

OFFICE CONDO FOR SALE

±1,494 SF AVAILABLE

3650 Coral Ridge Drive 109A, Coral Springs, FL 33065

PLEASE DO NOT DISTURB
EXISTING TENANT AND CONTACT
BROKERS FOR ANY SHOWINGS



ASKING PRICE OF \$495,000

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EXCLUSIVE RETAIL LEASING
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Property Overview

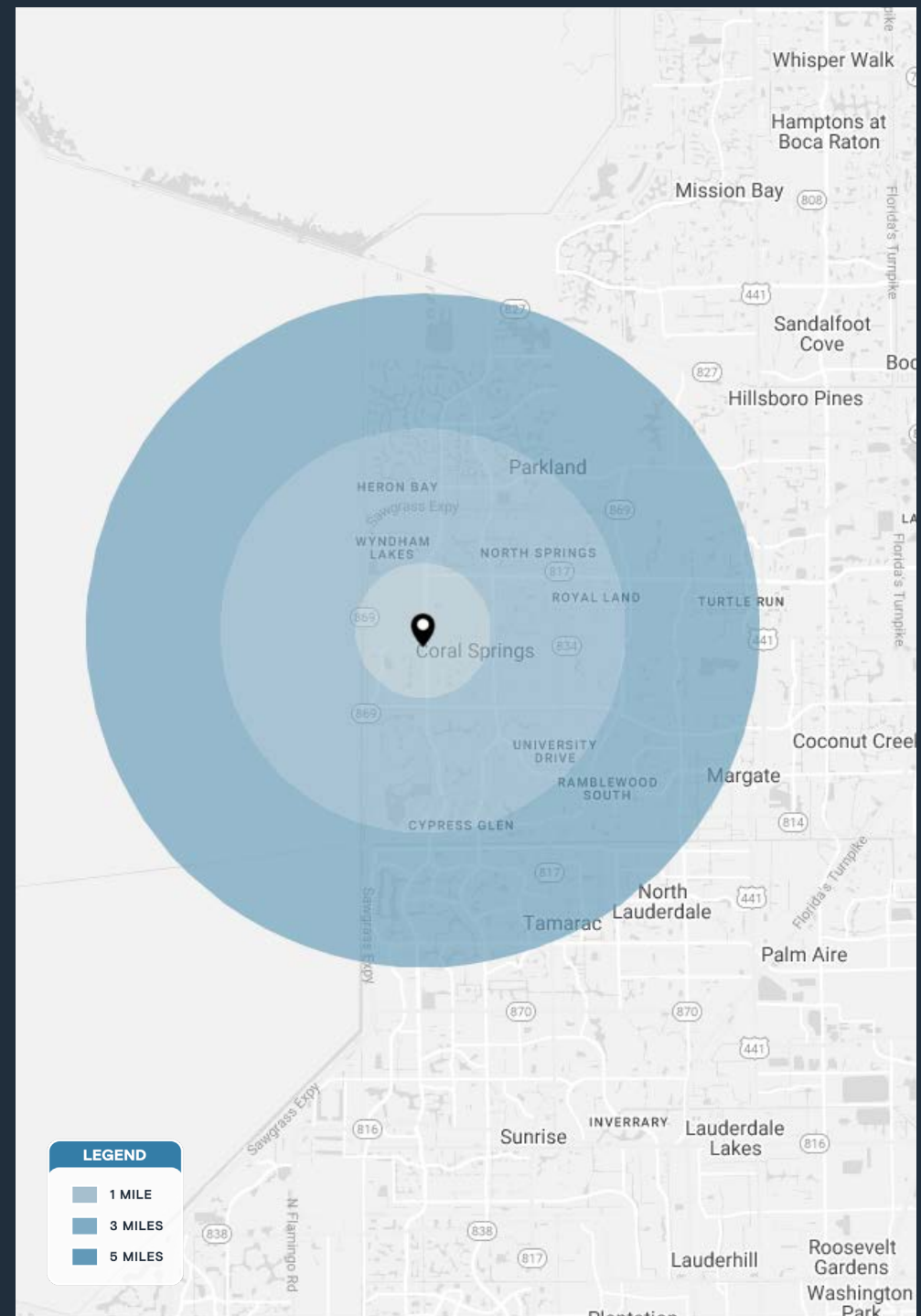
HIGHLIGHTS

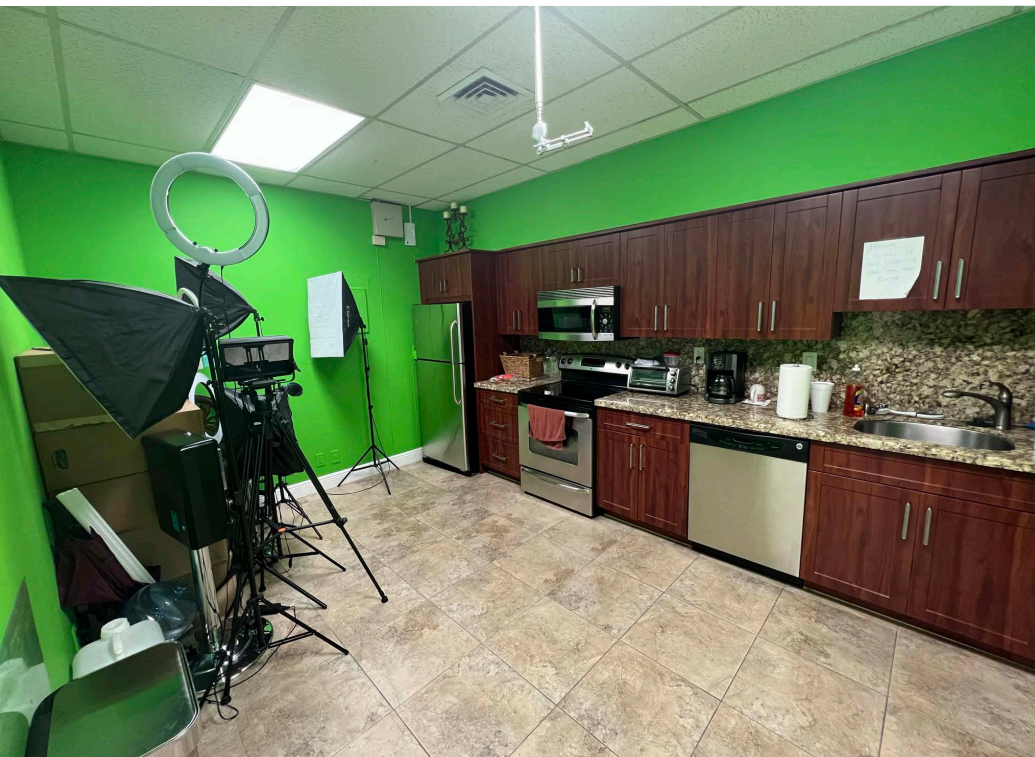
- Asking price of \$495,000
- ±1,494 SF office space available
- Turn key with kitchen, bathroom and shower
- Close proximity to W Sample Road
- Three (3) dedicated parking spaces
- Multiple entrances to the building
- New HVAC units
- 4 minute drive to Sawgrass Expressway
- Being sold vacant

