

**PRIME RETAIL /OFFICE PROPERTY IN SE FORT LAUDERDALE**

1400 South Federal Highway, Fort Lauderdale, FL 33316



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

**Executive Summary****OFFERING SUMMARY**

Sale Price:	\$6,500,000
Lot Size:	1.1 Acres
Year Built:	1990
Building Size:	12,359
Zoning:	B-1/RMM-25
Market:	Southeast Fort Lauderdale
Traffic Count:	48,500
Price / SF:	\$525.93

**PROPERTY OVERVIEW**

Prime Retail /Office property comprising a +/- 11,280 SF two story , modern design showroom office building situated on 1.10 acres. Formerly Lauderdale BMW, the property has ample parking and display areas on both sides of the site.

**PROPERTY HIGHLIGHTS**

- High visibility property on main road through Fort Lauderdale
- Located near other major retail generators
- High end neighborhood demographics
- Close to FLL airport and Port Everglades
- Exceptional redevelopment potential ;building can be expanded
- 74 paved parking spots; 6 are covered
- 150 foot height limitation under B-1 zoning
- +/-270 feet of frontage on South Federal Highway
- Land price per SF is \$135.65



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**Steve Hyatt**  
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**Additional Photos**



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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

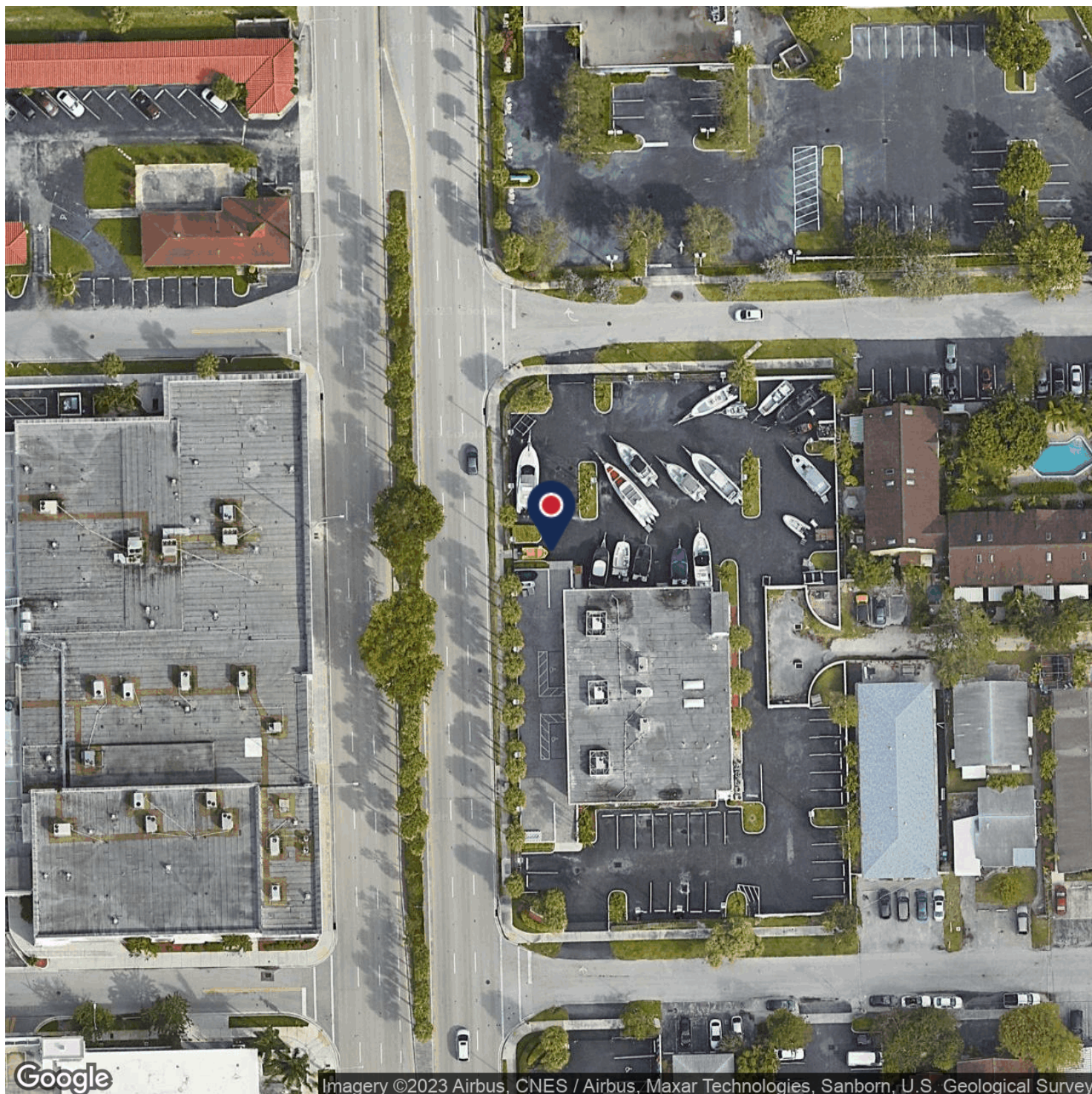
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## Aerial Maps



Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey



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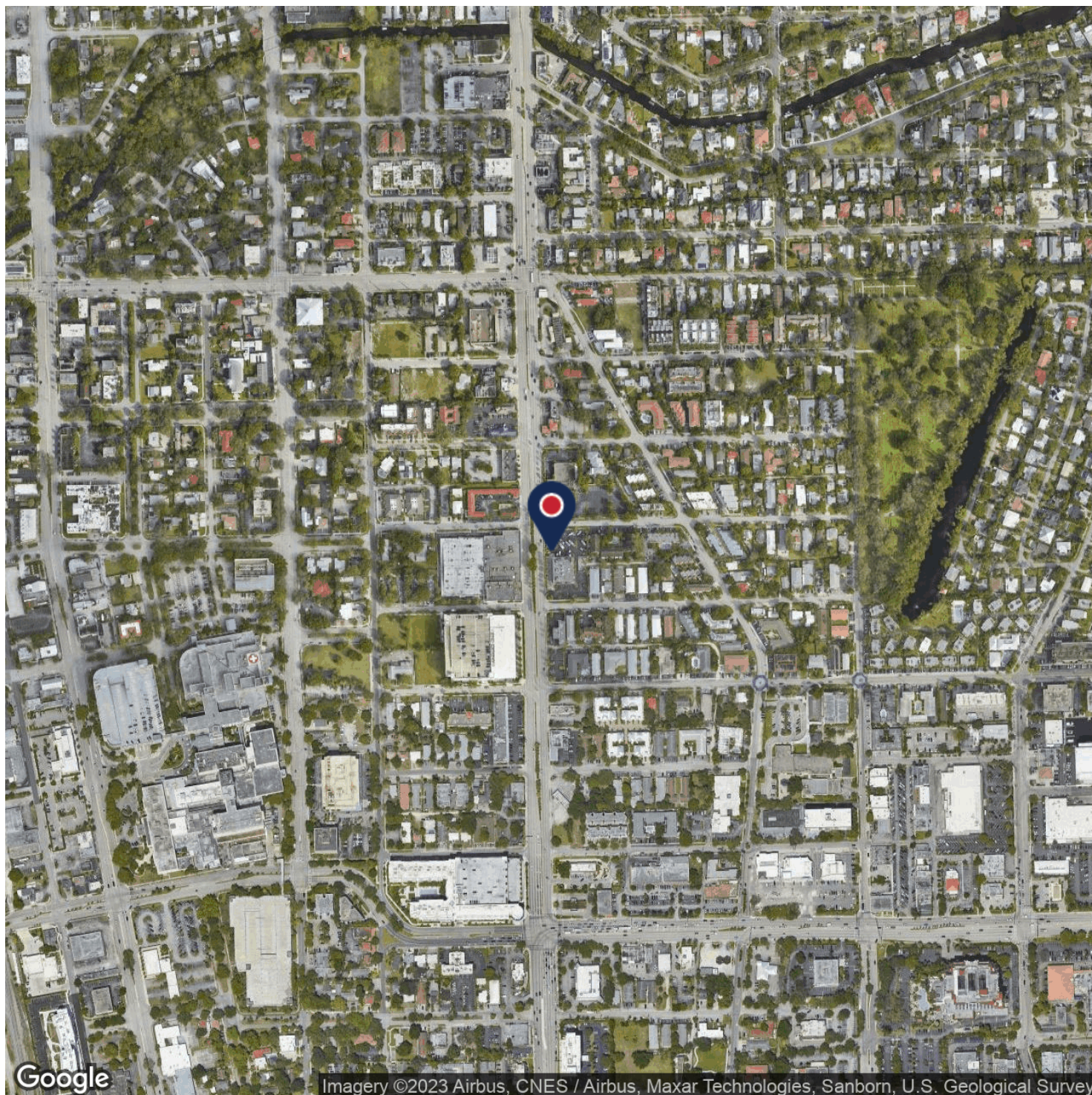
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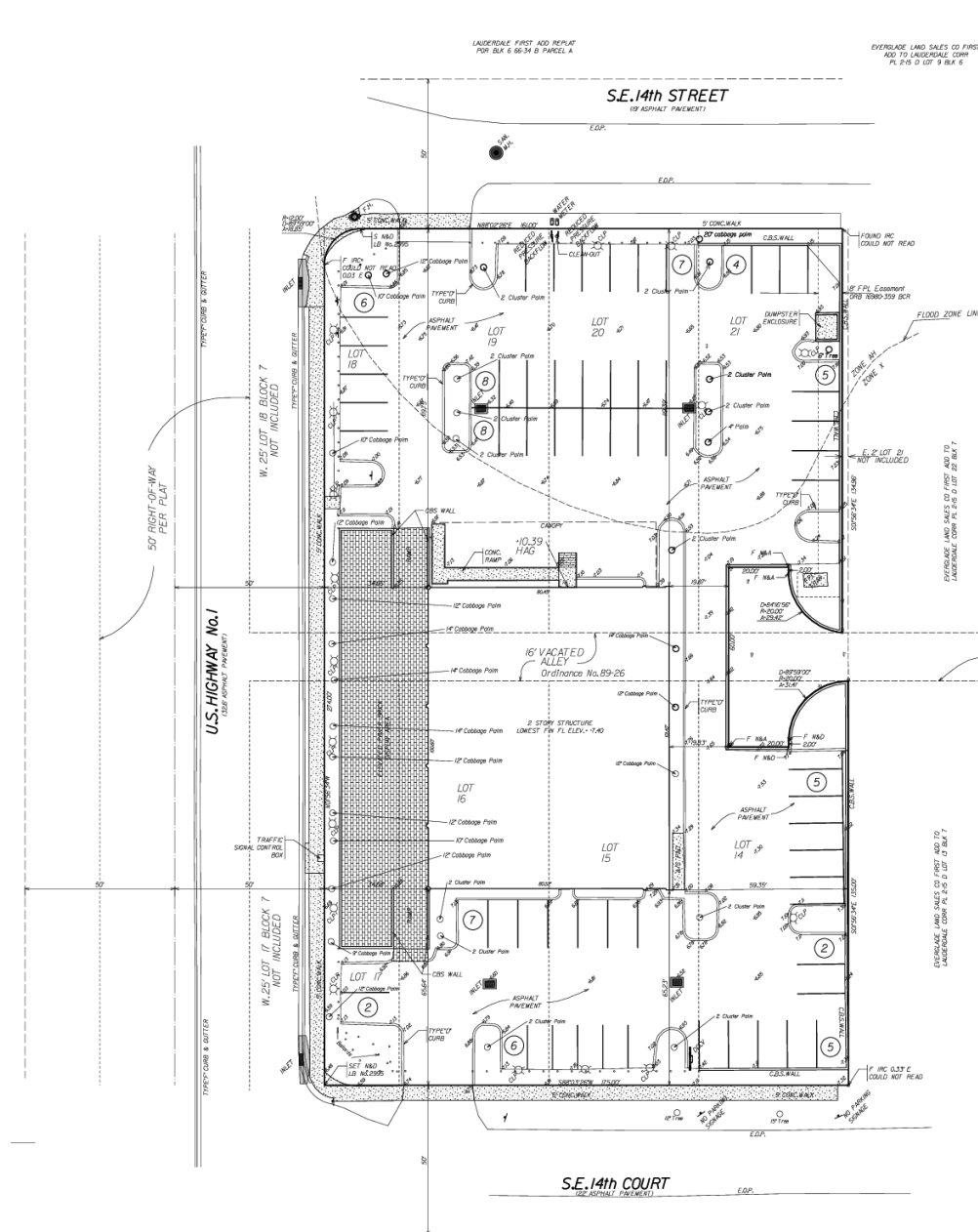
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## Additional Photos



(G) = GARAGE	(R) = RADIAL LINE TO CURVE
(IR) = IRON ROD	RES. = RESIDENCE
ND = NAIL & DISC	RAW = RIGHT OF WAY
○ = REBAR SET #182995	STY = STORY
○ = REBAR SET #182995	SW = SIDEWALK
P.O.B. = POINT OF BEGINNING	T.O.B. = TOP OF BANK
P.O.C. = POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT
R = RADIUS	W.M. = WATER METER

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NO.	REVISIONS