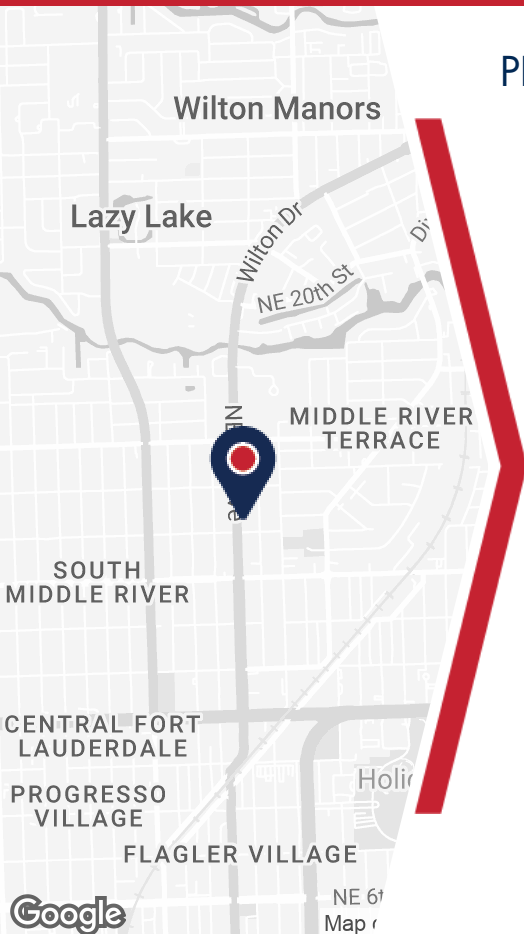


1408 NE 4TH AVE

FORT LAUDERDALE, FL 33304



### PROPERTY DETAILS

- 5,330 SF Free Standing Building
- Available For Sale or For Lease
- Prime location in Fort Lauderdale, FL
- Highly visible storefront with great signage opportunity
- Ample parking for customers and employees
- Versatile layout for various business needs
- Close proximity to major highways and public transportation
- Surrounded by established businesses and residential neighborhoods

### ABOUT PROPERTY



**PRICE**  
 \$2,275,000 or \$25/SF (NNN)



**YEAR BUILT**  
 1961



**AVAILABLE SF**



**PARKING**



**LOCATION**

For more information:

**Jordan Beck**  
 954.652.2033 | Jbeck@Bergercommercial.Com  
 bergercommercial.com

**Calder Alfano**  
 954.652.2041 | Calfano@Bergercommercial.Com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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## PROPERTY DESCRIPTION

5,330 square foot freestanding warehouse on 0.30 acres

## PROPERTY HIGHLIGHTS

- Prime location in Fort Lauderdale, FL
- Highly visible storefront with great signage opportunity
- Ample parking for customers and employees
- Versatile layout for various business needs
- Close proximity to major highways and public transportation
- Surrounded by established businesses and residential neighborhoods

## OFFERING SUMMARY

Sale Price:	\$2,275,000
Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,330 SF
Lot Size:	12,996 SF
Building Size:	5,330 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,170	2,439	11,521
Total Population	2,361	5,100	22,750
Average HH Income	\$100,613	\$94,619	\$103,409

For more information:

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[bergercommercial.com](http://bergercommercial.com)

