

FORMER 7-ELEVEN FOR LEASE



3301 NE 30TH ST

FORT LAUDERDALE, FL



NNN LEASE OFFERING MEMORANDUM DISCLAIMER

Zebra Capital hereby advises all prospective purchases of net leased property as follows:

This confidential offering memorandum has been prepared by Zebra Capital. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. No representation is made by Zebra Capital. or the property owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Zebra Capital., owner and their employees and agents disclaim any responsibility for inaccuracies and expect prospective purchaser to exercise independent due diligence in verifying all such information. Further, Zebra Capital., owner and their employees and agents disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the confidential offering memorandum or any other written or oral communication transmitted or made available to recipient. This confidential offering memorandum may include certain statements and estimates by Zebra Capital. with respect to the projected future performance of the property; these assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

The confidential offering memorandum does not constitute a representation that there has been no change in the business or affairs of the property or owner since the date of preparation of the confidential offering memorandum. Analysis and verification of the information contained in the confidential offering memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon request to interested and qualified prospective investors or purchasers.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussion with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the confidential offering memorandum or making an offer to purchase the property unless and until such offer is approved by owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by owner and its legal counsel, and any conditions to owner's obligation thereunder have been satisfied or waived.

This confidential offering memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. This information should not, under any circumstances, be photo copied or disclosed to any third party without the written consent of Zebra Capital. or owner, or used for any other purpose whatsoever other than to evaluate the possible purchase of the property. By accepting the confidential offering memorandum, you agree that you will not use the confidential offering memorandum or any of the contents in any fashion or manner detrimental to the interest of owner or Zebra Capital.

FORMER 7-ELEVEN - FT. LAUDERDALE, FL

3301 NE 30TH ST, FT. LAUDERDALE, FL

INVESTMENT HIGHLIGHTS	4
OFFERING SUMMARY	5
DEMOGRAPHICS	6
ACTUAL SITE	7-10

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



HIGH DENSITY AREA

PROPERTY IS SURROUNDED BY HIGH DENSITY RESIDENTIAL WITH NEW DEVELOPMENTS ON THE WAY



ACROSS FROM A BRAND NEW PUBLIX

A BRAND NEW 30,000 SF PUBLIX SET TO OPEN Q2 2025 SERVING THE FORT LAUDERDALE BEACH

FORMER 7-ELEVEN

PROPERTY COULD BE USED AS A BANK, LIQUOR STORE, GENERAL RETAIL.

DEVELOPMENT ACTIVE AREA

TWO 1-ACRE SITES HAVE BEEN SLATED FOR HIGH DENSITY RESIDENTIAL AND MIXED-USE DEVELOPMENTS ONE BLOCK AWAY FROM THE SUBJECT PROPERTY

STRONG DEMOGRAPHICS

OVER 18,000 PEOPLE WITHIN A 1-MILE RADIUS AND AN AVERAGE HOUSEHOLD INCOME OF OVER \$131,000

STRONG CORRIDOR

LOCATED BETWEEN THE FAMOUS MASTRO'S RESTAURANT, SHOOTERS WATERFRONT AND PUBLIX, SURROUNDED BY RESIDENTIAL

WIDE RANGE OF PERMITTED USES

THIS ZONING ALLOWS FOR A WIDE RANGE OF PERMITTED USES - [LINK HERE](#)

INVESTMENT OVERVIEW

OFFERING SUMMARY

PRICE|SF

UNPRICED

LEASE TYPE

NNN

YEAR BUILT

1987

RENTABLE SF

2,476 SF

LOT SIZE

0.30 ACRES

OWNERSHIP TYPE

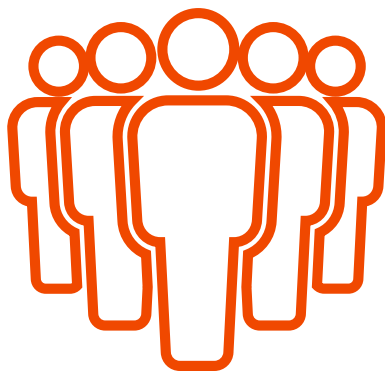
FEE SIMPLE

ADDRESS	3301 NE 30TH ST, FT. LAUDERDALE, FL
COUNTY	BROWARD
YEAR BUILT	1987
RENTABLE SF	2,476 SF
LOT SIZE	0.30 AC
APN	49-43-30-03-1500
PARKING SPOTS	10
LEASE TYPE	NNN

DEMOGRAPHICS

FT. LAUDERDALE, FL

POPULATION	1 MILE	3 MILES	5 MILES
2024	18,603	101,359	250,518
2029 PROJECTION	19,765	103,960	255,346
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024	10,578	52,923	121,895
2029	11,230	54,221	124,341
GROWTH 2024-2029	1.2%	0.5%	0.4%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
AVERAGE	\$131,313	\$112,576	\$104,811
MEDIAN	\$91,756	\$77,776	\$73,448



