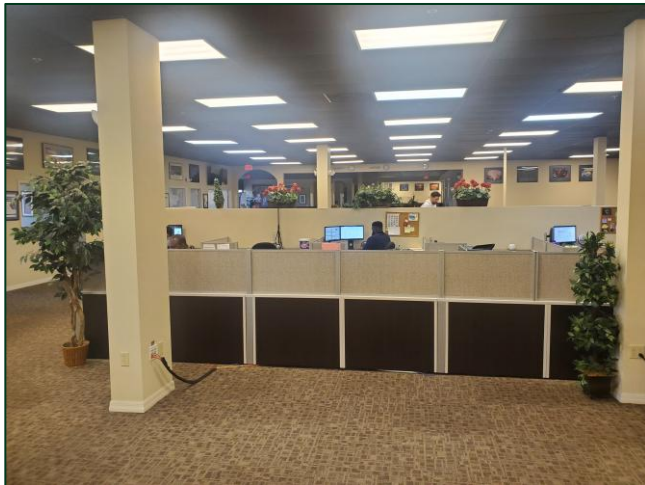


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Interior



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The Rotella Group, Inc.

Commercial Real Estate Brokers

SOUTH FLORIDA OFFICE

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DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you may depend on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

MP2026129RG