



# Advisory

## Team

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**CURRENT CAPITAL**  
Real Estate Group

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## By the Numbers

(5-MILES)

POPULATION  
**403,000**

County Population  
**1,944,000**

AVERAGE HH INCOME  
**\$88,885**

Median Age  
**40**

Ownership Percentage  
**62%**



# Welcome to Davie, Florida

Centrally located in Broward County the town of Davie has approx. 107,000 residents and features charm and location convenience like no other town in South Florida.

- Accessibility: 3.6 Miles to the Florida Turnpike and 5.1 Miles to I-95. 20 minutes to Ft. Lauderdale airport and 35 minutes to Miami Int'l Airport
- Population growth of an estimated 2% year over year
- Median home value within 3 miles: \$340,000
- 1,300 apartment units under development and 2.8 million square feet of mixed use being built 2 miles away - The District at Davie
- .7 miles to Memorial Hospital and the Davie Healthcare District
- 3 Miles to HCA Florida University Hospital
- 3 Miles to Nova Southeastern University



# PROPERTY OVERVIEW

## 7665 Davie Road Extension, Davie, FL 33024

Square Feet: 12,297 SQFT

Land Area: 54,585 SQFT

Parking Spaces: 35

Year Built/ Rehabbed: 2006/07

Future Land Use: Commercial

Usage Zoning: B2

Floors: 2

Price Guidance: \$3,675,995.00

Price per SQFT: \$298.93



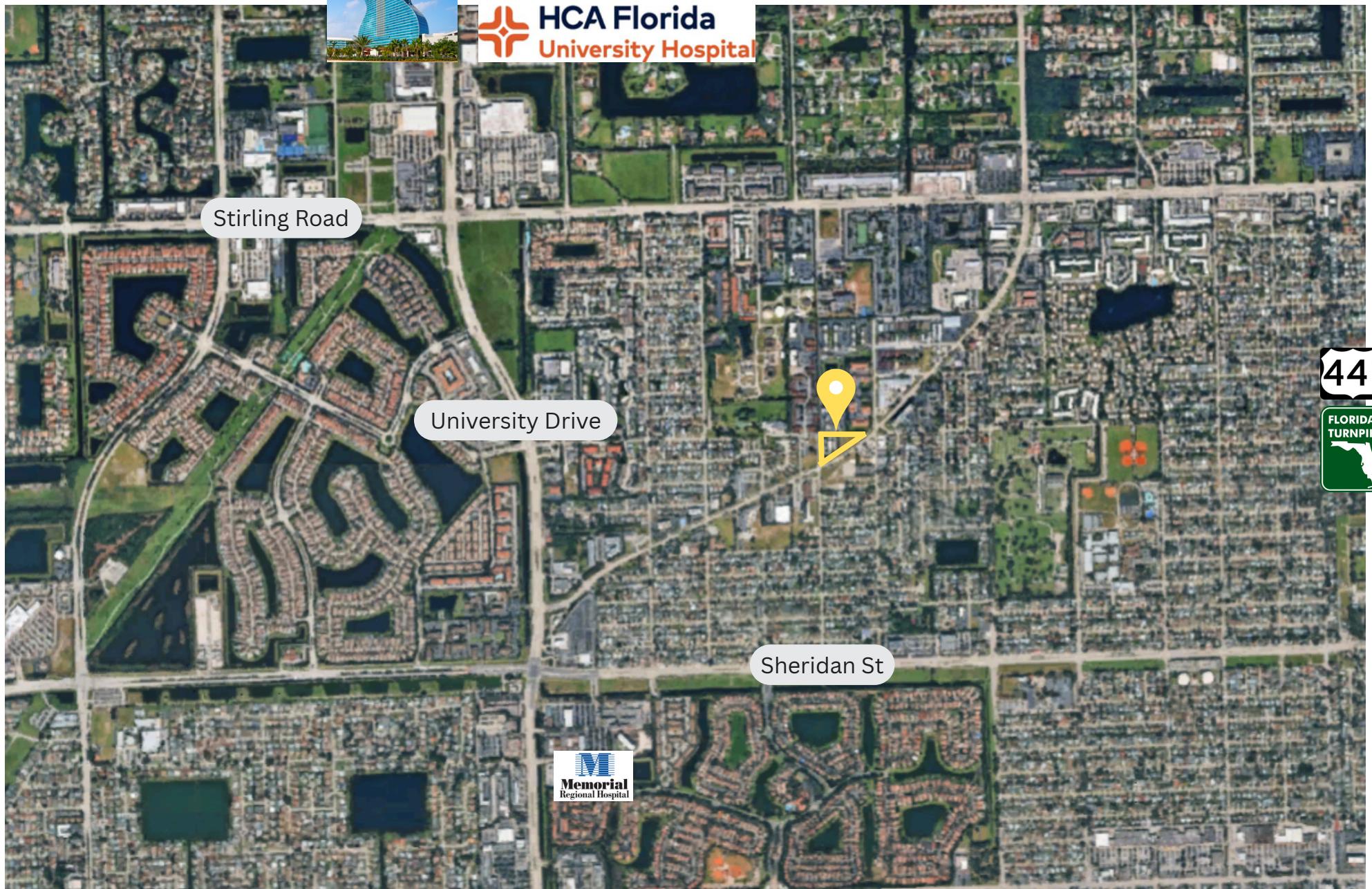
## Property Highlights:

