



Iconic Restaurant

Great Exposure

High Visibility Location

Waterside Dining

183 Linear Feet on Main Street

6,242 +/- Square Foot One Story Building

Ample Parking

PRICE: \$4,300,000*

FORT LAUDERDALE, FL 33312

**3445 Griffin Road
Fort Lauderdale, FL
33312**

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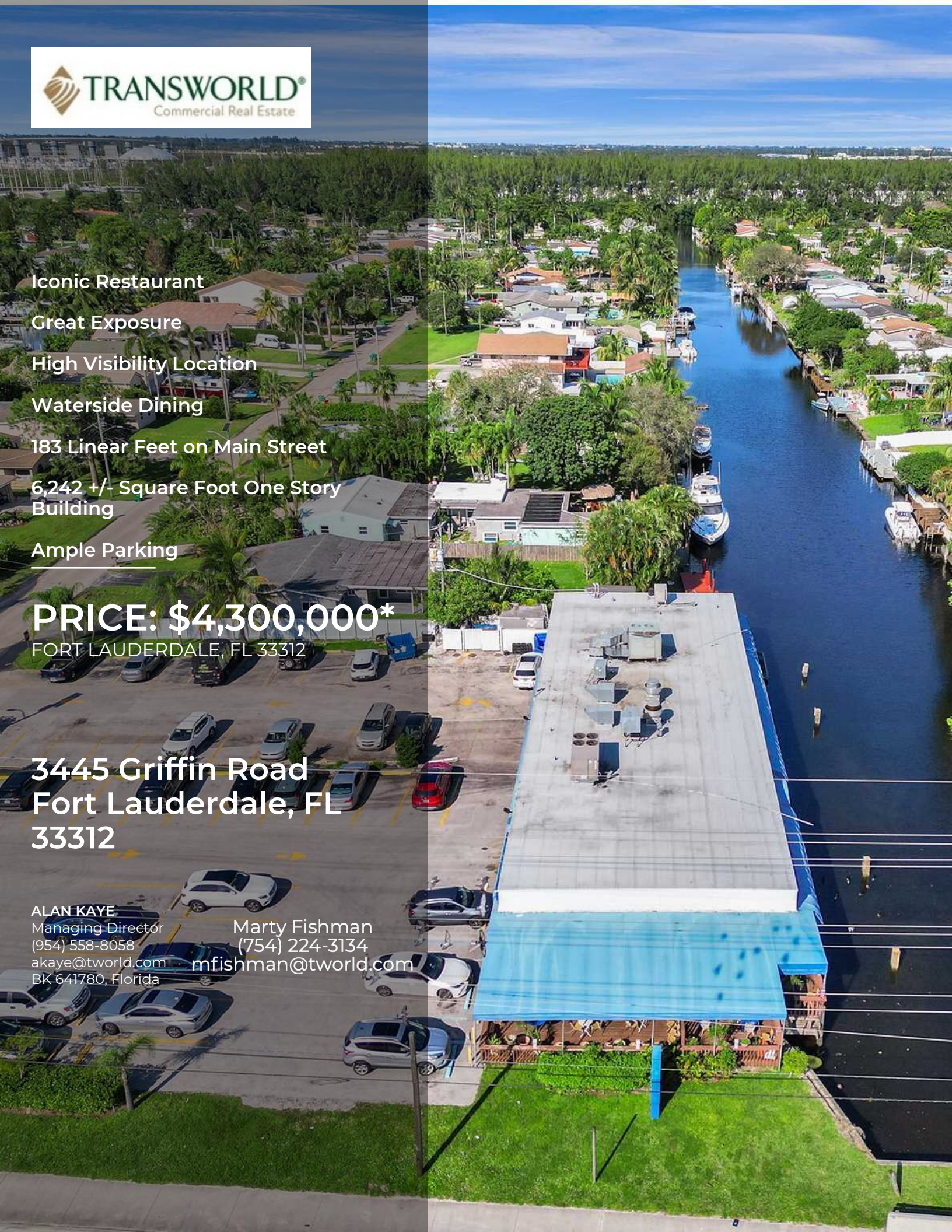


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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 3445 Griffin Road, Fort Lauderdale, FL 33312, (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a Florida limited liability Company broker. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information, which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR MARTY FISHMAN & PLEASE DO NOT DISTURB THE TENANTS.