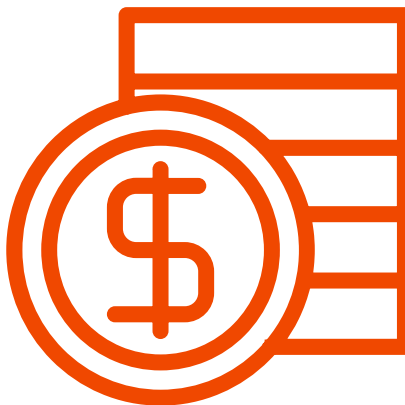
250,518

POPULATION WITHIN 5MILES



121,895

HOUSEHOLDS WITHIN 5 MILES

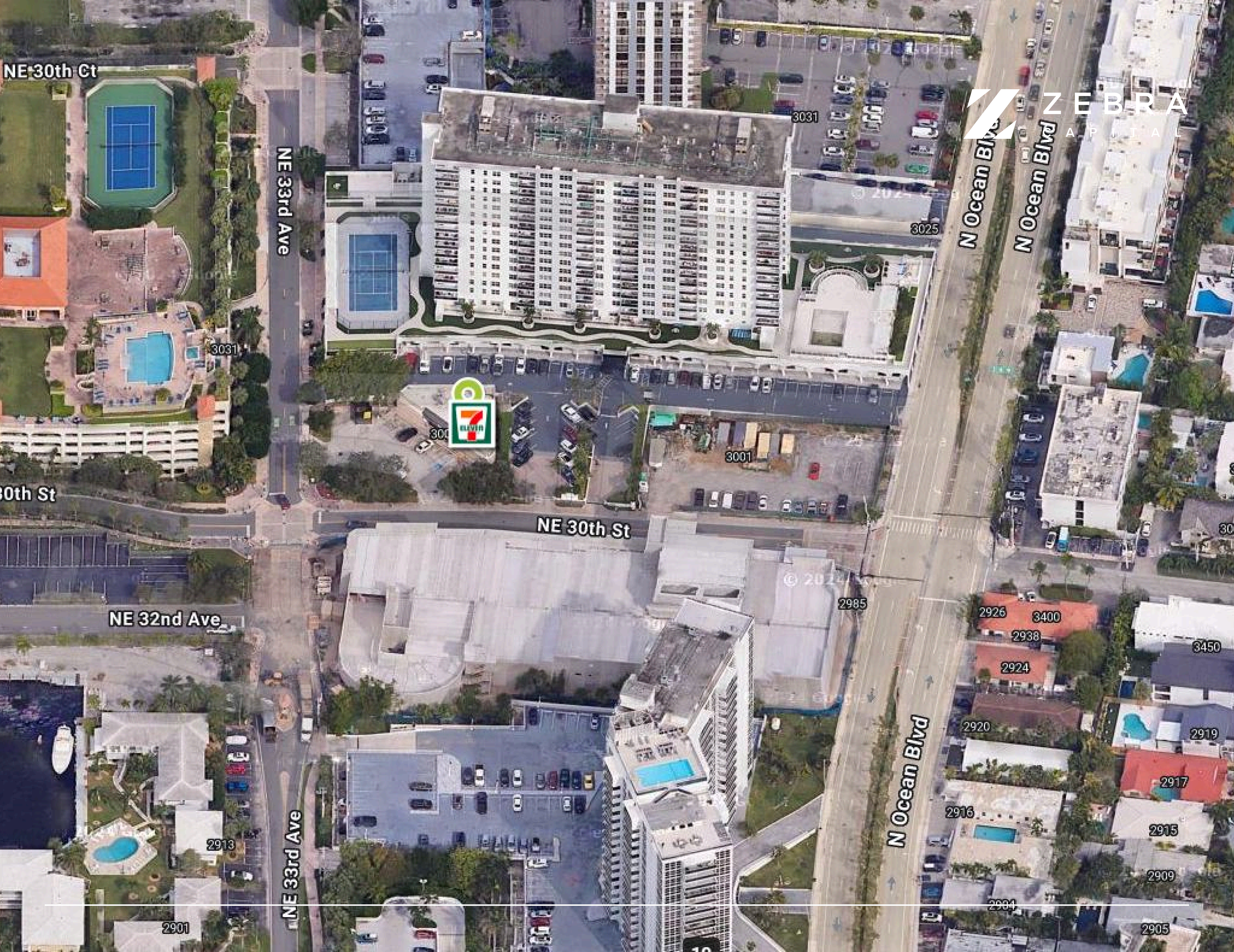


\$131,313

AVERAGE HOUSEHOLD INCOME
IN 1-MILE RADIUS







NE 30th Ct

NE 33rd Ave

ZEBRA
Aerial

N Ocean Blvd

N Ocean Blvd

30th St

NE 32nd Ave

NE 30th St

NE 33rd Ave

N Ocean Blvd

3031

3031

3025

3001

3001

2985

2926

3400

2938

2924

2920

3450

2919

2917

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2901

2904

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