



**SALE**

# Cumberland Building

**800 EAST BROWARD BLVD.**

Fort Lauderdale, FL 33301

**PRESENTED BY:**

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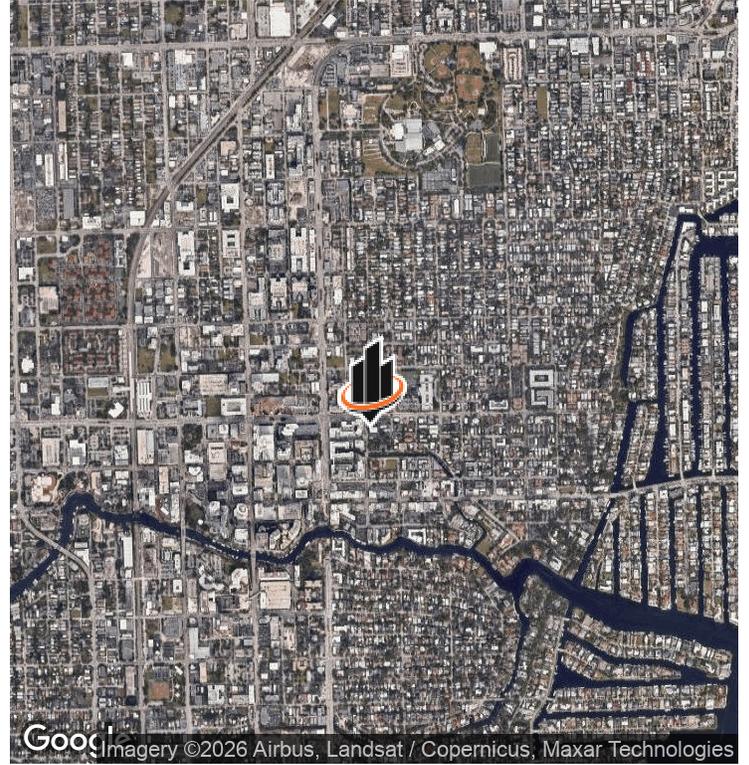
**STEVE DAVIS**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$18,000,000
<b>BUILDING SIZE:</b>	39,826 SF
<b>AVAILABLE SF:</b>	1,789 SF
<b>LOT SIZE:</b>	1.72 Acres
<b>PRICE / SF:</b>	\$451.97
<b>CAP RATE:</b>	0.61%
<b>NOI:</b>	\$109,002
<b>YEAR BUILT:</b>	1975
<b>ZONING:</b>	RAC-EMU & RO
<b>MARKET:</b>	Broward County
<b>SUBMARKET:</b>	Downtown

## PROPERTY OVERVIEW

The Cumberland Building has been a downtown Fort Lauderdale landmark for over 47 years. Located on Broward Blvd. one block east of Federal Highway and two blocks north of Las Olas Blvd. It is situated on the eastern edge of the RAC-EMU zoning district, ideal for re-development.

## PROPERTY HIGHLIGHTS

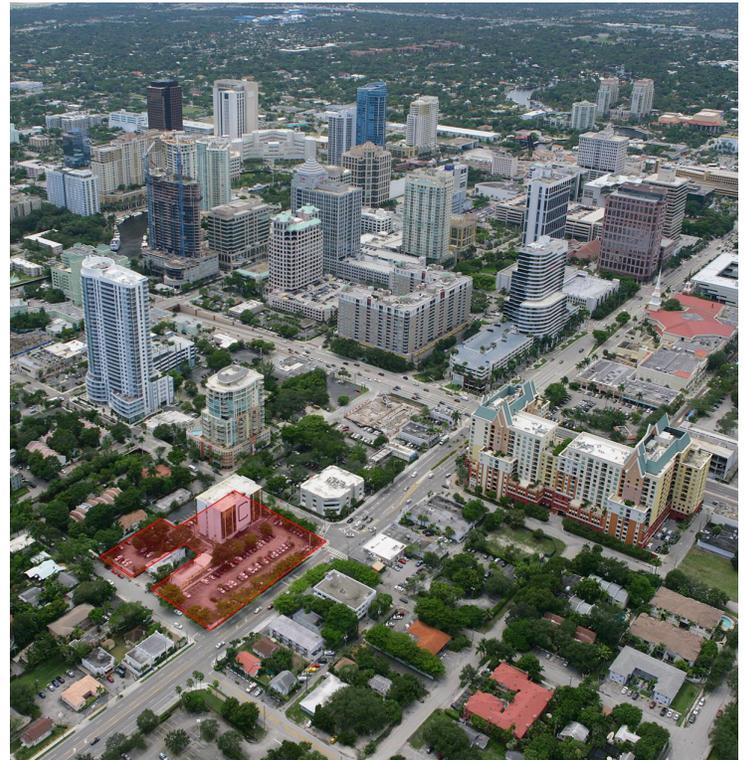
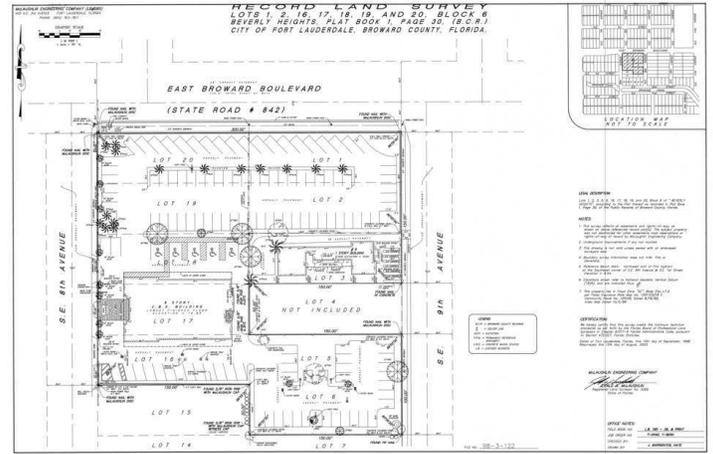
- Incredible Downtown Location
- Located One Block from Federal Hwy & Las Olas Blvd.
- A Short Walk to: Las Olas Riverfront, Riverwalk, Restaurants, Retail...
- Allowable Uses: Hotel, Residential, Retail and Office
- Zoning Allows for High Density Flexible Design