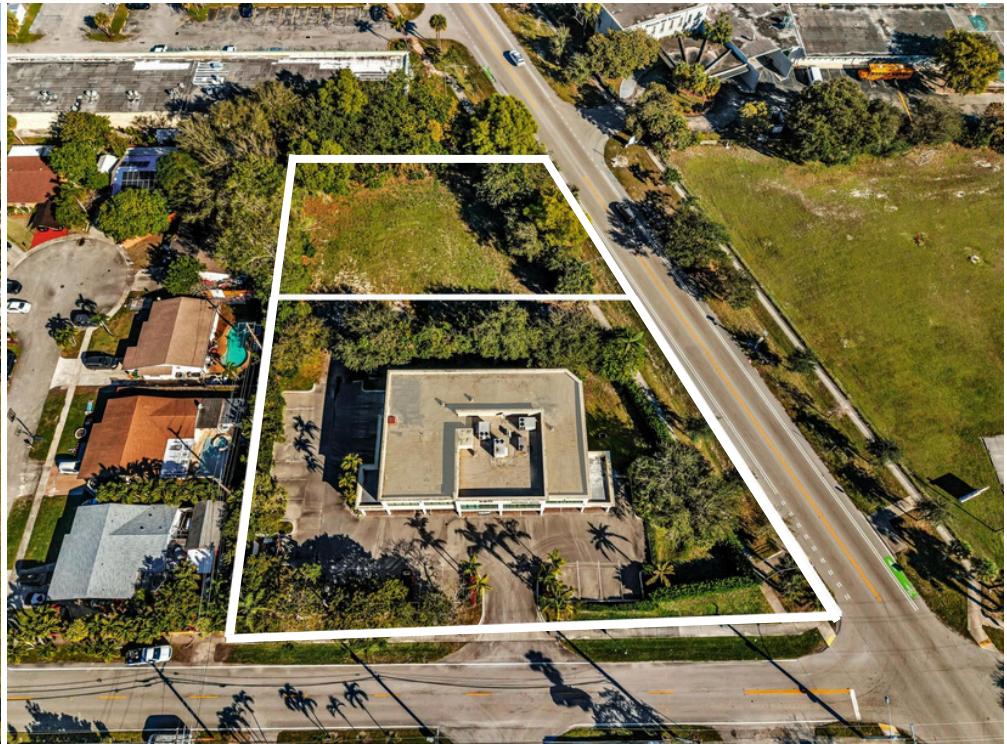
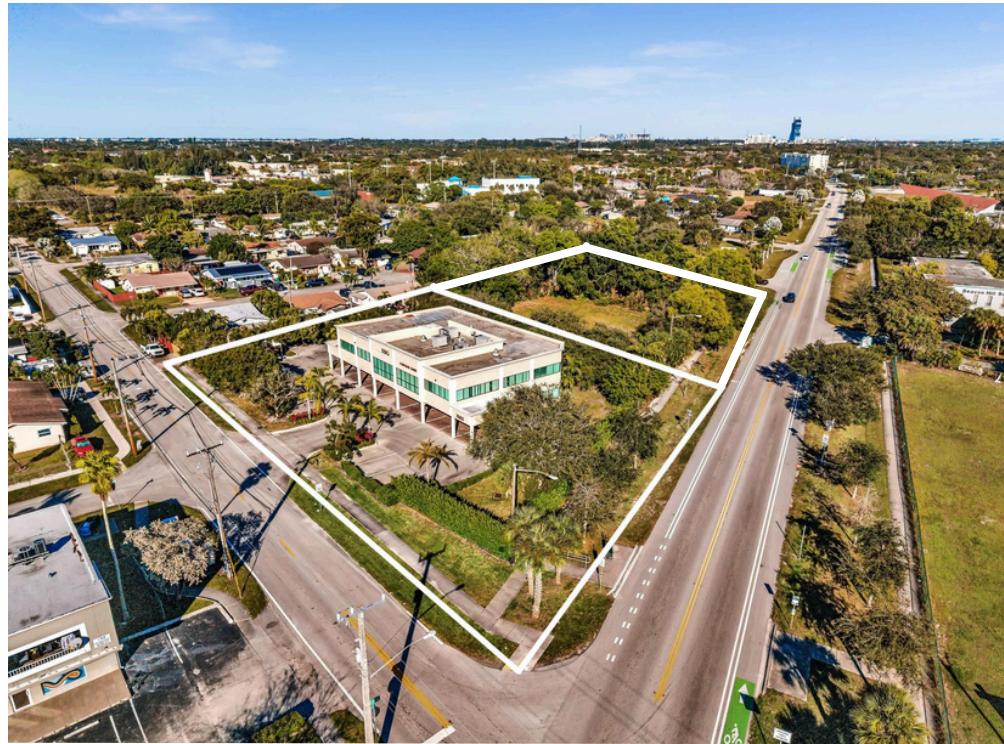
- Sale includes office building + adjacent vacant land
- Present tenant vacates on 11/30/2026
- A/C's replaced approximately 18 months ago
- Roof recoated in 2020 w/ silicone membrane
- Impact glass throughout
- Presently built out as executive offices
- 10 Covered parking spaces and 35 paved parking spaces
- Elevators has been regularly services w/ no deferred maintenance on elevator or throughout
- Perfect for medical, dental or executive office use



