

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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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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 diplay 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 visabblity 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

OFFERING SUMMARY

Lease Rate:	\$32,500.00 per month (Absolute 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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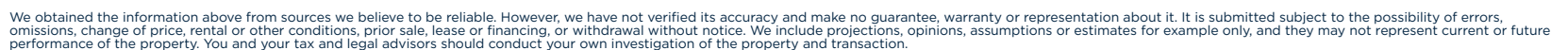
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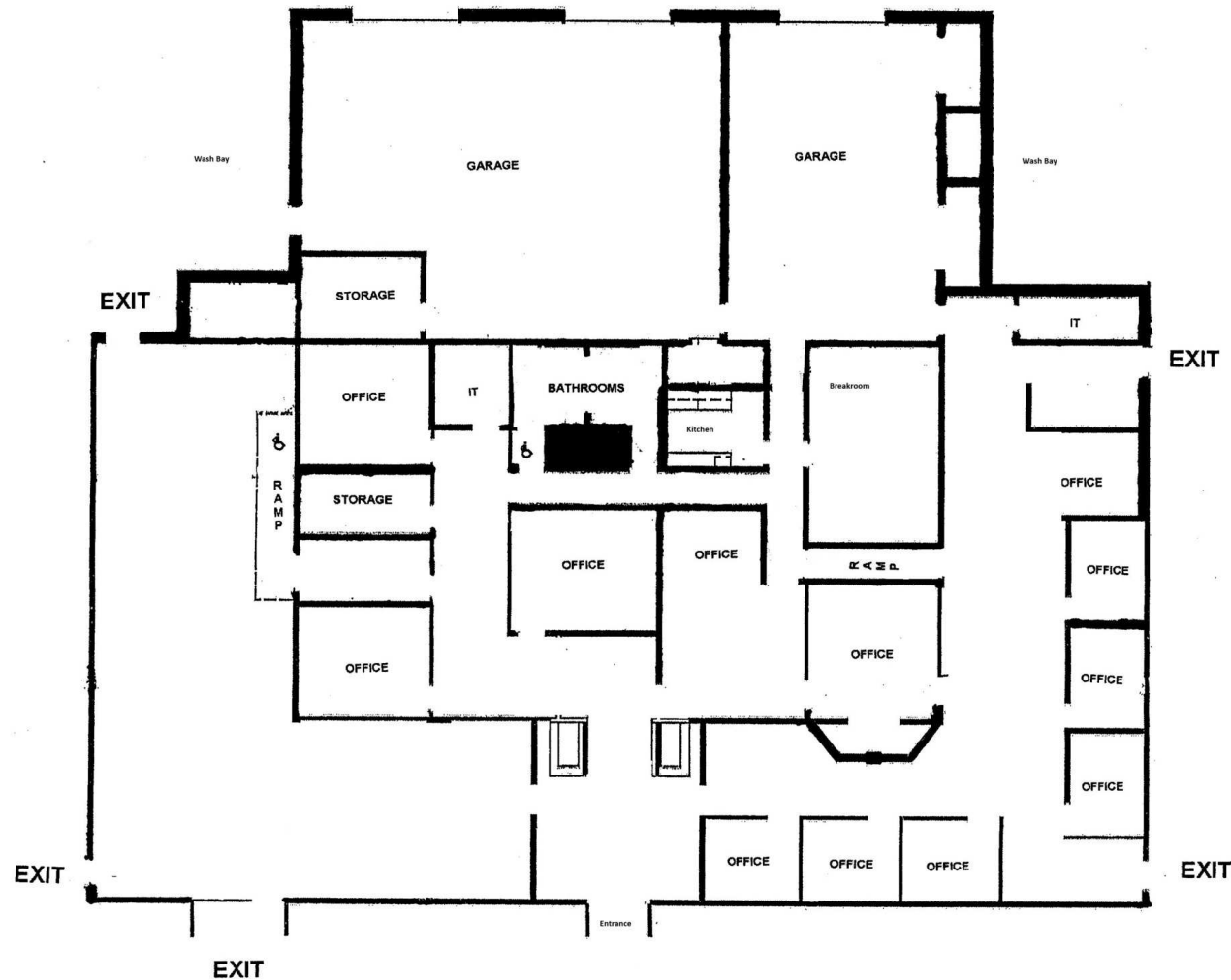


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