

**FOR SALE: \$9,100,000**

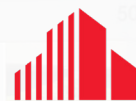
# **5000 N NOB HILL ROAD**

**SUNRISE, FL 33351**



**Rare Community Facilities Zoning**

***±33,000 SF Building***  
***3.13 Acres***



**CUSHMAN &  
WAKEFIELD**



**Auditorium**



**Classroom**



**Kitchen**



**Cafeteria**

# PROPERTY HIGHLIGHTS

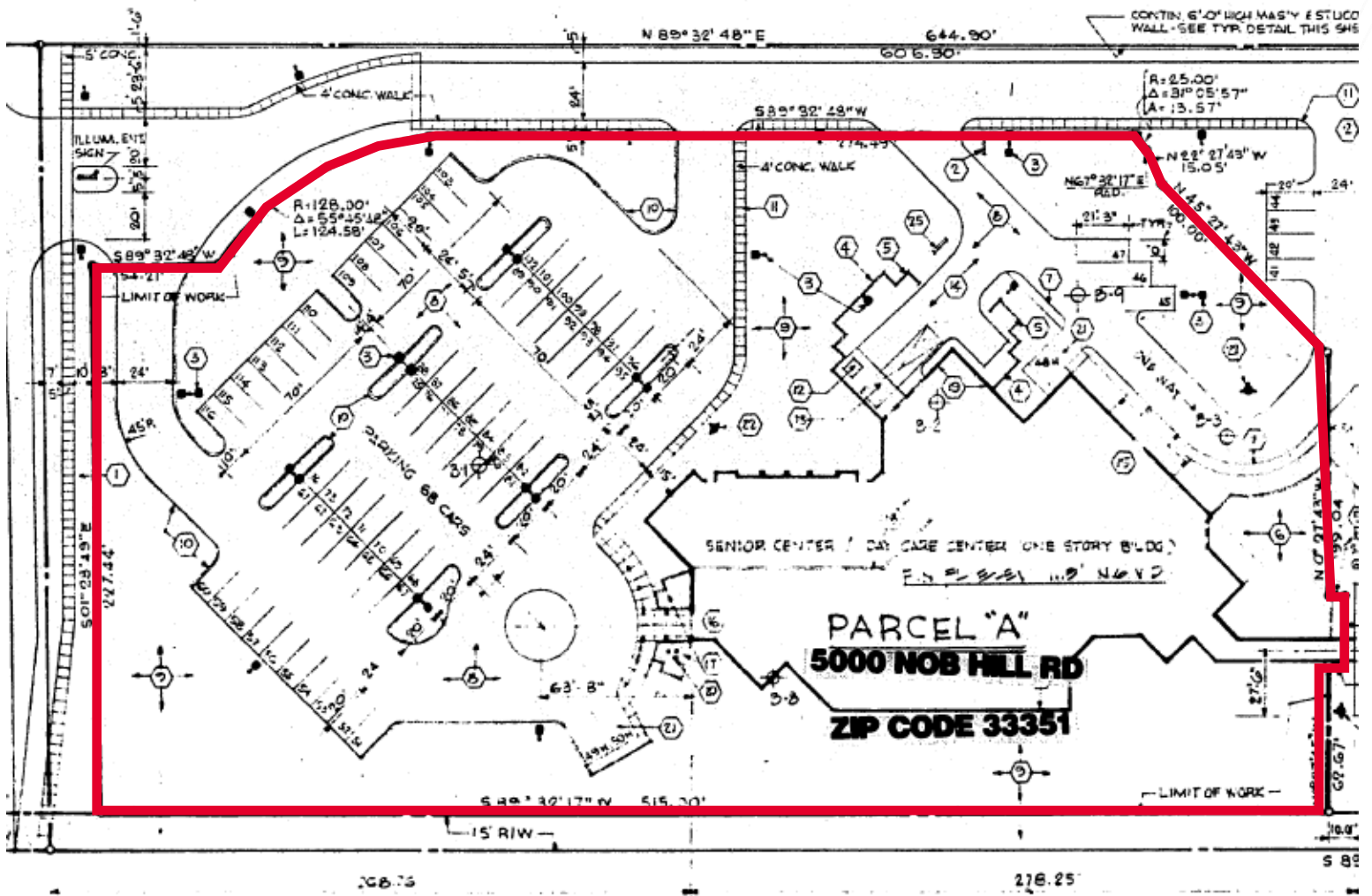
- Rare CF Zoning within the City of Sunrise allowing uses including schools, healthcare facilities, and churches.
- Existing use is an adult day care center.
- Pick-up/drop-off circles located both in front and at rear of building.
- Visible signage along Nob Hill Road.
- Site includes 76 parking spaces, garden area, and decorative fountains.
- Floor plan includes multiple classrooms and restrooms, administration area, and two (2) functioning kitchens.
- Offered at a price well below replacement costs.