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# ADDITIONAL PHOTOS

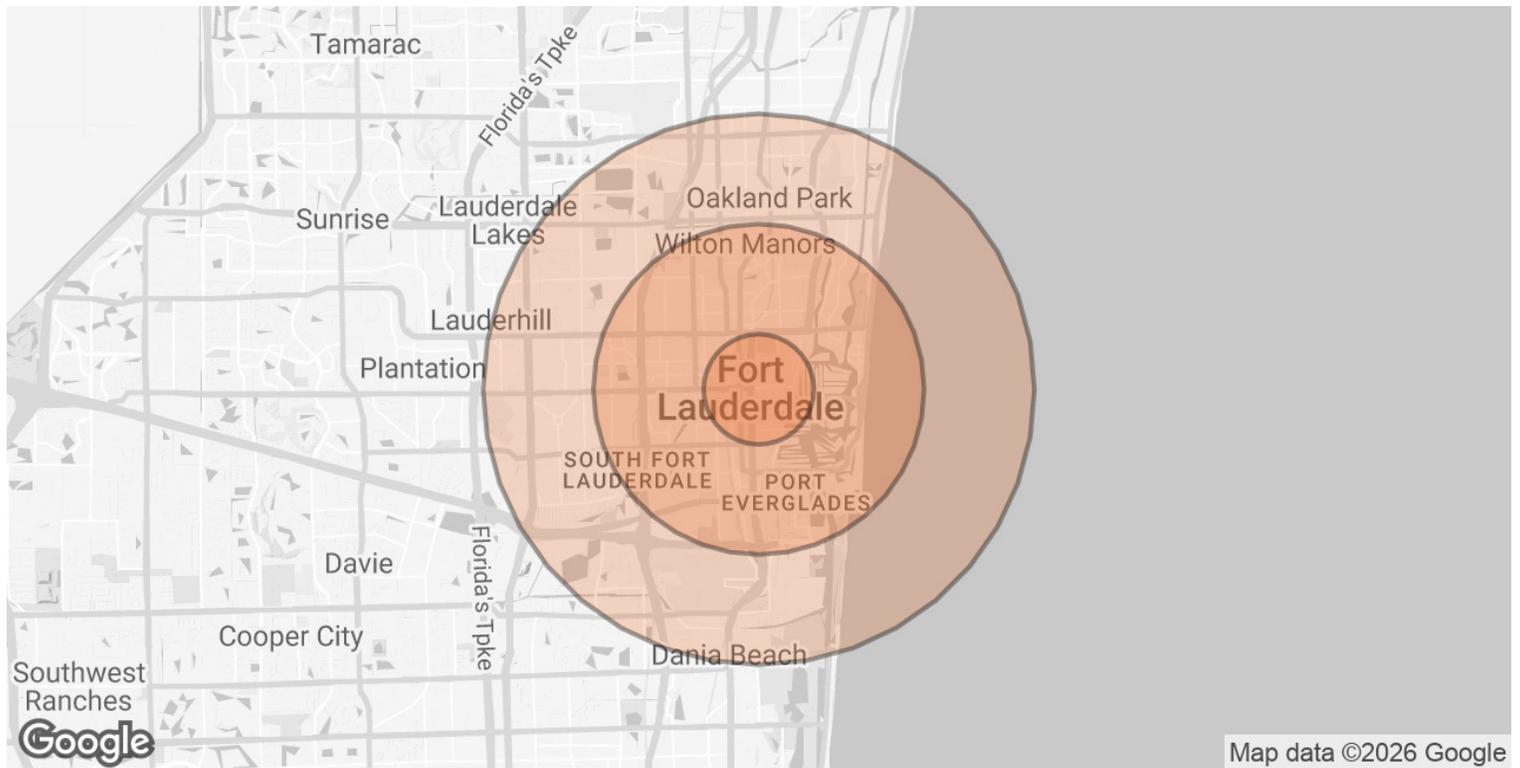


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	17,972	117,122	248,319
<b>AVERAGE AGE</b>	38.5	39.5	39.9
<b>AVERAGE AGE (MALE)</b>	38.9	39.4	39.6
<b>AVERAGE AGE (FEMALE)</b>	37.6	39.1	39.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	8,852	52,471	104,744
<b># OF PERSONS PER HH</b>	2.0	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$96,880	\$79,445	\$70,487
<b>AVERAGE HOUSE VALUE</b>	\$710,927	\$468,664	\$342,908

*\* Demographic data derived from 2020 ACS - US Census*

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