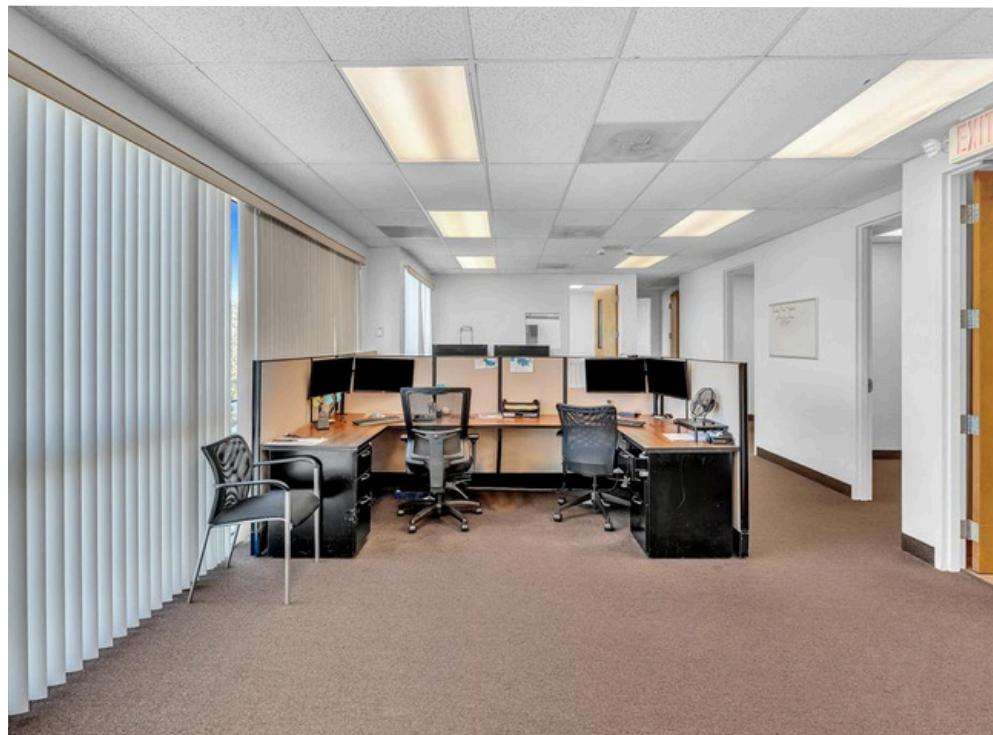
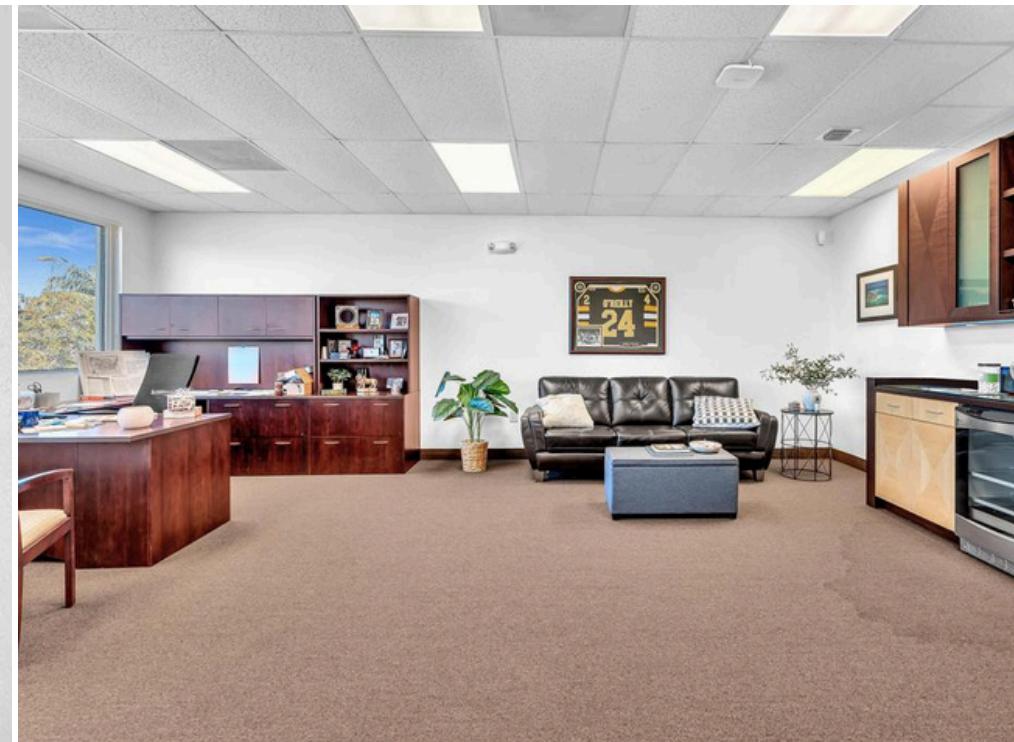