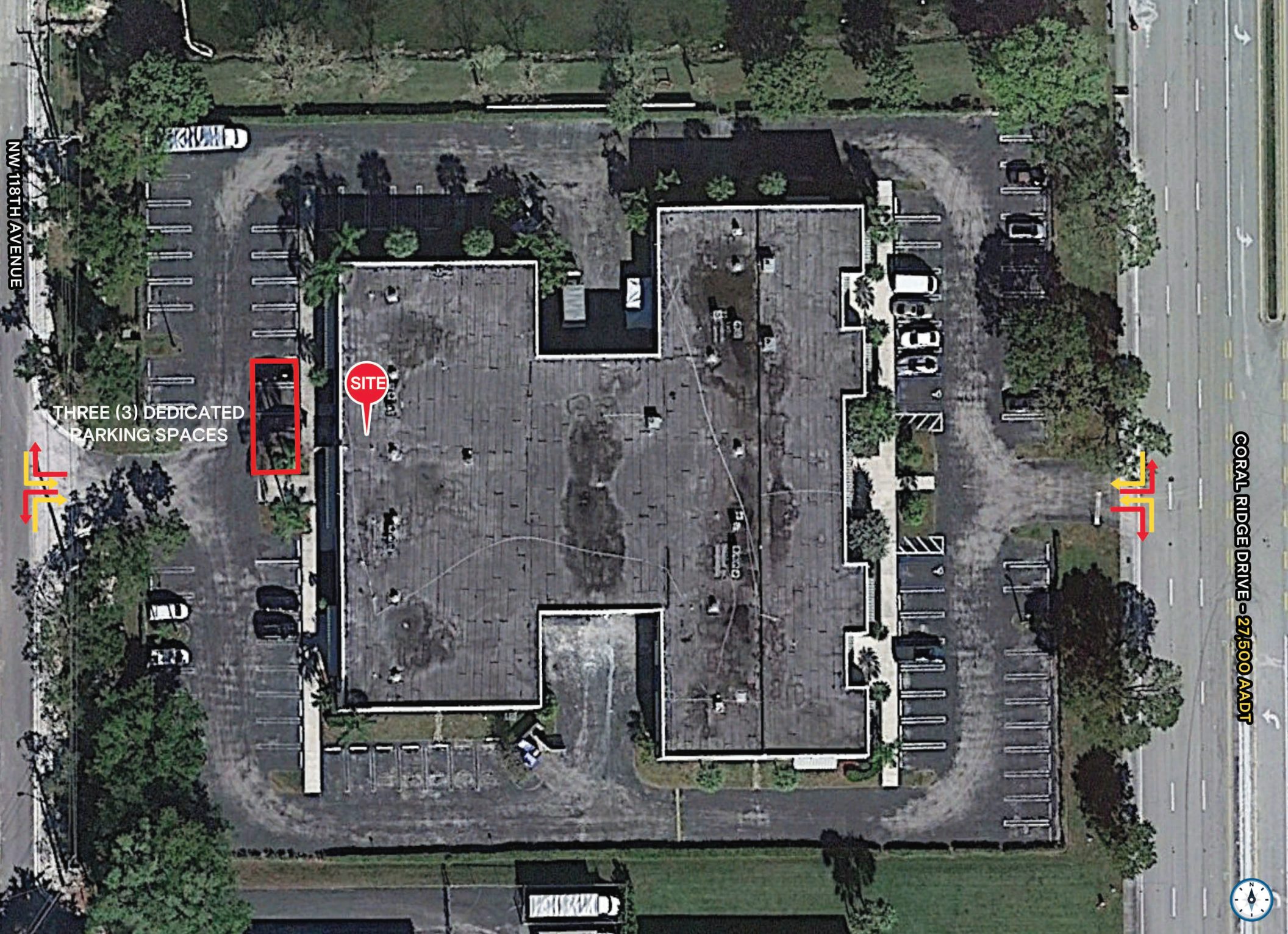
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	17,237	105,241	240,612
HOUSEHOLDS	5,482	35,814	87,164
EMPLOYEES	13,453	84,356	196,204
AVERAGE HH INCOME	\$86,270	\$105,460	\$103,394

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	38,052	144,545	282,505
HOUSEHOLDS	12,247	51,745	103,769
EMPLOYEES	30,139	117,034	230,624
AVERAGE HH INCOME	\$99,292	\$103,472	\$99,117