SECTION I

Property Summary



PROPERTY SUMMARY

3445 Griffin Road
3445 Griffin Road | Fort Lauderdale, FL 33312

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Property Summary

Retail:	Restaurant
Building SF:	6,242 +/- SF
Floors:	One
Lot Size:	30,928 +/- SF
Frontage:	183 Linear Feet on Griffin Rd
Building:	CBS
Year Built/Renovated:	1979
Parking:	63 Spaces
Zoning:	C2
Property Use:	Restaurant/Retail
Parcel Number:	5042 30 04 0010
Price:	\$4,300,000*

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to represent ownership in the disposition of 3445 Griffin Road in Fort Lauderdale, Florida in Broward County, which is situated in the southeastern portion of the State of Florida. This is the home of an iconic Restaurant with great exposure on Griffin Road, a major East/West artery. Located minutes west of I-95 and with 183 linear feet on Griffin Road, it is highly visible to the 37,000+/- cars passing by daily. It is comprised of a freestanding, 6,242 +/- square foot one story building which was built in 1979 on a 30,923 +/- rectangular square-foot corner site on a canal with waterside dining with three lighted fountains. With seating for 250+/- guests, there are 63 parking spaces on the west side of the building. It is conveniently located a short drive to the downtown business district with Fort Lauderdale-Hollywood International Airport 2 miles away and Port Everglades 7 miles away.

Location Overview

The City of Fort Lauderdale is located in east-central Broward County, Florida approximately 23 miles north of Miami and 42 miles south of Palm Beach. Fort Lauderdale is part of the South Florida metropolitan area which is home to over 6,500,000 +/- people. The Broward County seat, Broward County Courthouse, and the Federal Courthouse are all located within the City of Fort Lauderdale which is the largest and most prominent City in Broward County with almost 185,000 +/- residents. Bounded to the east by the Atlantic Ocean; to the south by Dania Beach and Hollywood; to the west by Plantation; and to the north by Pompano Beach, Deerfield Beach and Palm Beach County, it is the seventh largest city in Florida and the largest of Broward County's 30 municipalities. Incorporated in 1911, Fort Lauderdale encompasses more than 33 square miles and is known as the "Venice of America" due to the Atlantic Ocean, the New River and 165 miles of scenic inland waterways. It has become a world-class international business center and supports a diverse range of industries, including marine, manufacturing, finance, insurance, real estate, technology, avionics/aerospace, film and television production. Downtown is home to Broward Community College, Florida Atlantic University, Florida International University, award-winning Broward County Main Library, and the International Swimming Hall of Fame. Residents benefit from the Fort Lauderdale Police and Fire-Rescue Departments and Holy Cross Hospital. With incredible beaches and weather, Fort Lauderdale has become a very attractive business environment and a great place to live, work and raise a family.
Fort Lauderdale's Motto: "The City You Never Want to Leave."

PROPERTY DESCRIPTION

3445 Griffin Road
3445 Griffin Road | Fort Lauderdale, FL 33312

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Property Description

3445 Griffin Road is a 6,242 square foot iconic Restaurant with a large bar in front and a stage for entertainment. The Restaurant can accommodate 250+/- guests and the property benefits from the high traffic counts on Griffin Road and the 183 linear feet frontage on Griffin Road. With music inside and out, guests may dine inside or waterside along the lighted canal. Ownership replaced the roof approximately 6 months ago and there are two 12 Ton A/C units. There is a walk-in cooler in the kitchen and a walk-in freezer outside in the rear. There are two ice machines in the rear along with two dry storage areas. The owner has an office in the rear with wine storage and a bathroom. There is a passageway to the second dry storage area which leads out to the back of the patio seating on the water.

The Restaurant is approximately 2 miles from the Fort Lauderdale-Hollywood Executive Airport, 13 miles from the Fort Lauderdale Executive Airport and 7 miles from Port Everglades.

*The Business is also included in the sale.

