



TAMARAC, FLORIDA

# Retail Showroom / Industrial Box

3705 W Commercial Blvd  
Tamarac, Florida 33309

LAT: 26.187171 | LONG: -80.199184

GLA: 30,656 SQ. FT.

TRAFFIC COUNTS: 55,500 DAILY



**3705 West Commercial Blvd is a 2.04-acre site located in the northeast quadrant of West Commercial Blvd and SR 7/441 in Tamarac, Florida.**

Discover the perfect location for your business in this beautifully renovated retail showroom/industrial building. The building spans 30,656 SF and offers a modern, versatile layout ideal for showcasing your products and/or services. The property features zoning classified

as MU-C, accommodating a variety of mixed-use commercial uses. Situated on bustling Commercial Blvd, near SR 7/441, the building boasts excellent visibility and high traffic exposure, making it an ideal choice for businesses seeking a foothold in a high-demand corridor.

## FOR SALE

Senior Associate: **Bill Pace**  
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# Retail Showroom and Industrial Warehouse Box

Tamarac, FL



## 2024 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	15,945	190,981	491,896
HOUSEHOLDS	5,895	72,785	192,983
AVG HOUSEHOLD INCOME	\$77K	\$83K	\$93K
MEDIAN AGE	40	38	40
DAYTIME EMPLOYMENT	12,037	12,578	37,866
TRAFFIC COUNTS	44,500 Cars Daily		

## Highlights

- ▶ Size: 30,656 SF
- ▶ New to Market
- ▶ Zoning: MU - C
- ▶ Land Size: 2.04 acres
- ▶ 6 dock high doors with on ramp
- ▶ 100% HVAC
- ▶ W. Commercial Blvd - 44,500 cars/day
- ▶ SR 7 - 48,500 cars/day
- ▶ Asking \$12,500,000

# FOR SALE

**WOOLBRIGHT DEVELOPMENT, INC.**

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