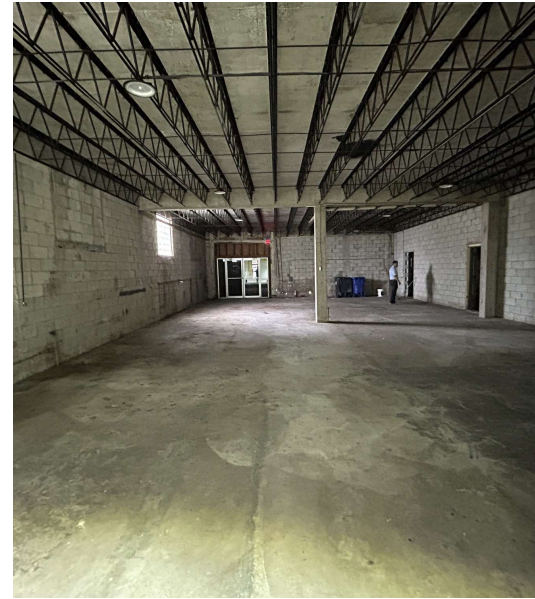
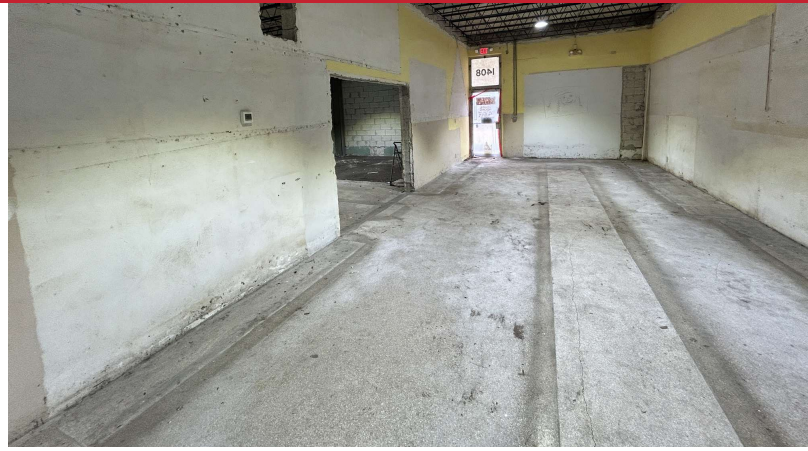
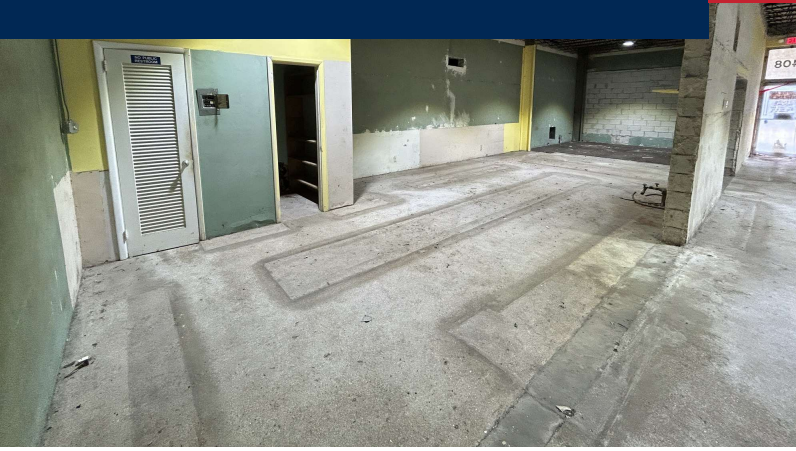
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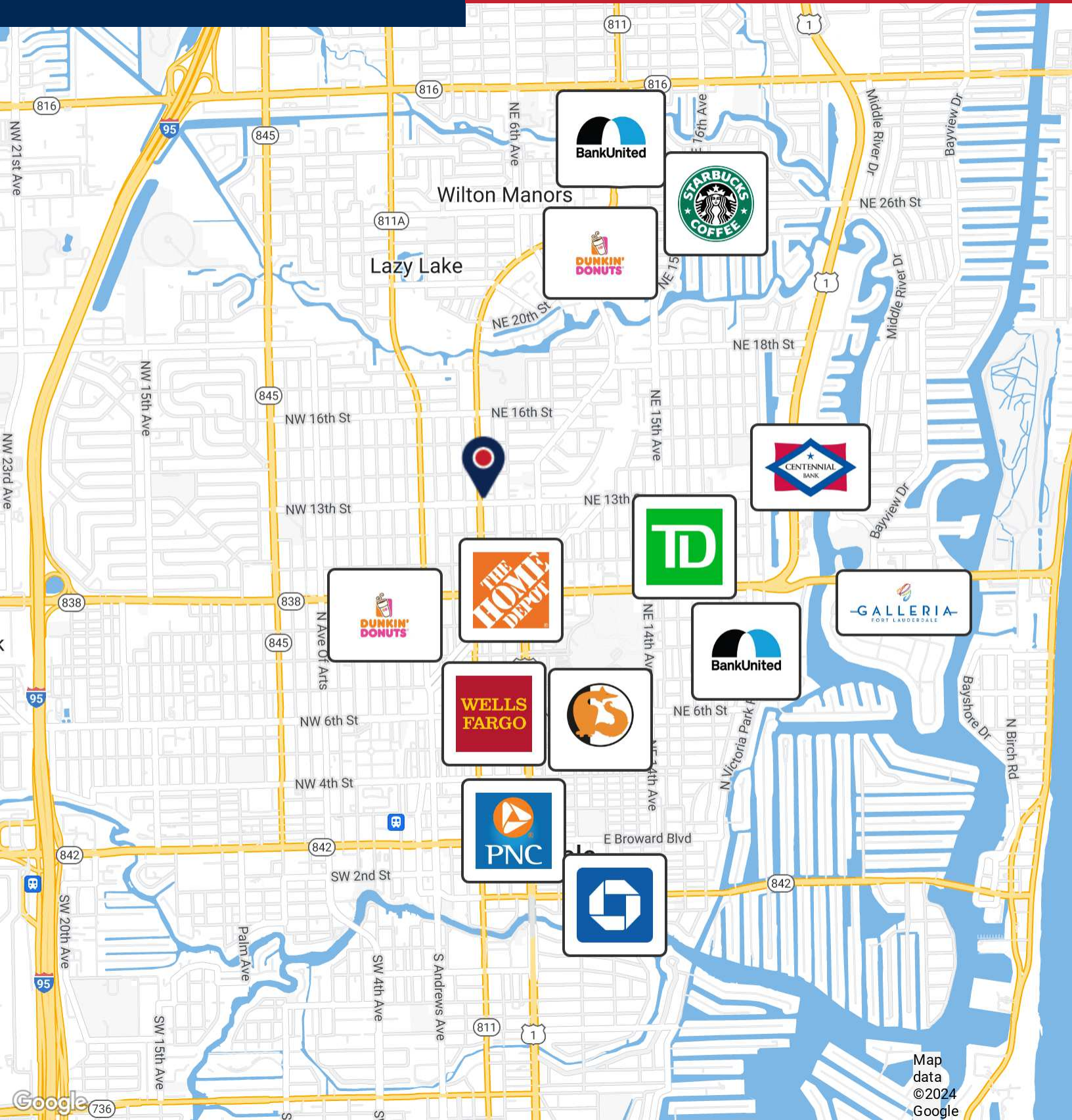