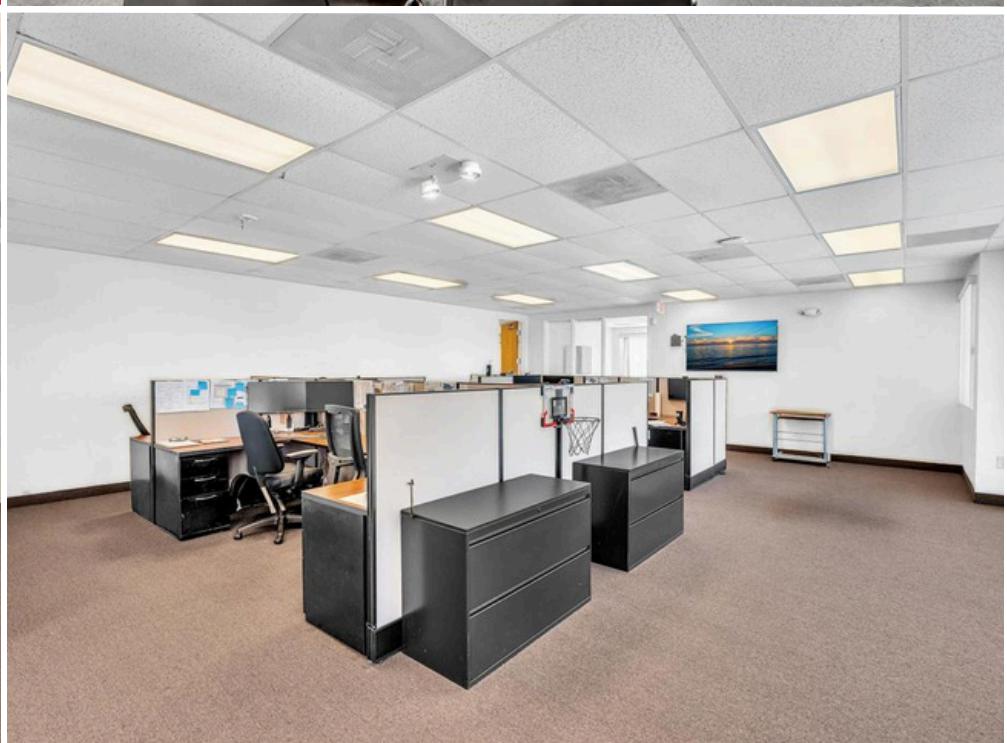
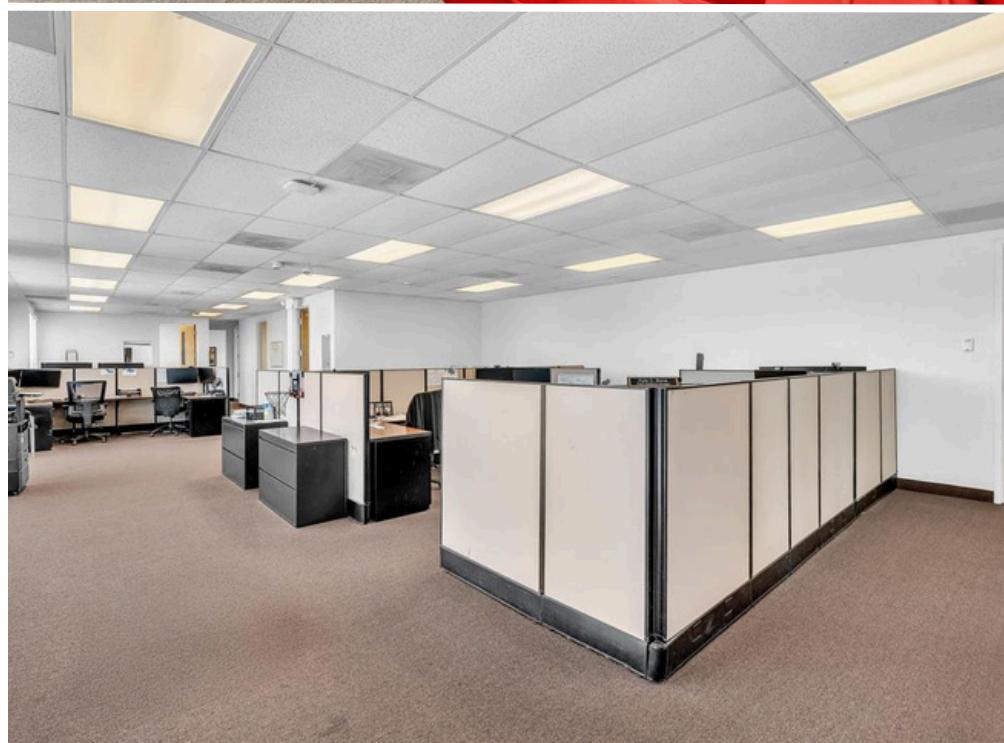
