

GRIFFIN ROAD FRONTAGE FOR SALE

3001-3091 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312



OFFERING SUMMARY

Sale Price:	\$8,624,000
Space Available:	17,248 SF
Mezzanine:	6,276 SF
Parking:	50+ Spaces
Loading:	1 Dock & 1 Street
Zoning:	C-2 Commercial
Ceiling Height:	24' Clear
Year Built:	1988

PROPERTY OVERVIEW

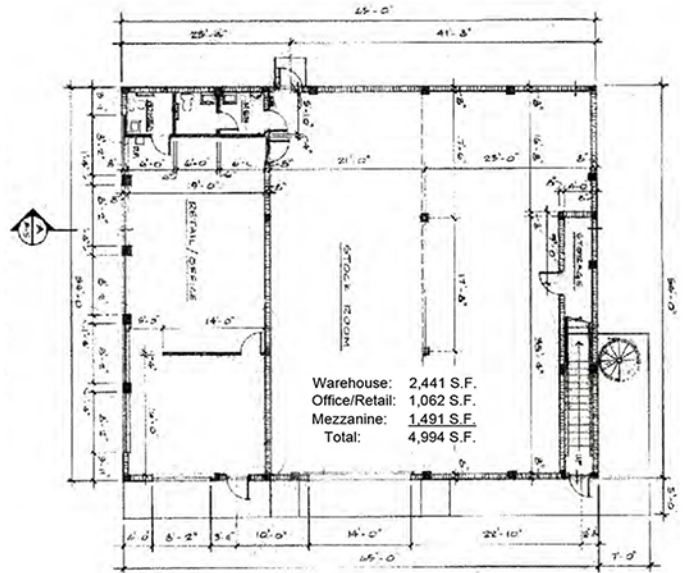
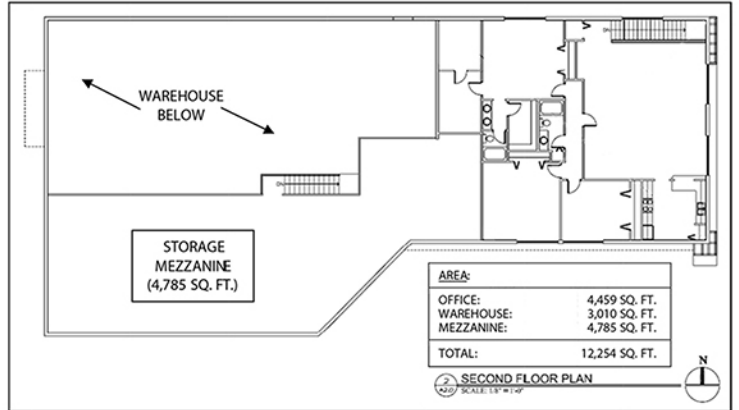
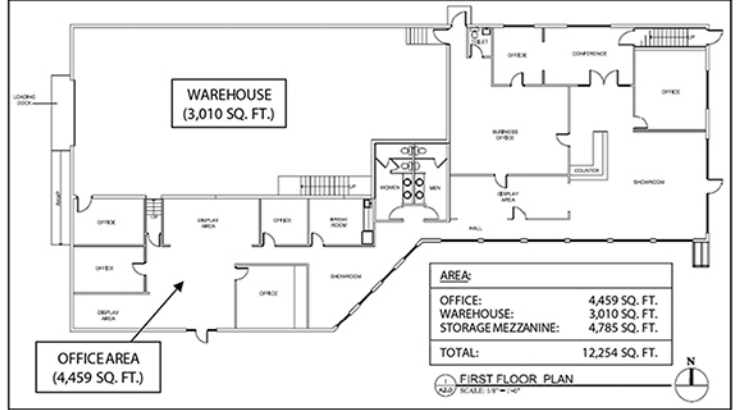
This freestanding property offers great deal of flexibility that is ideal for various types of commercial uses offering Retail|Office|Warehouse and being zoned C2 Commercial with the City of Dania Beach. The building has direct signage to the intersection of Griffin Road and SW 30 Ave in Dania Beach 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

3001-3091 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312



THE NEIGHBORHOOD

3001-3091 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312



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

	1 MILE	3 MILE	5 MILE
2019 Estimated Population	11,865	188,428	414,485
2024 Projected Population	18,081	199,302	437,666

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2019 Estimated Households	4,652	38,191	133,760
2024 Projected Households	7,767	39,631	139,846

HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
2019 Est Avg Household Income	\$56,872	\$50,812	\$49,654
Median Home Value	\$281,838	\$248,931	\$249,303

TRAFFIC COUNTS

Griffin Road	35,000 Vehicles per Day
SW 30 Ave	10,000 Vehicles per Day