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LOCATION MAP



Map data  
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Google

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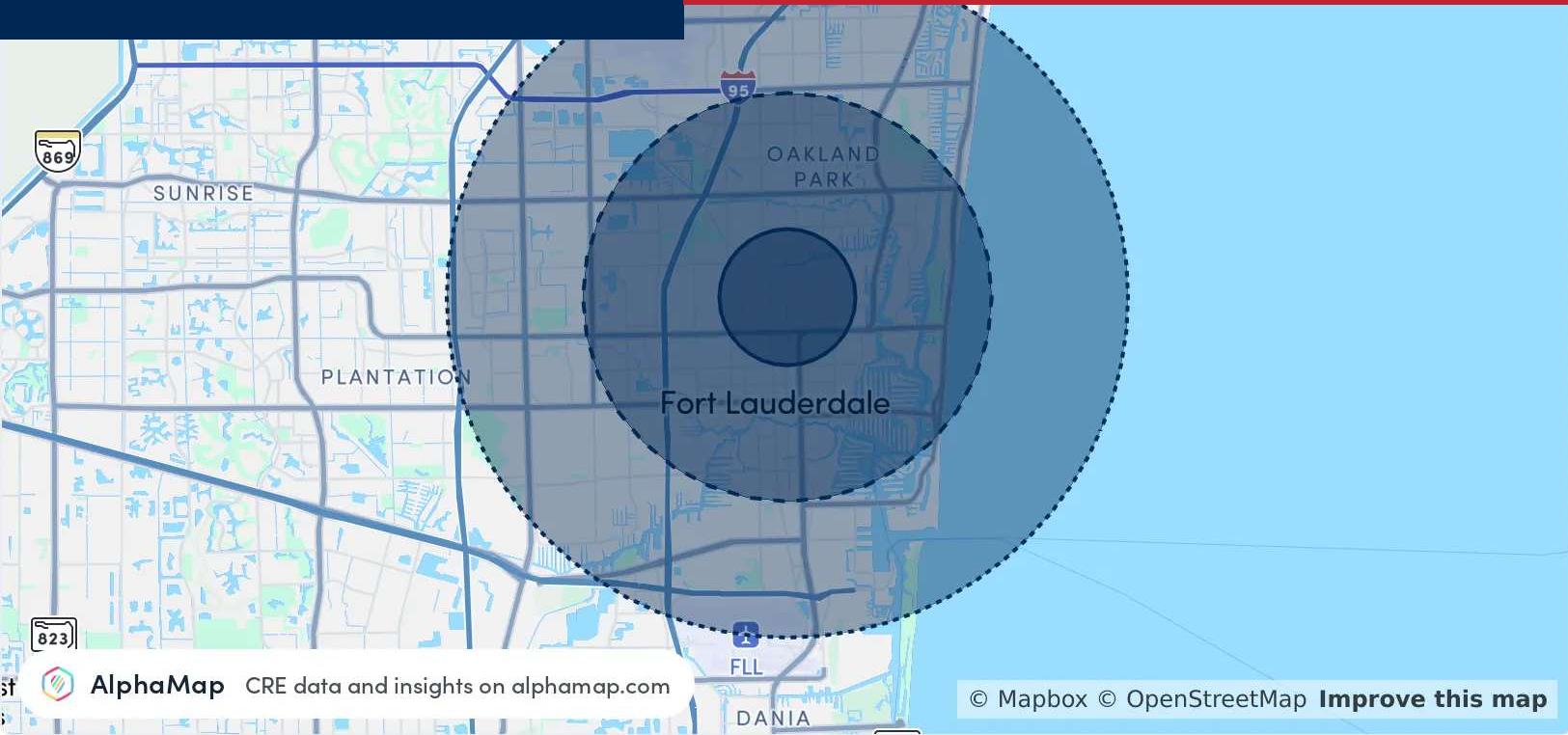


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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,750	158,531	327,361
Average Age	43	44	43
Average Age (Male)	44	44	43
Average Age (Female)	41	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,521	74,592	142,884
Persons per HH	2	2.1	2.3
Average HH Income	\$103,409	\$108,644	\$97,831
Average House Value	\$471,039	\$589,365	\$511,825
Per Capita Income	\$51,704	\$51,735	\$42,535

Map and demographics data derived from AlphaMap

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