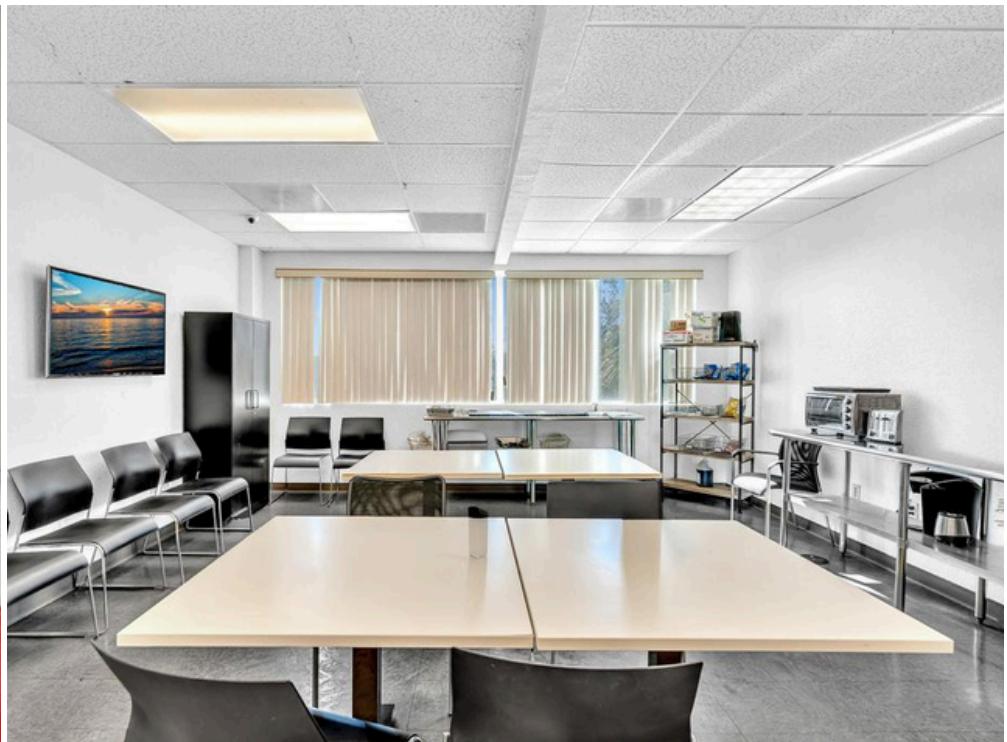
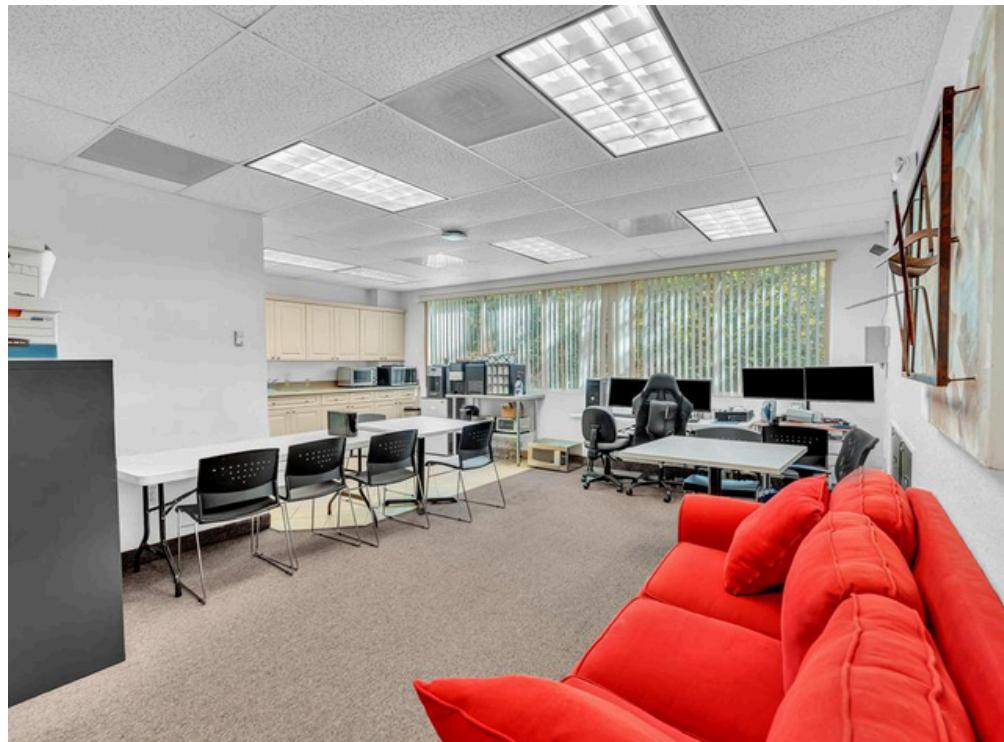
## Our Location