SECTION II

Photos



PROPERTY PHOTOS

3445 Griffin Road

3445 Griffin Road | Fort Lauderdale, FL 33312

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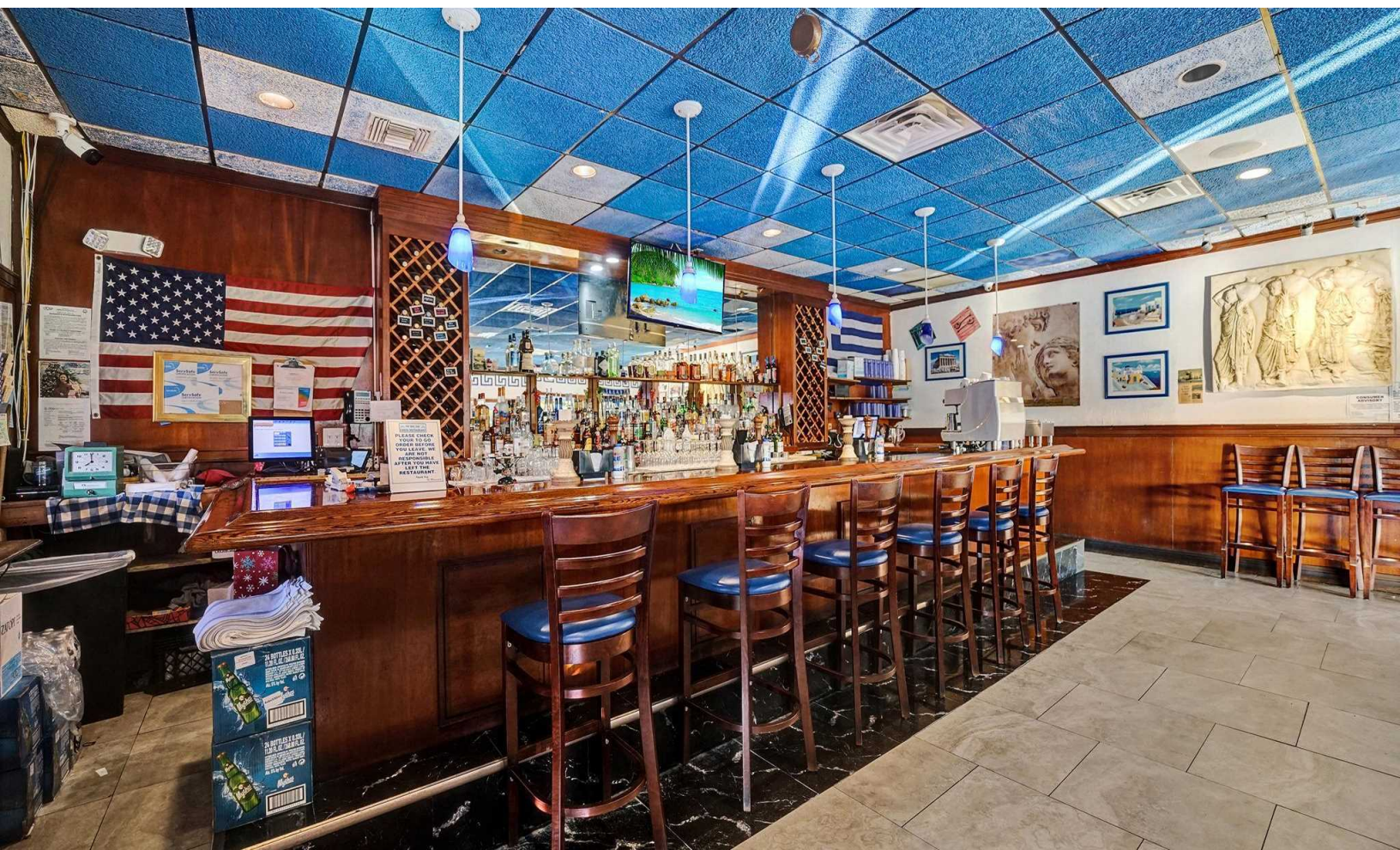