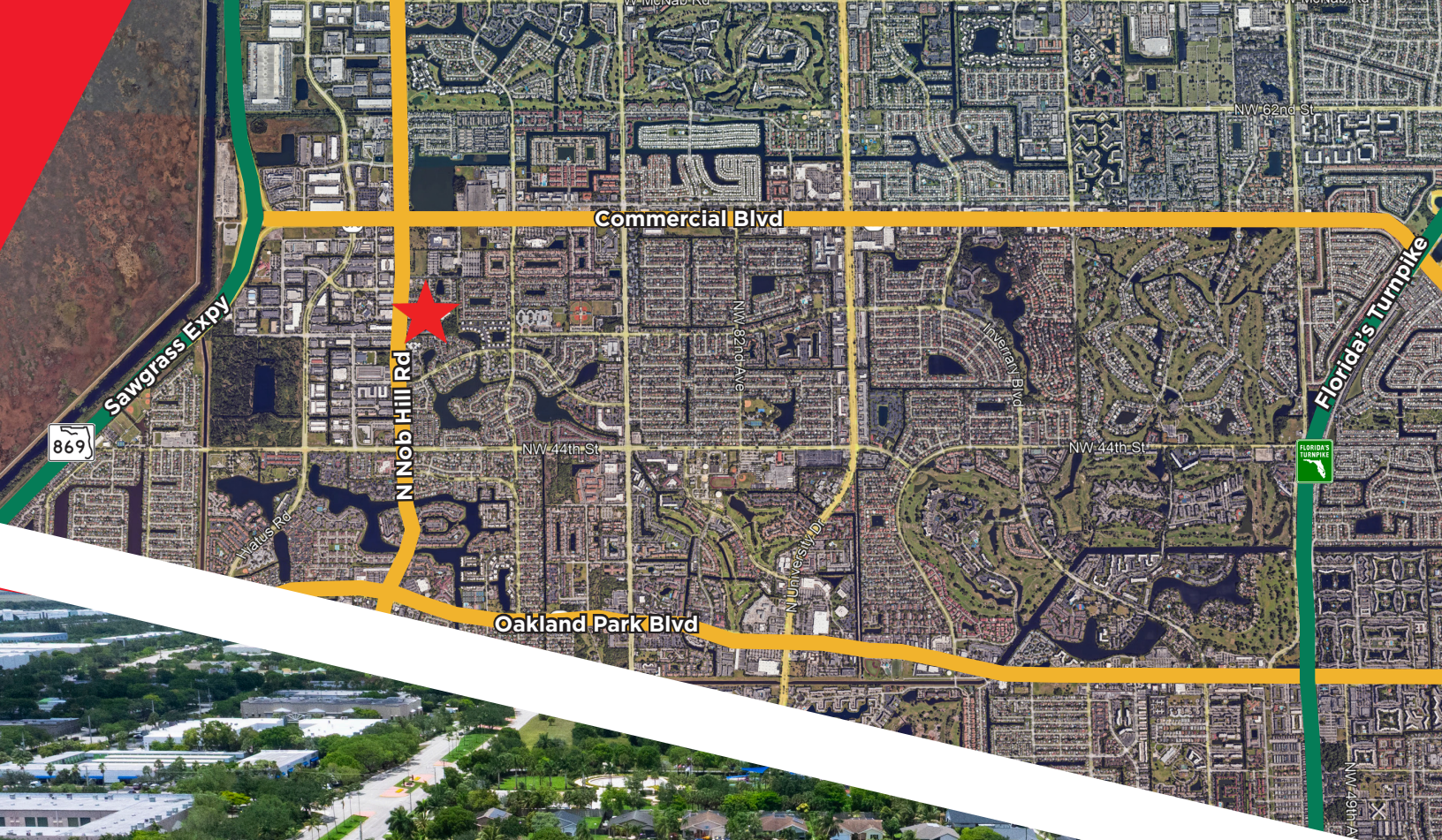
Demographics:

	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
2025 Population	142,094	368,889	1,051,818
2025 Households	60,121	145,503	407,570
2025 Avg. Household Income	\$85,635	\$89,372	\$100,988



# SITE PLAN





**FOR MORE INFORMATION,  
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