



925 W BROWARD BLVD

FORT LAUDERDALE

SIGNIFICANT
DEVELOPMENT
& INVESTMENT
OPPORTUNITY



NICOLAS POLLINI

LUXURY & COMMERCIAL REAL ESTATE SPECIALIST

925 W BROWARD BLVD

OFFERED AT \$8,900,000

Introducing a rare investment opportunity in the heart of Broward County! This commercial property consists of two adjacent lots spanning a total of 34,030 square feet, strategically positioned on a prominent corner-to-corner location on the bustling Broward Blvd. The property boasts two buildings - a smaller structure covering 1,765 square feet and a larger main building spanning an impressive 8,178 square feet. Located in a mixed-use zoning area, this property holds immense potential for a visionary developer or investor. The zoning allows for the development of a significant project that could feature a vibrant mix of retail spaces on the street level and apartments or offices on the upper floors. Contact us today to learn more and schedule a viewing of this prime real estate gem.



PROPERTY DETAILS

Property:	Retail
Property Subtype:	Auto Dealership
Property Address:	925 W Broward Blvd, Ft Lauderdale, FL 33312
Property Size:	34,030 SF
Offering Price:	\$8,900,000
Price Per Square Foot:	\$895 PSF +/-
Building Size:	9,943 SF
Year Built/Renovated:	1971/2017
Parking:	25 Spaces
Building Class	C



AMENITIES

- 24 Hour Access
- Bus Line
- Conferencing Facility
- Corner Lot
- Fenced Lot
- Camera Security System
- Signage
- Tenant Controlled HVAC
- Wheelchair Accessible
- Storage Space
- Air Conditioning
- Smoke Detector

NEARBY MAJOR RETAILERS

DOMINATE AREA DEMOGRAPHICS

Urban Edge Families

This is the #1 dominant segment for this area	In this area 17.3% of households fall into this segment	In the United States 1.5% of households fall into this segment
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An overview of who makes up this segment across the United States

Who We Are

Located throughout the South and West, most Urban Edge Families residents own their own homes, primarily single-family housing—out of the city, where housing is more affordable. Median household income is slightly below average. The majority of households include younger married-couple families with children and, frequently, grandparents. Many residents are foreign born. Spending is focused more on the members of the household than the home. Entertainment includes multiple televisions, movie rentals, and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the Internet.

Our Neighborhood

- Urban Edge Families residents are family-centric. Most are married couples with children of all ages or single parents; multigenerational homes are common. Average household size is higher at 3.19. Residents tend to live further out from urban centers—more affordable single-family homes and more elbow room. Tenure is slightly above average with 64% owner occupancy; primarily single-family homes with more mortgages and slightly higher monthly costs. Three quarters of all housing were built 1970 or later. Many neighborhoods are located in the urban periphery of the largest metropolitan areas across the South and West. Most households have one or two vehicles available and a longer commute to work.

Socioeconomic Traits

- Nearly 17% have earned a college degree, and 63% hold a high school diploma only or have spent some time at a college or university. Labor force participation is higher at 66%. Most Urban Edge Families residents derive income from wages or salaries. They tend to spend money carefully and focus more on necessities. They are captivated by new technology, particularly feature-rich smartphones. Connected: They use the Internet primarily for socializing but also for convenience, like paying bills online.

Family Foundations

This is the #2 dominant segment for this area	In this area 9.8% of households fall into this segment	In the United States 1.0% of households fall into this segment
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An overview of who makes up this segment across the United States

Who We Are

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health-care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children as well as on smartphones.

Our Neighborhood

- Family Foundations residents are a mix of married couples, single parents, grandparents, and children, young and adult. Average household size is slightly higher at 2.71. Neighborhoods are found in principal cities of major metropolitan areas throughout the South and West. More than two-thirds are homeowners living in single family houses built before 1970. Nearly three-fourths of all households have one or two vehicles at their disposal; average commute time is slightly higher.