PROPERTY PHOTOS

3445 Griffin Road

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PROPERTY PHOTOS

3445 Griffin Road

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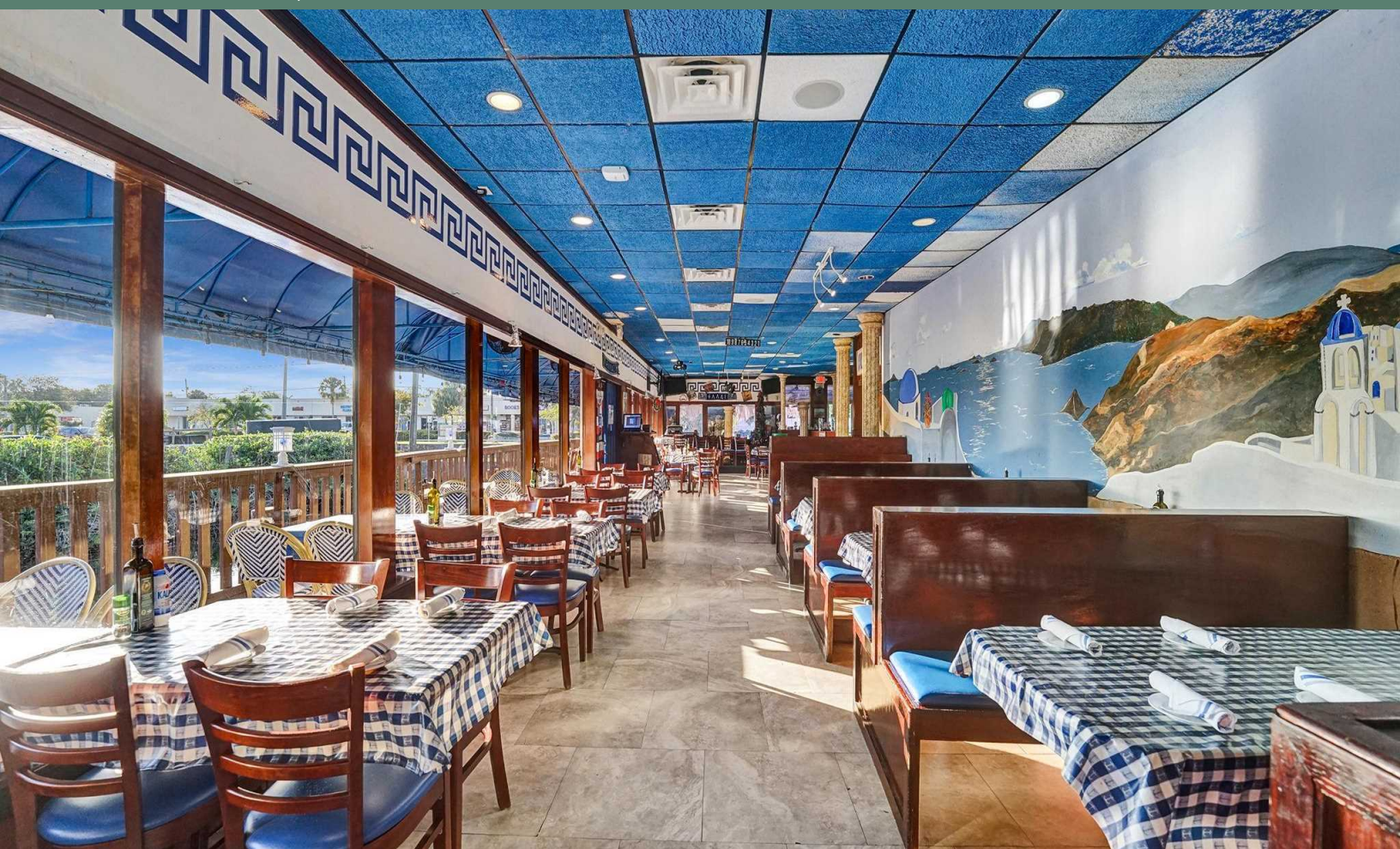


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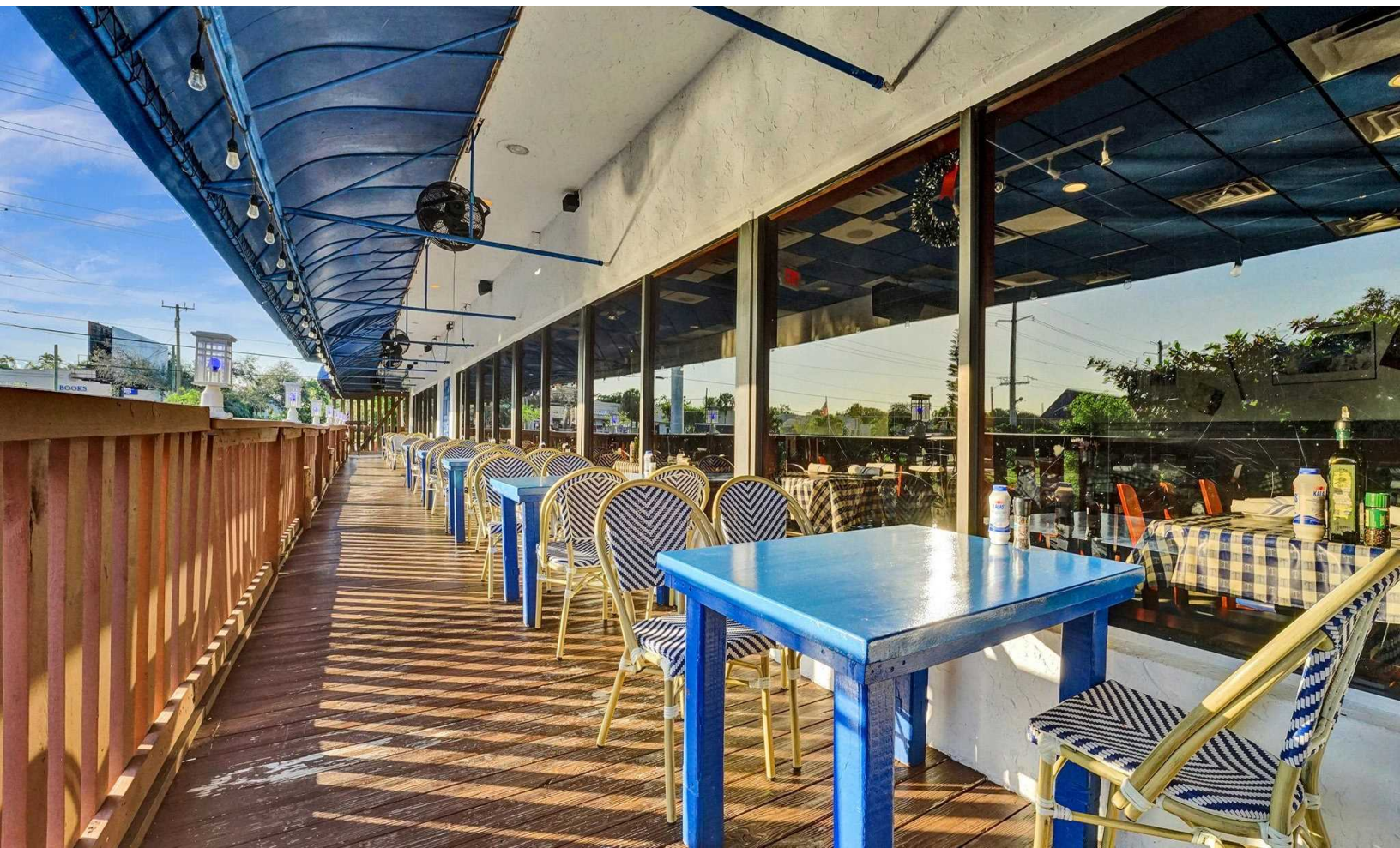