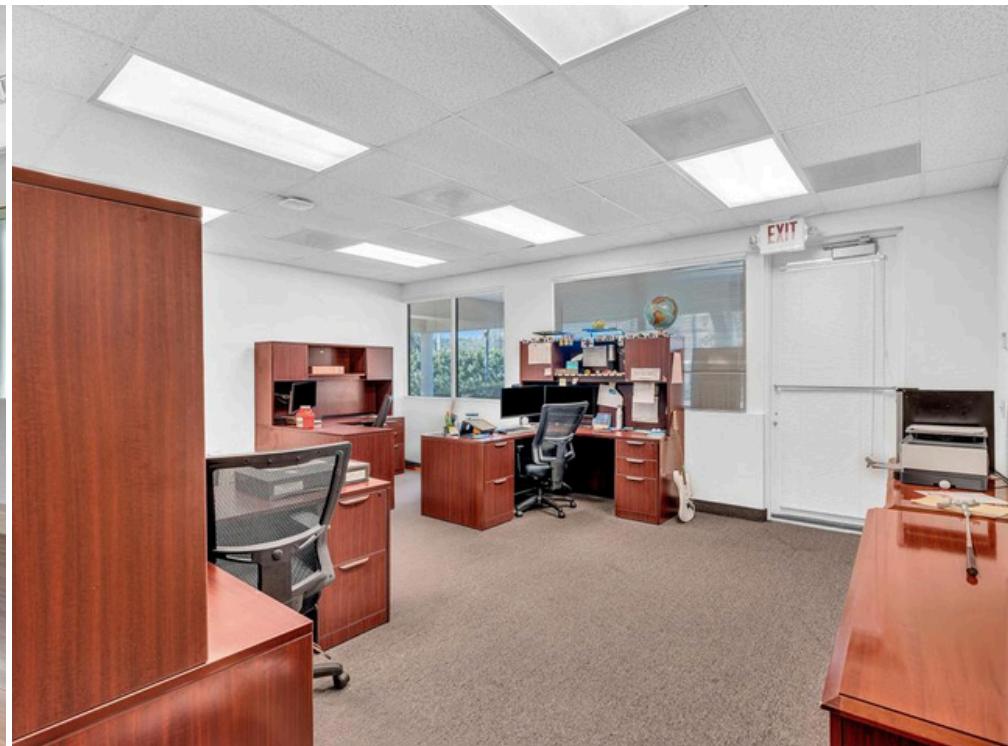




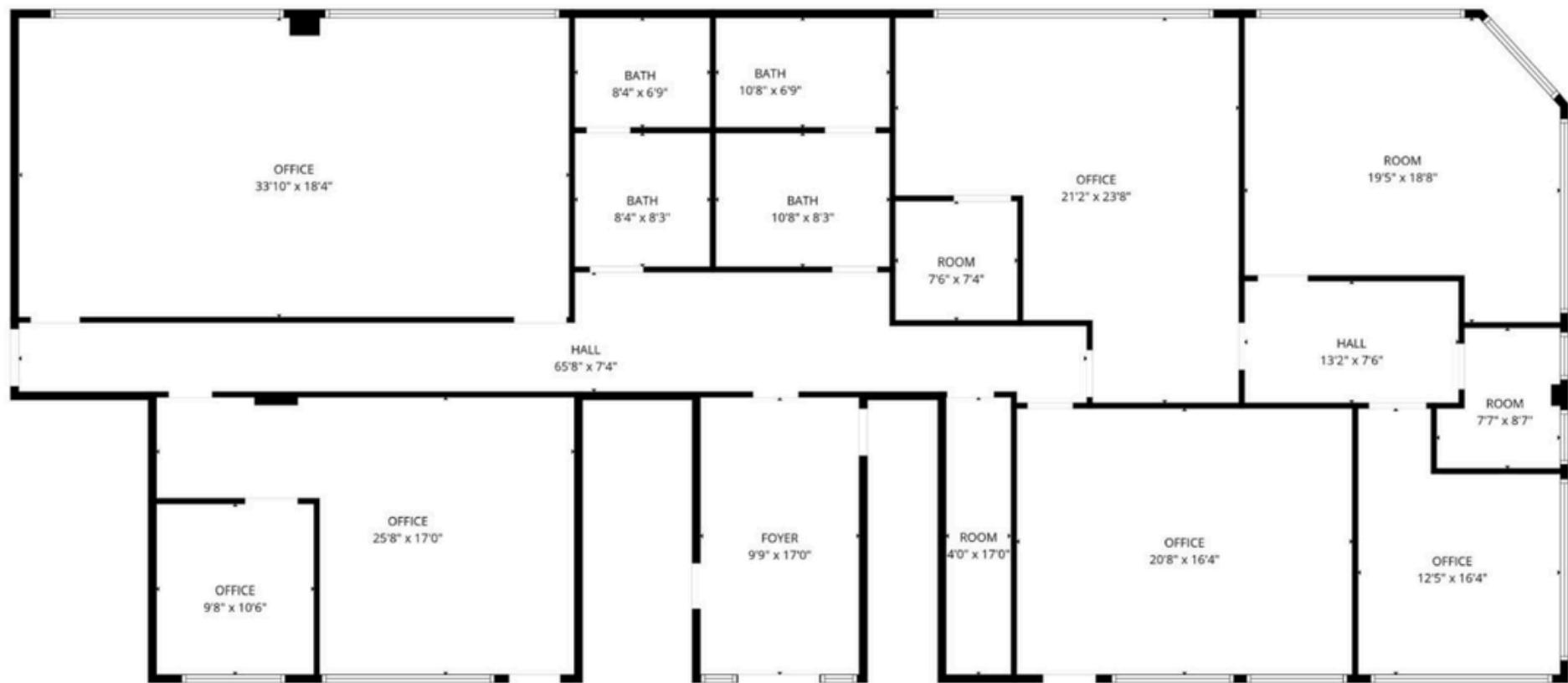