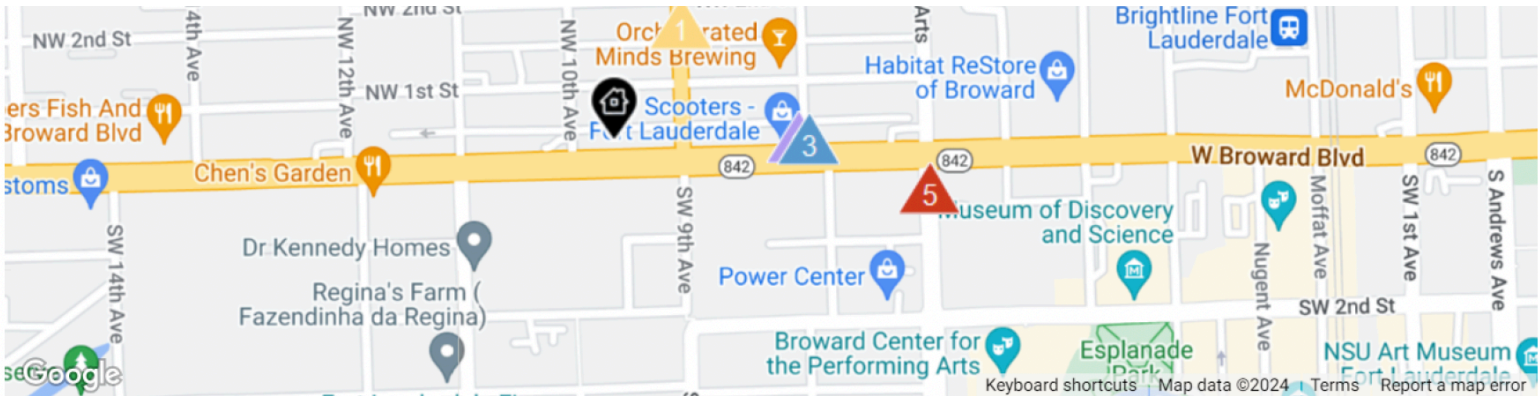
Socioeconomic Traits

- More than half have either attended college or obtained a degree; one-third have only finished high school. Labor force participation rate is slightly lower at 58% as workers begin to retire. Over one-third of households currently receive Social Security benefits; just under a quarter draw income from retirement accounts. A strong focus is on religion and character. Style and appearance are important.





TRAFFIC COUNT



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

3,759

2023 Est. daily traffic counts

Street: NW 9th Ave
Cross: NW 1st St
Cross Dir: S
Dist: 0.03 miles

Historical counts

Year	Count	Type
2008	3,400	ADT
2005	4,000	AADT
2004	4,400	AADT
2003	3,200	AADT
2002	4,259	ADT

48,596

2023 Est. daily traffic counts

Street: West Broward Boulevard
Cross: NW 8th Ave
Cross Dir: W
Dist: –

Historical counts

Year	Count	Type
2021	50,000	AADT
2020	42,000	AADT
2019	53,000	AADT
2018	50,000	AADT

58,588

2023 Est. daily traffic counts

Street: W Broward Blvd
Cross: NW 8th Ave
Cross Dir: W
Dist: –

Historical counts

Year	Count	Type
2008	60,500	ADT
2005	56,500	AADT
2004	56,500	AADT
2003	58,500	AADT
2002	55,000	ADT

3,631

2023 Est. daily traffic counts

Street: Northwest 4th Street
Cross: NW 9th Ave
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
2022	3,400	AADT
2021	3,400	AADT
2020	3,400	AADT
2019	4,400	AADT
2018	4,400	AADT

17,816

2023 Est. daily traffic counts

Street: SW 7th Ave
Cross: SW 1st St
Cross Dir: S
Dist: 0.02 miles

Historical counts

Year	Count	Type
2008	18,300	ADT
2005	18,100	AADT
2004	16,600	AADT
2002	18,626	ADT

925 W Broward Blvd, Fort Lauderdale, FL 33312

● Active

▪ Notice of Lis Pendens
▪ Active: 7/16/2024

List Price
\$8,900,000

Active Date: 7/16/2024
Listing ID: A11624877

Closed Price
\$6,300,000

Closed Date: 11/6/2018

Price Per Sq Ft
\$335

Property Facts	Public Facts	Listing Facts
Property Type	Retail	Commercial
Property Subtype	Vehicle Rentals	Mixed Use
Number of Units	0	–
Number of Stories	1	–
Building Area (sq ft)	8,658	26,576
Lot Size	0.61 acres	0.61 acres
Lot Dimensions	26576 SF	–
Year Built	1979	1979
Roofing	Built-Up	–
Garage (spaces)	0	–
Foundation	Slab	–
Exterior Walls	Combination	–

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UNEMPLOYMENT RATES & EMPLOYMENT COUNT