PROPERTY PHOTOS

3445 Griffin Road

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PROPERTY PHOTOS

3445 Griffin Road

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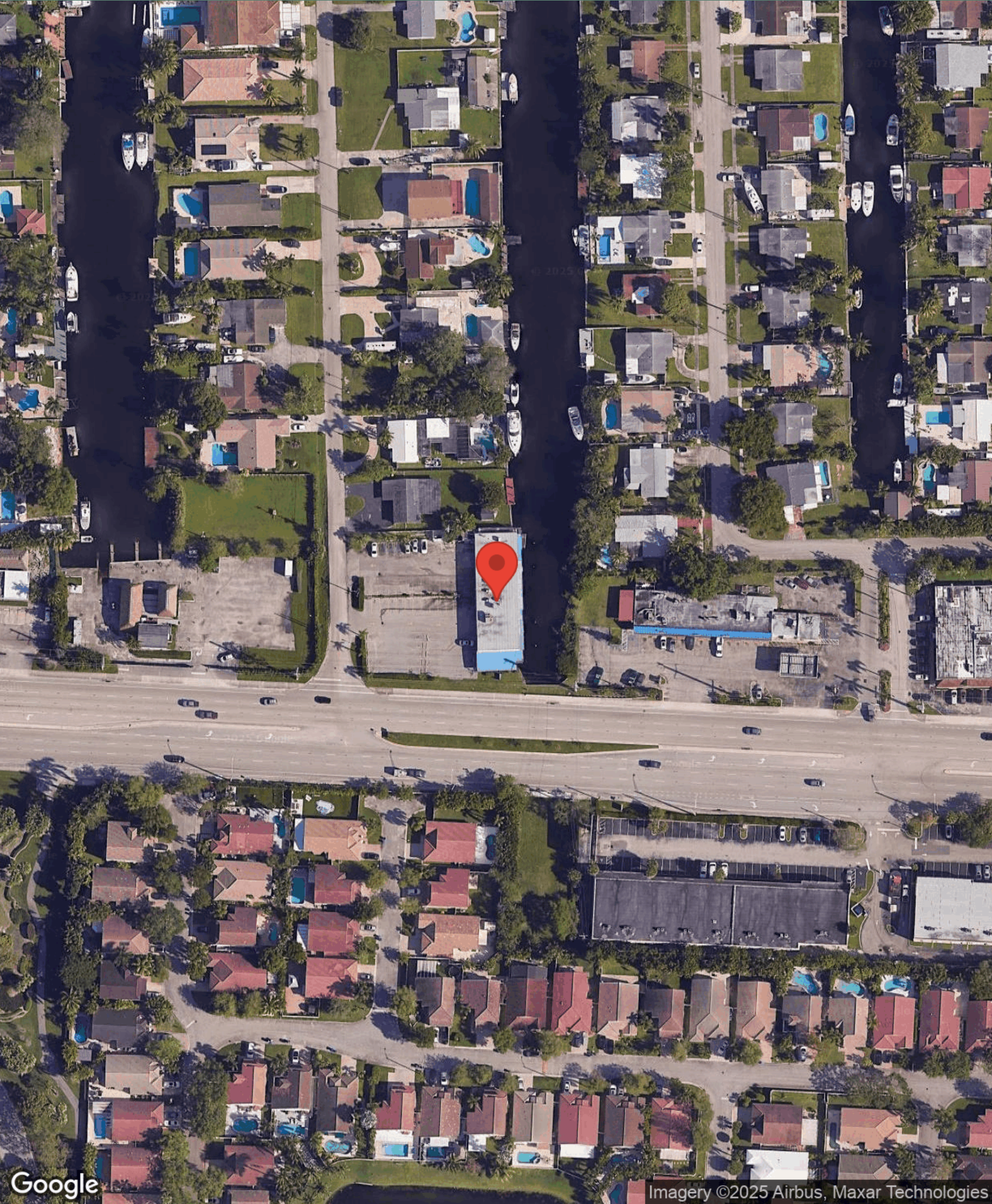
SECTION III