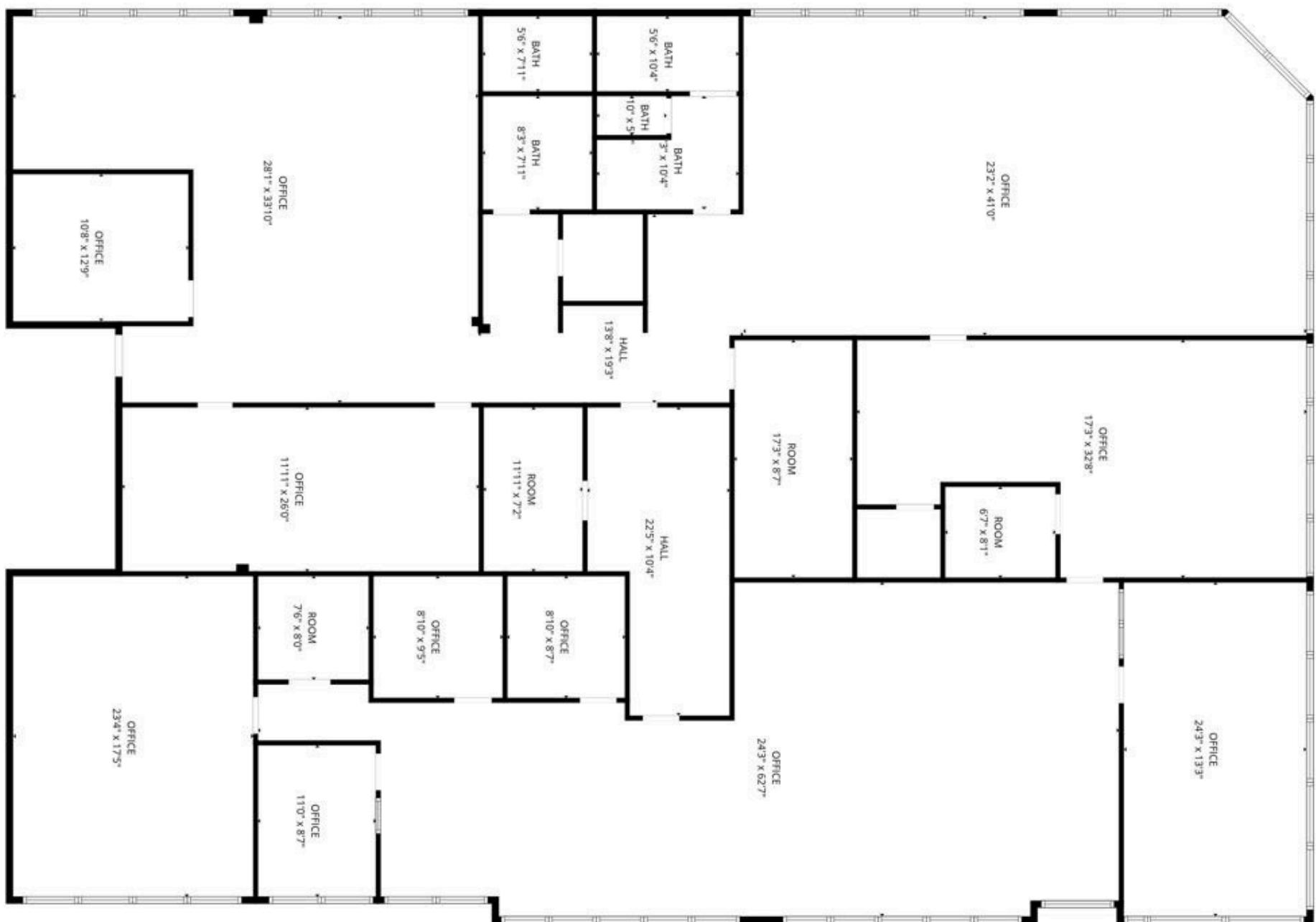




# First Floor Plan



# Second Floor Plan





## Get In Touch



**Caio Martin**

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