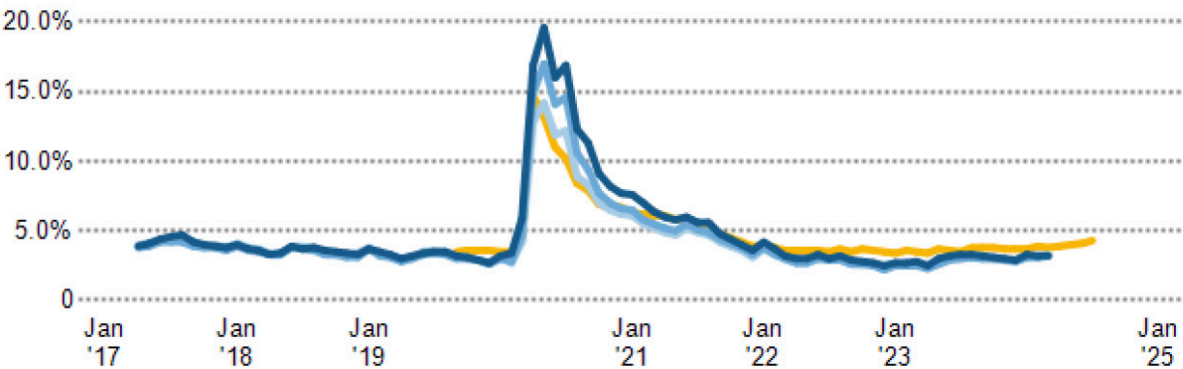
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Fort Lauderdale
- Broward County
- Florida
- USA

