



## OFFERING SUMMARY

Lease Rate: \$27.50/SF Gross

Space Available: 12,254 SF

Mezzanine: 4,785 SF

Parking: 50+ Spaces

Loading: 1 Dock

Zoning: C-2 Commercial

Ceiling Height: 17' Clear

Year Built: 1988

## PROPERTY OVERVIEW

This freestanding property offers great deal of flexibility that is ideal for various types of commercial uses offering Retail|Office|Warehouse and being zoned C2 Commercial with the City of Dania Beach. The building has direct signage to the intersection of Griffin Road and SW 30 Ave in Dania Beach with direct exposure to over 45,000 vehicles per day. This offering is a unique opportunity with extraordinary visibility to traffic entering and leaving Port 95 Industrial, an area that consists of over 4.2 Million SF of industrial space, this allows one to take advantage of the exposure generated by its location.

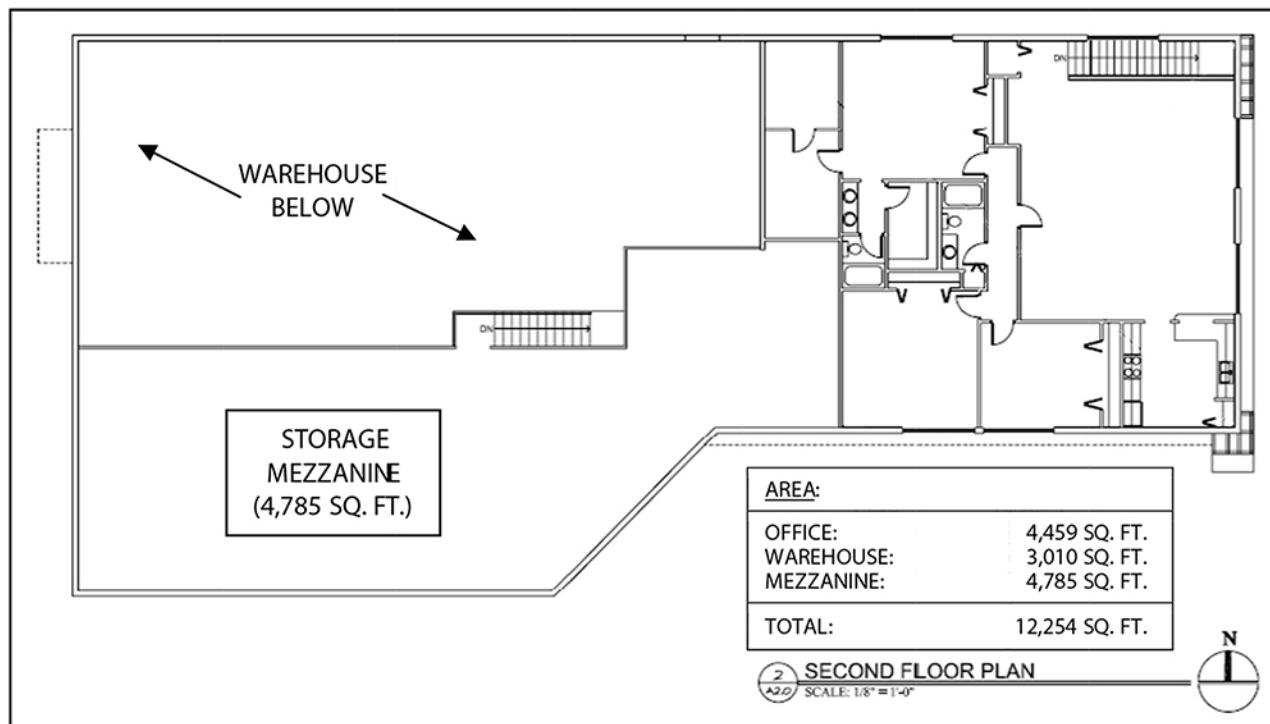
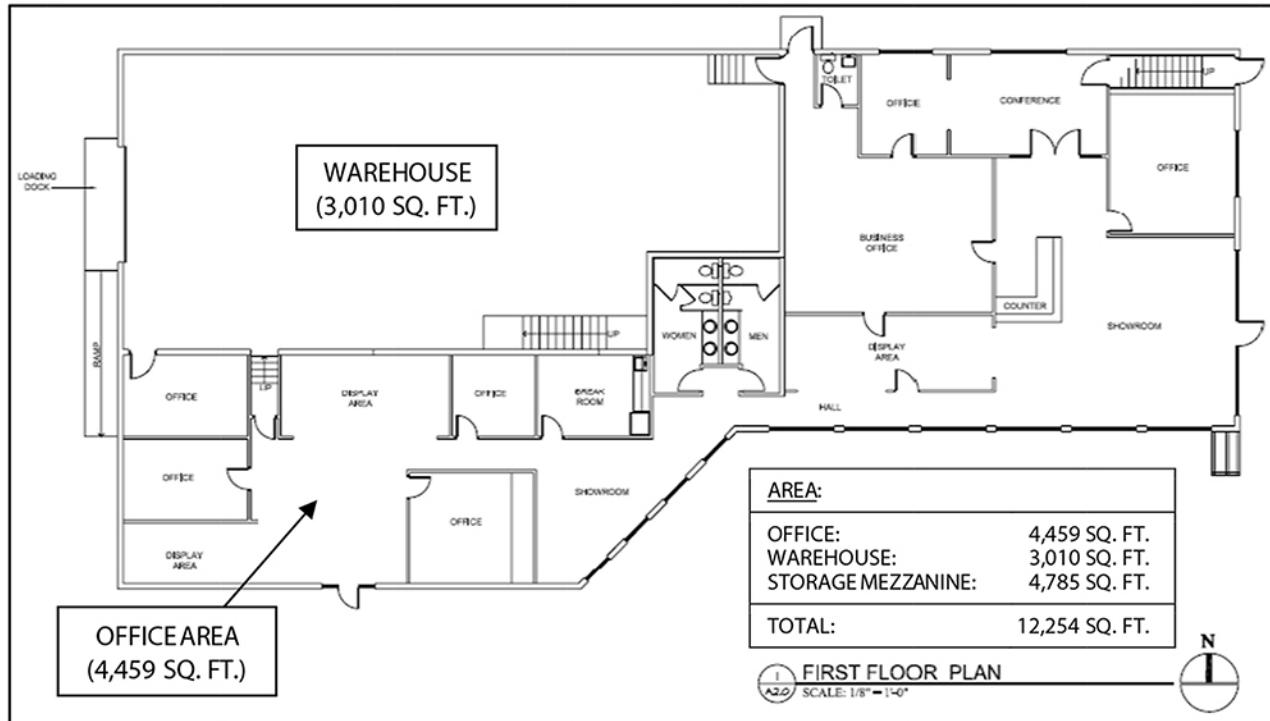
## LOCATION OVERVIEW

