

# Former Hertz Car Sales Lot

600 N STATE ROAD 7, PLANTATION, FL 33317

**FOR LEASE**

Absolute triple Net



## Features

- - 500+ ft frontage on St Rd 7
- - Accommodates 200+ vehicles
- - 3 dedicated repair bays
- - 2 spacious wash bays
- - Move-in ready with "Plug and Pay" setup
- - Zoned for new or used dealership use
- - High-visibility location on St Rd 7
- - Modern, well-maintained facility
- - Spacious showroom area
- - Ample customer parking
- - Prime location for auto sales business
- - Easy access to major roadways
- - Ready for immediate occupancy
- - Professional and inviting curb appeal

## Units Available

| SPACE     | SIZE (SF) | LEASE RATE                |
|-----------|-----------|---------------------------|
| For Lease | 8,900 SF  | \$29,500.00 per month NNN |



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Each office independently owned and operated.

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# Former Hertz Car Sales Lot

600 N STATE ROAD 7, PLANTATION, FL 33317

**FOR LEASE**

Retail Property



## PROPERTY DESCRIPTION

Tenant will be responsible of all expenses, repairs, and replacements. Lease term 5 to 10 years.

## LOCATION DESCRIPTION

The Property is located in the center of the Plantation Auto District on State Road 7 (US 441), Just south of Sunrise Blvd. It is on a hard lighted corner of NW 6 Ct. The property has approximately 580 feet of frontage and is almost an entire Block. There is a light at each corner of the block for easy access.

## SITE DESCRIPTION

The site comprises almost the entire block and has multiple access points along state road 7 and NW 6 Ct.. The site is fully landscaped and paved and can accommodate over 200 cars.

## EXTERIOR DESCRIPTION

The property is perfectly designed for both a new or used car dealership. The site can hold over 200 cars and is ready for a occupancy

## INTERIOR DESCRIPTION

The structure has room to display cars inside along with multiple sales desks and private offices, kitchen and auto repair area.

## PARKING DESCRIPTION

The Site is well designed for a Auto Dealership with high visability of the automobiles from the street.

## CONSTRUCTION DESCRIPTION

The building has passed the required 25 year Broward County Inspection recertification.



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## PROPERTY HIGHLIGHTS

- - 500+ ft frontage on St Rd 7
- - Accommodates 200+ vehicles
- - 3 dedicated repair bays
- - 2 spacious wash bays
- - Move-in ready with "Plug and Pay" setup
- - Zoned for new or used dealership use
- - High-visibility location on St Rd 7



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## OFFERING SUMMARY

|                  |                                      |
|------------------|--------------------------------------|
| Lease Rate:      | \$32,500.00 per month (Absoulte NNN) |
| Number of Units: | 1                                    |
| Available SF:    | 8,900 SF                             |
| Lot Size:        | 2.35 Acres                           |
| Building Size:   | 8,791 SF                             |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 328       | 1,529     | 5,770    |
| Total Population  | 1,012     | 4,548     | 17,243   |
| Average HH Income | \$63,563  | \$69,732  | \$71,923 |



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**SPERRY**  
RJ REALTY

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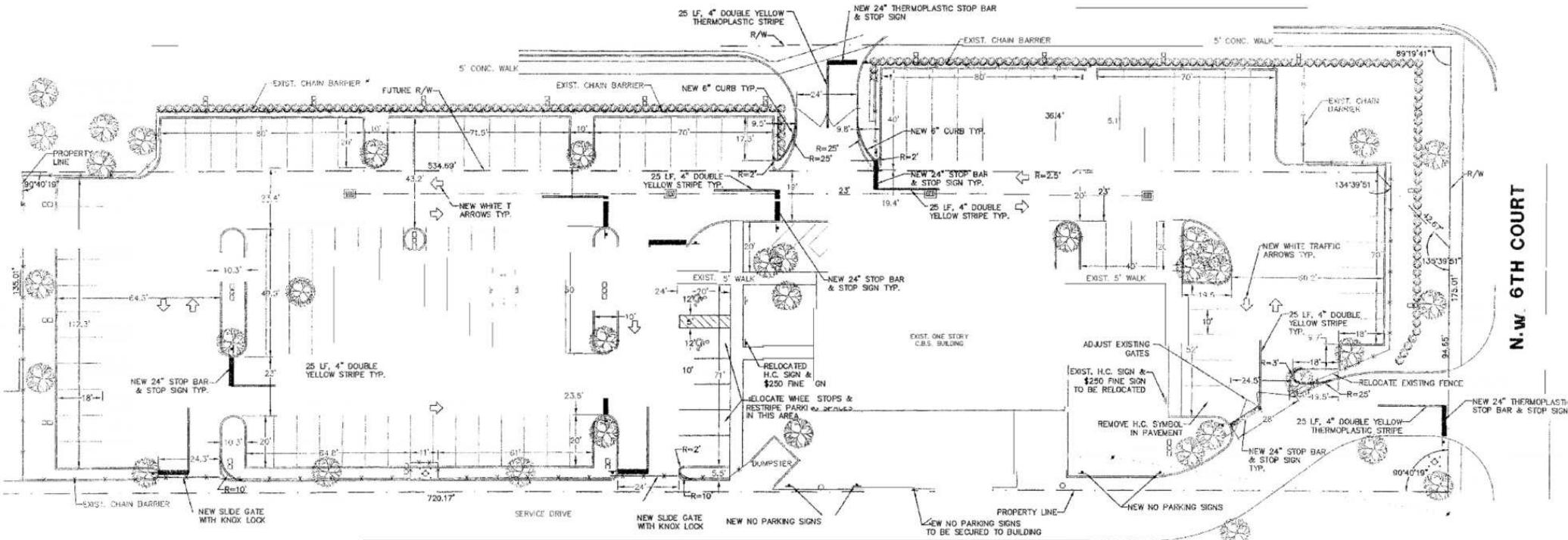
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## Retail Property