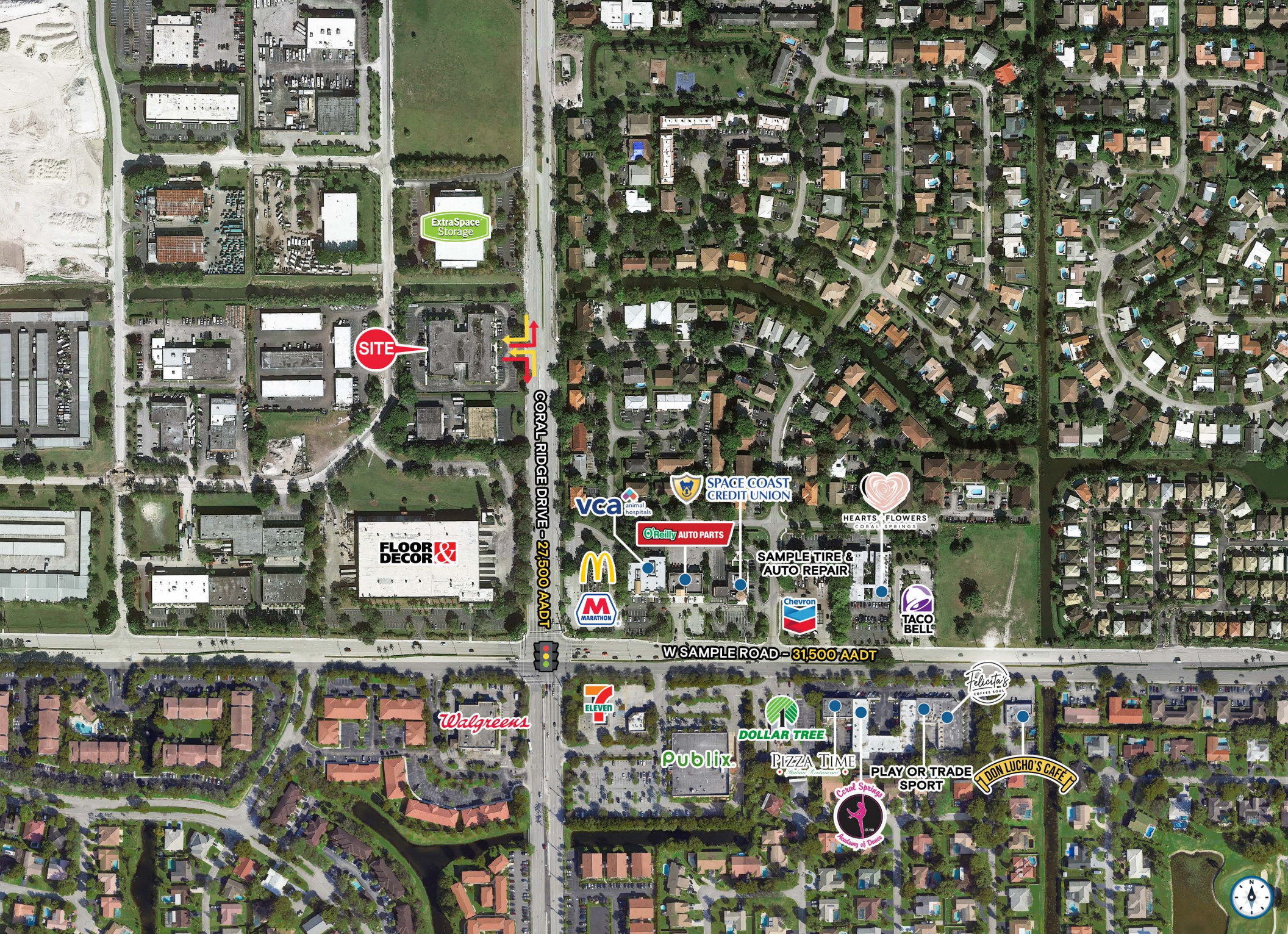
NW 118TH AVENUE

THREE (3) DEDICATED PARKING SPACES

SITE

CORAL RIDGE DRIVE - 27,500 AADT





SITE

ExtraSpace Storage

FLOOR DECOR

CORAL RIDGE DRIVE - 27,500 AADT

vca animal hospitals

McDonald's
MARATHON

SPACE COAST CREDIT UNION

O'Reilly AUTO PARTS

SAMPLE TIRE & AUTO REPAIR

Chevron