Prominently located in a highly trafficked intersection of Griffin Road and SW 30 Ave in Dania Beach which is a main entrance to Port 95 Industrial, this opportunity is just minutes from Down Town Fort Lauderdale, Dania Point, the Hard Rock Casino, Sawgrass Mills Mall with easy access to I-95, Florida's Turnpike, 441 and I-595 allowing easy access to Ft Lauderdale International Airport and Port Everglades.

# ADDITIONAL PHOTOS

3001 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312

the  
**Klapot**  
group



# THE NEIGHBORHOOD

3001 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312

the  
**Klapot**  
group



## AREA OVERVIEW

- Close proximity to Hardrock Casino, Dania Pointe & Downtown Ft Lauderdale
- Quick access to I-95, I-595, Florida's Turnpike, and SR 441
- Highly trafficked area
- Excellent access and visibility

## POPULATION

2019 Estimated Population  
2024 Projected Population

1 MILE

11,865  
18,081

3 MILE

188,428  
199,302

5 MILE

414,485  
437,666

## HOUSEHOLDS

2019 Estimated Households  
2024 Projected Households

4,652

7,767

38,191

39,631

133,760

139,846

## HOUSEHOLD INCOME

2019 Est Avg Household Income  
Median Home Value

\$56,872

\$281,838

\$50,812

\$248,931

\$49,654

\$249,303

## TRAFFIC COUNTS

Griffin Road  
SW 30 Ave

35,000 Vehicles per Day  
10,000 Vehicles per Day