Maps / Demographics



AERIAL MAP

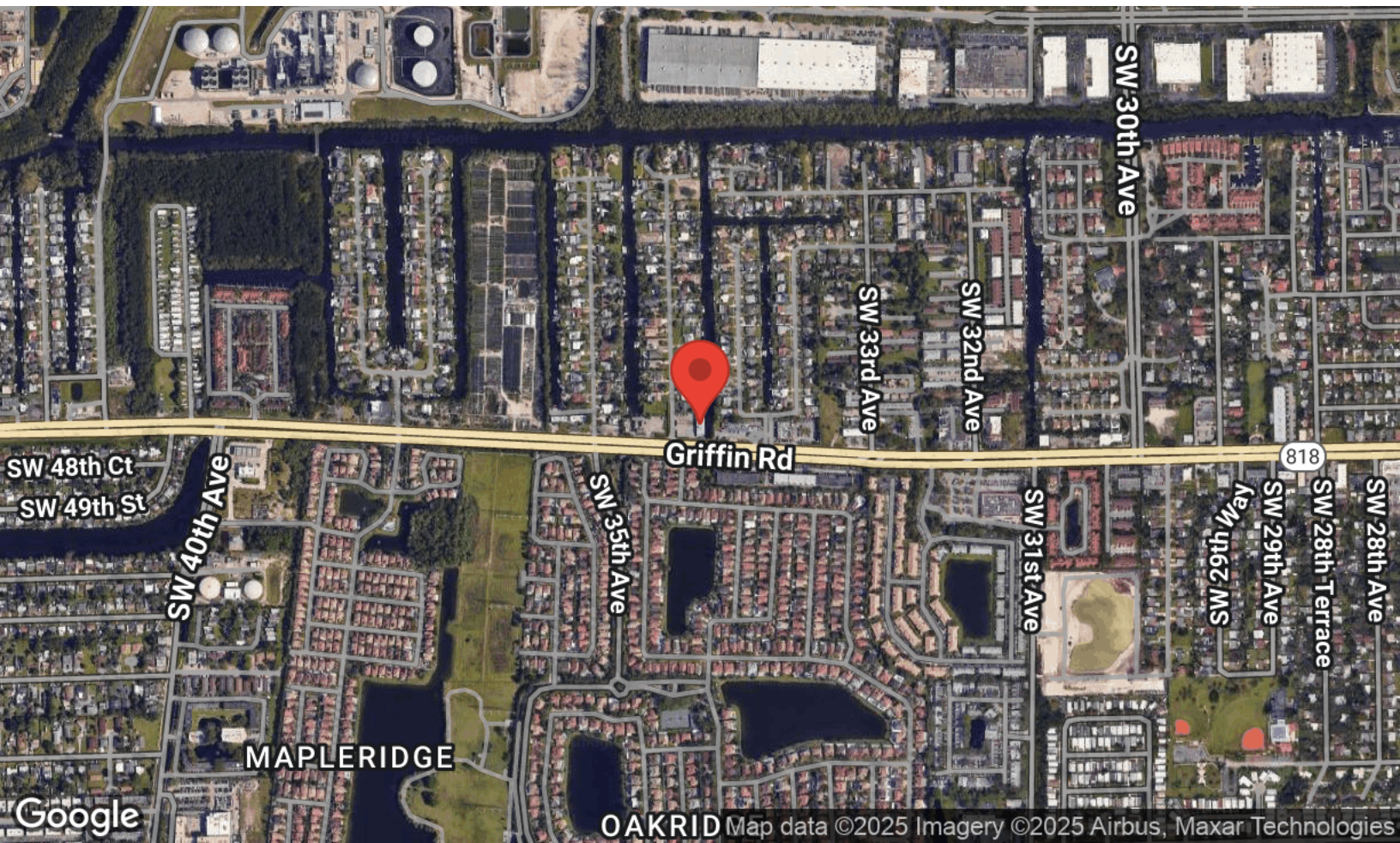
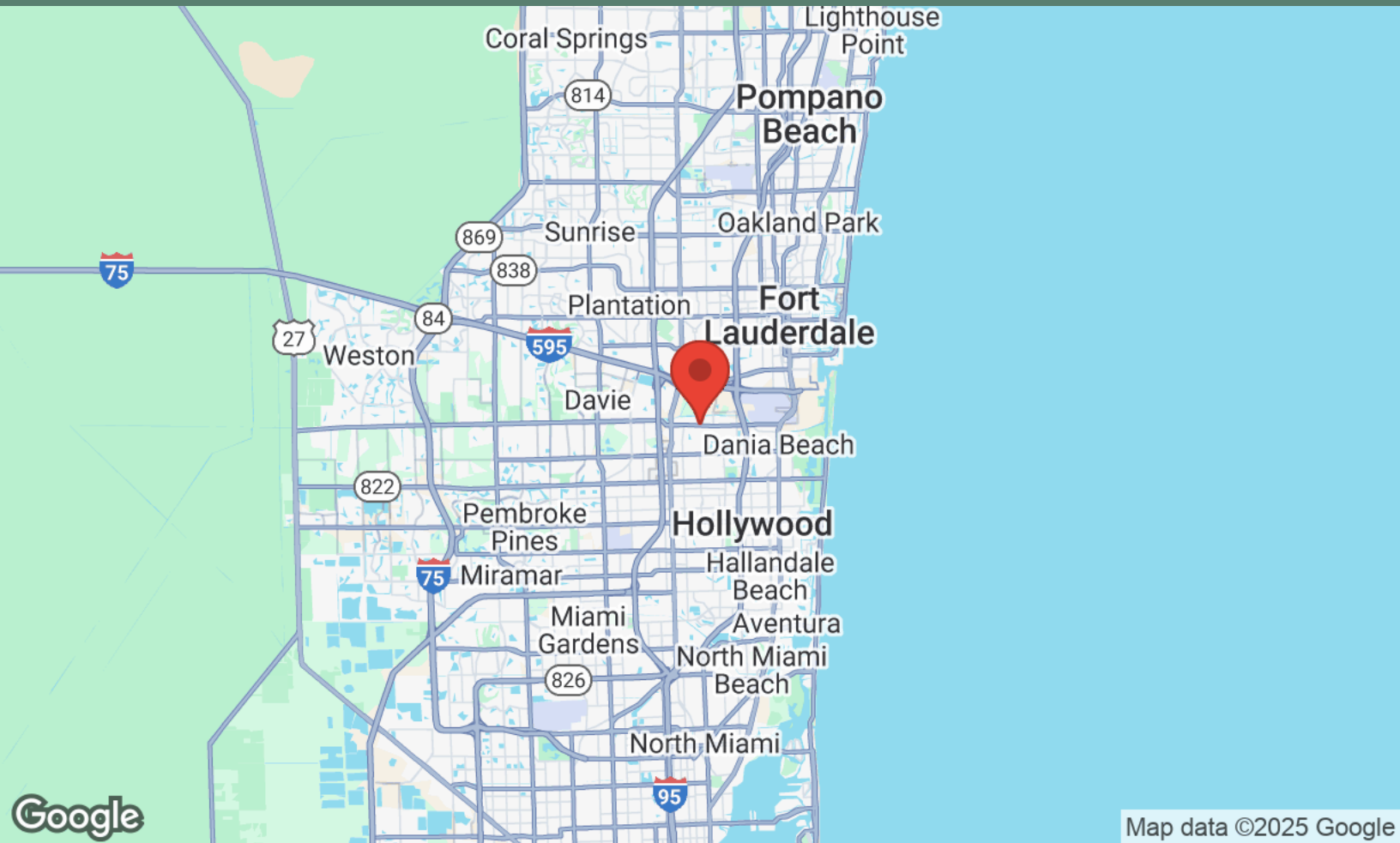
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LOCATION MAPS