HEARTS & FLOWERS
CORAL COOLINGS

TACO BELL

W SAMPLE ROAD - 31,500 AADT

Walgreens

7 ELEVEN

Publix

DOLLAR TREE

PIZZA TIME

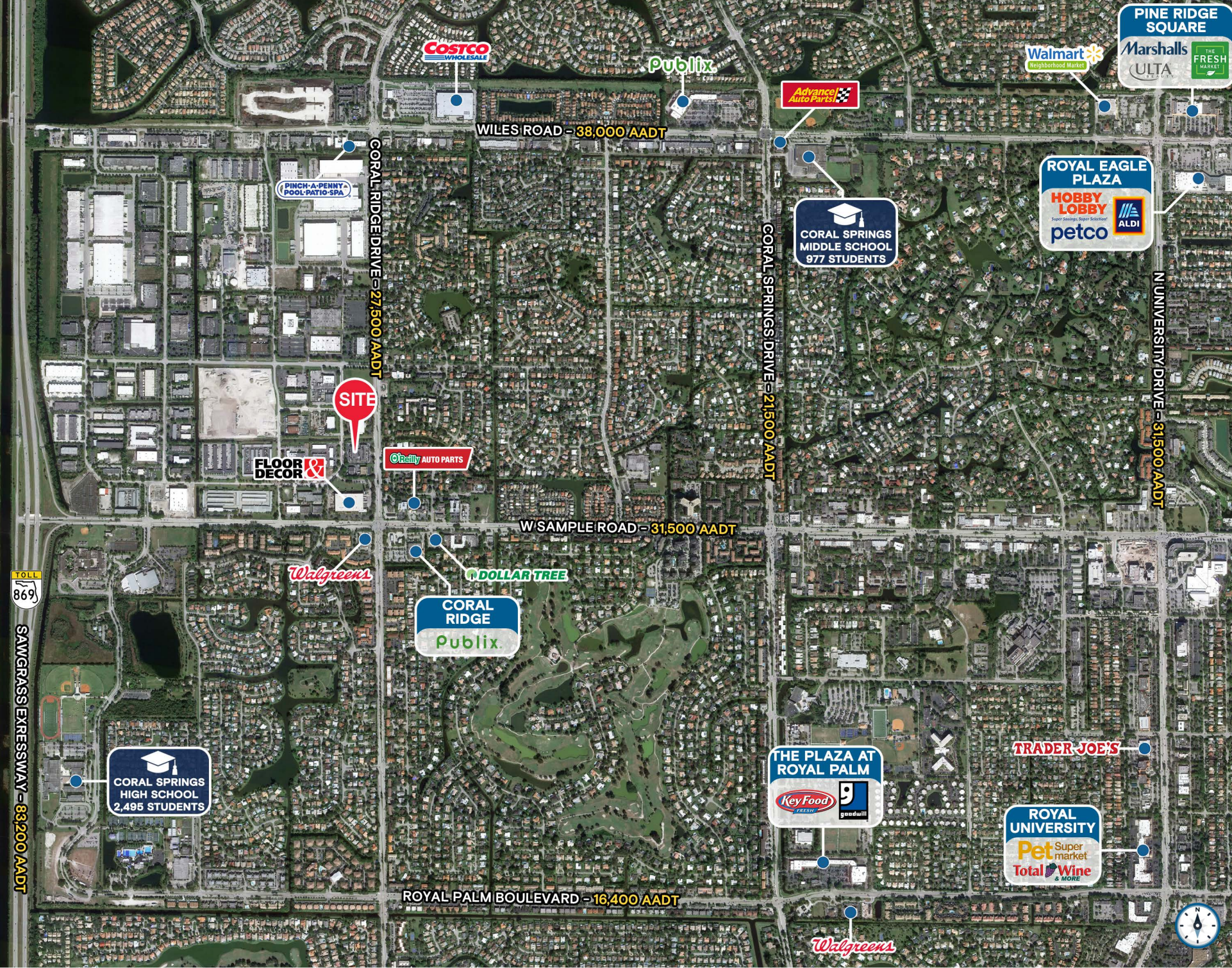
PLAY OR TRADE SPORT

Coral Springs
Academy of Dance

Felicitas
COFFEE LOUNGE

DON LUCHO'S CAFE







Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.16.24