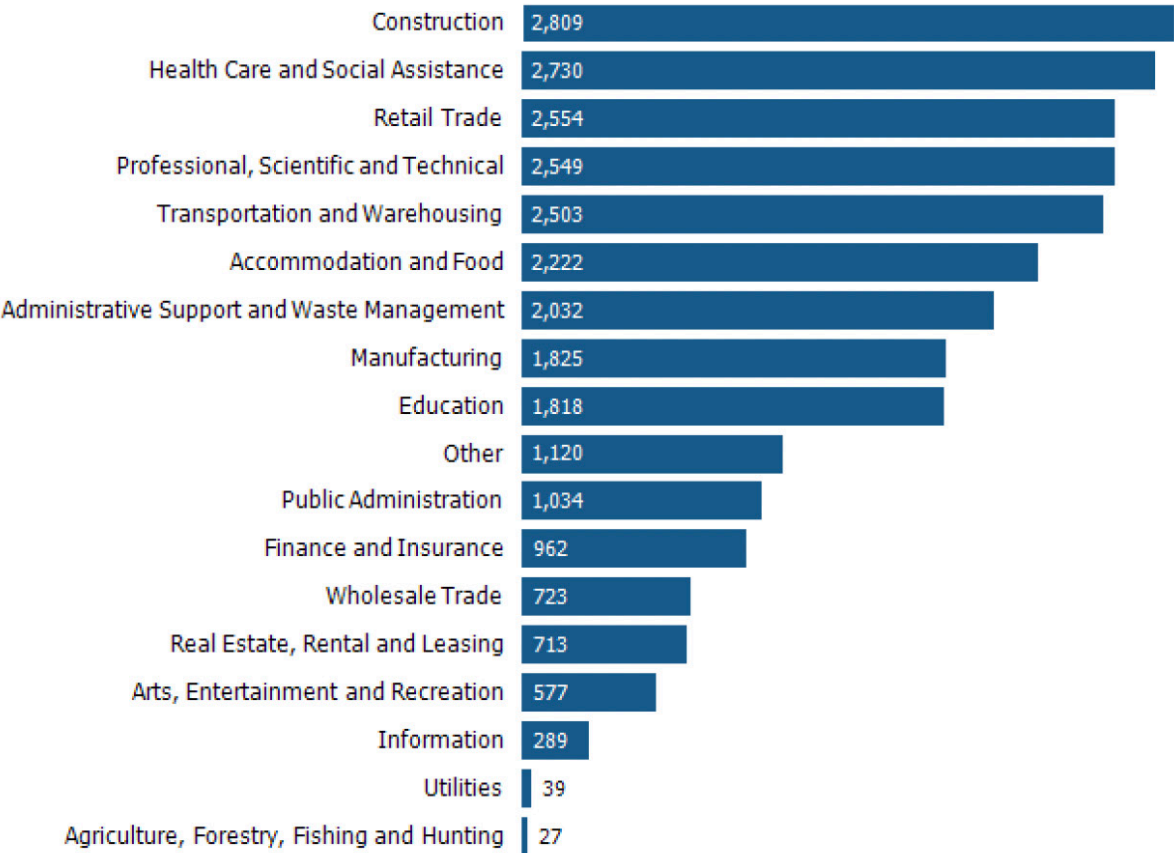


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



POPULATION

Fort Lauderdale, FL 33312: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



HOUSEHOLD INCOME

Fort Lauderdale, FL 33312: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

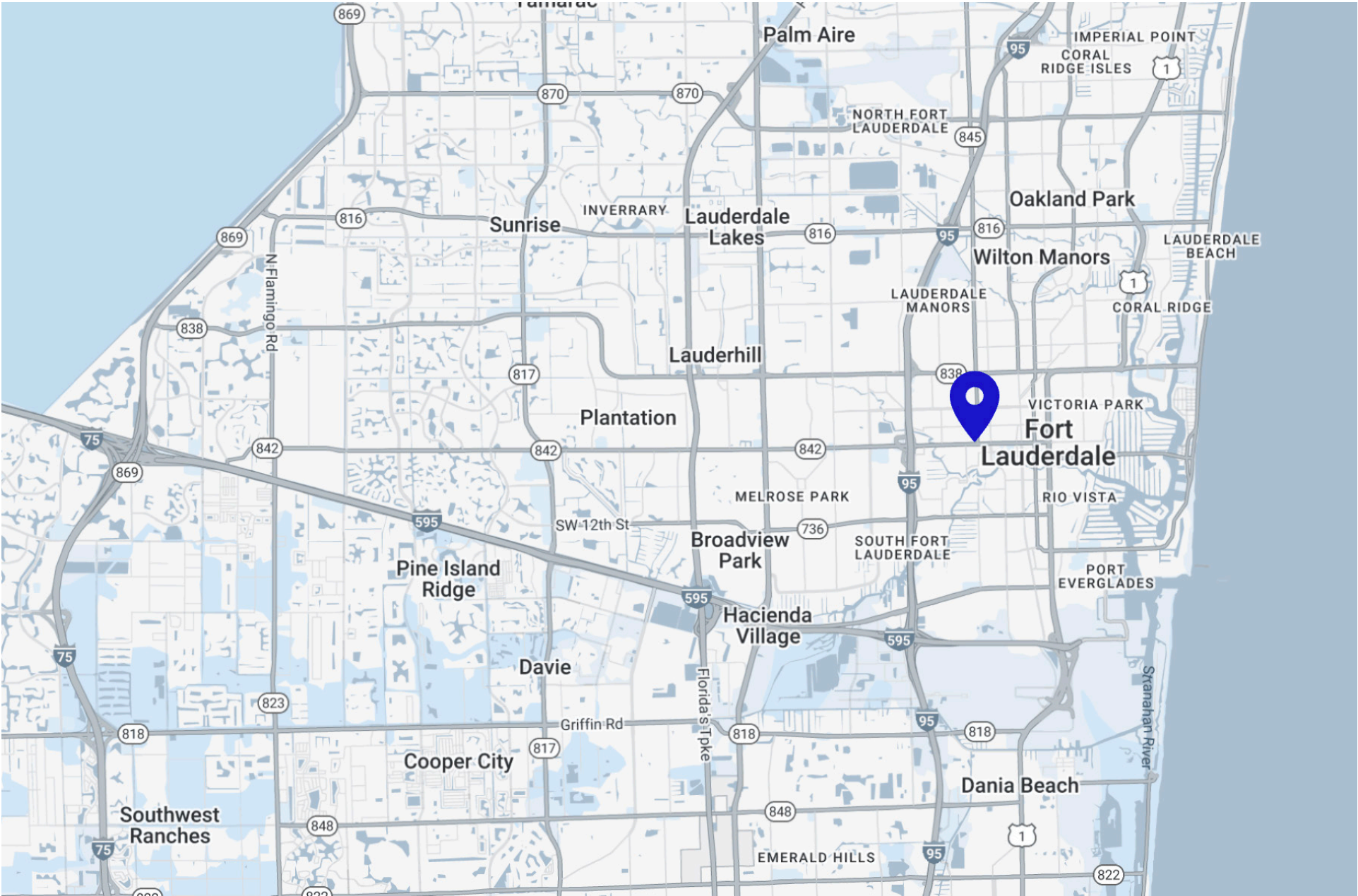
Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

- 2023
- 2028 (Projected)



GREATER AREA MAP



YOUTUBE LISTING VIDEO

<https://www.youtube.com/watch?v=-TxUbGYmvHM>



Prime Opportunity | Mix-Use Zone for Sale - 925 W Broward Blvd Florida | \$8,900,000

925 BROWARD BLVD.
FORT LAUDERDALE
FLORIDA 33312



0:07 / 1:56

Scroll for details



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