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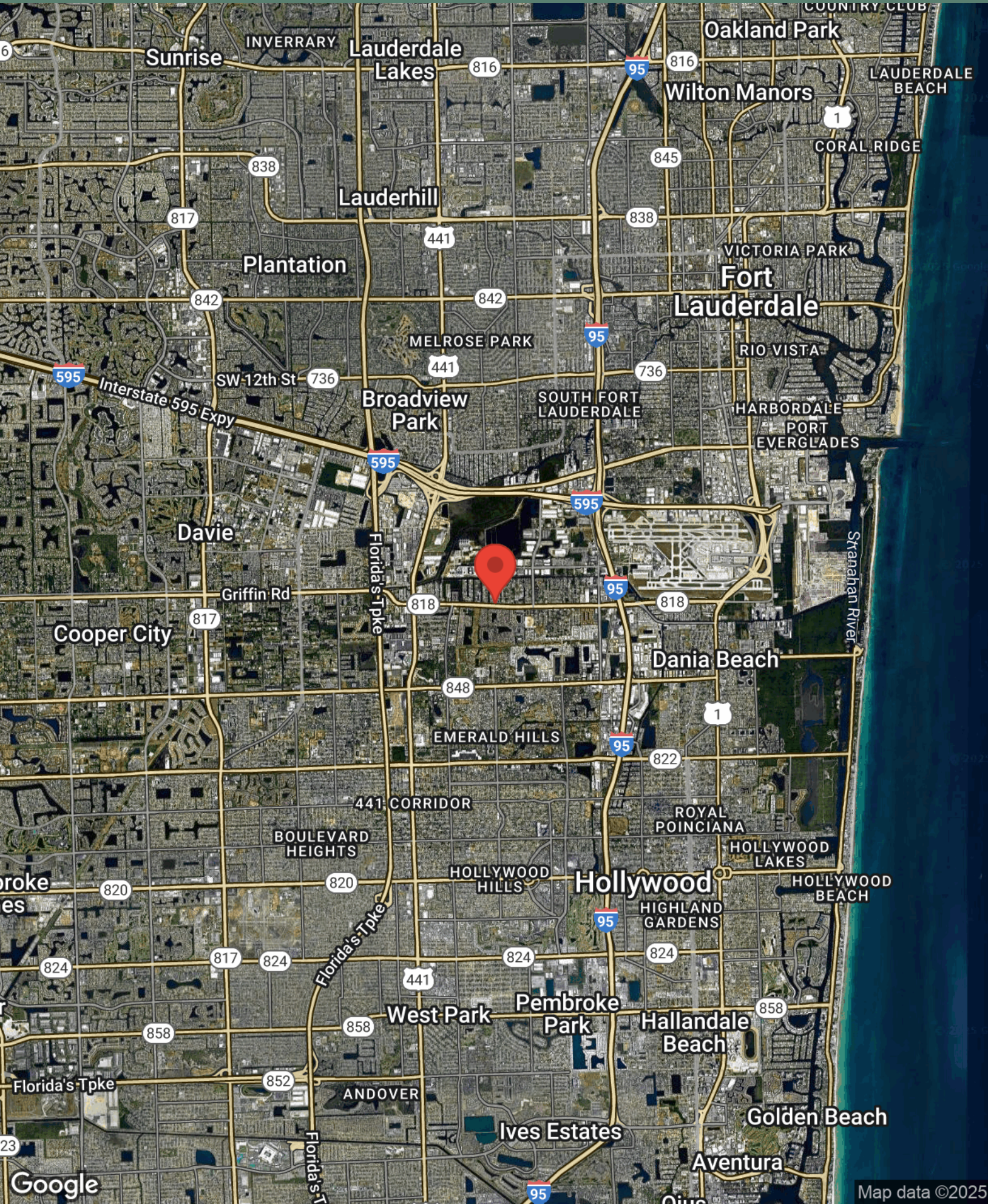


REGIONAL MAP

3445 Griffin Road

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Households

	2 mile	5 mile	10 mile
2010 Households	13,114	124,417	493,390
2023 Households	13,560	132,925	542,130
2028 Household Projection	13,313	131,160	537,449
Annual Growth 2010-2023	0.5%	0.6%	0.7%
Annual Growth 2023-2028	-0.4%	-0.3%	-0.2%
Owner Occupied Households	9,349	76,701	339,116
Renter Occupied Households	3,964	54,459	198,332
Avg Household Size	2.4	2.5	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$441.9M	\$3.8B	\$15.4B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$101,991	\$83,192	\$82,670
Median Household Income	\$72,228	\$60,492	\$58,657
< \$25,000	2,392	25,355	110,840
\$25,000 - 50,000	2,848	30,360	123,901
\$50,000 - 75,000	1,736	23,769	96,095
\$75,000 - 100,000	1,812	16,437	63,791
\$100,000 - 125,000	1,055	11,636	44,254
\$125,000 - 150,000	978	8,715	32,335
\$150,000 - 200,000	929	7,402	31,403
\$200,000+	1,810	9,253	39,510

SECTION IV

Broker Profile



CONTACT INFORMATION

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For More Information Contact:

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