S.R. 7 (U.S. 441)



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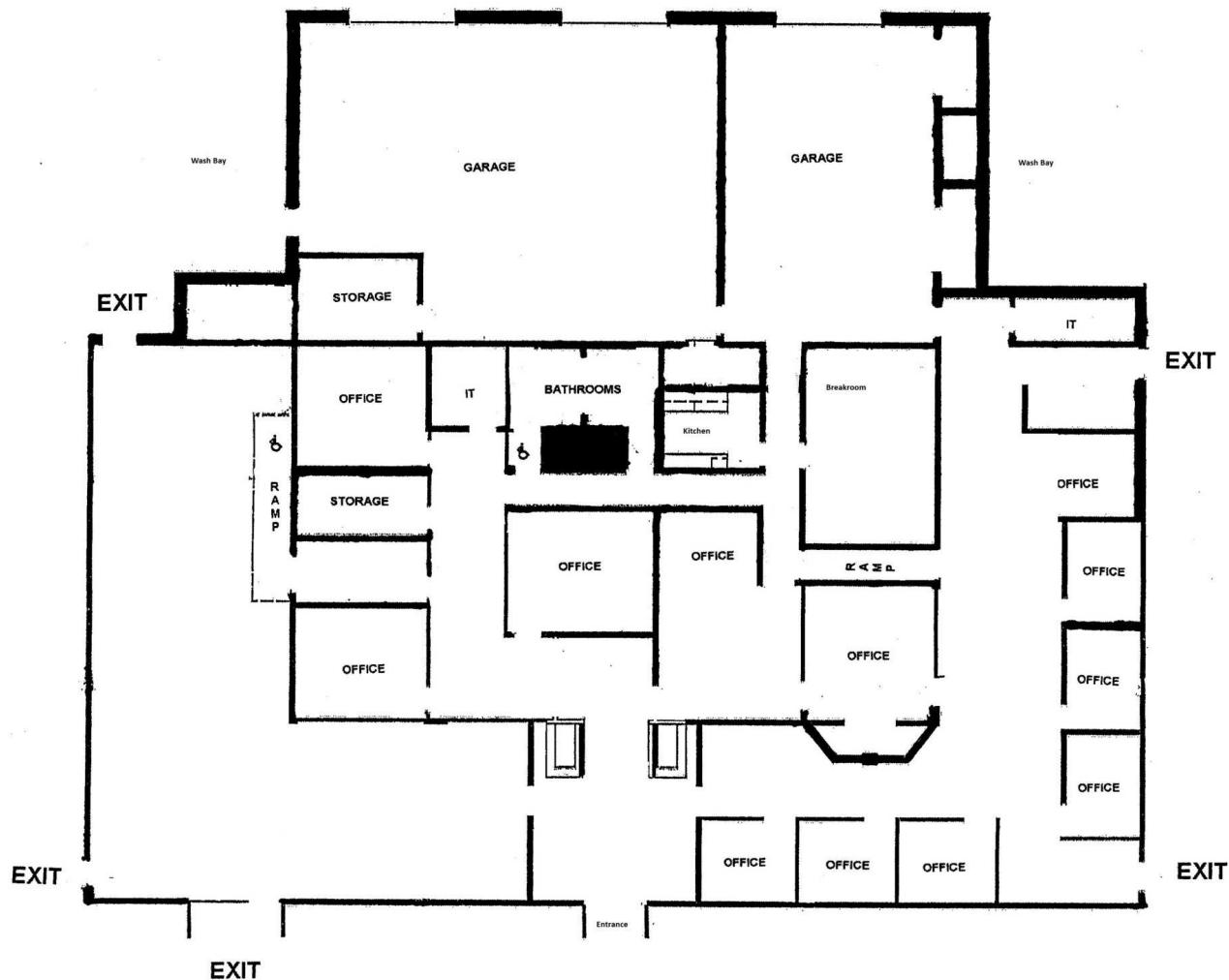
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