

Parkland Area Professional Office Suite

5850 Coral Ridge Drive #314, Coral Springs/Parkland, FL 33076



FOR MORE INFORMATION, PLEASE CONTACT:

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Commercial Sales & Leasing

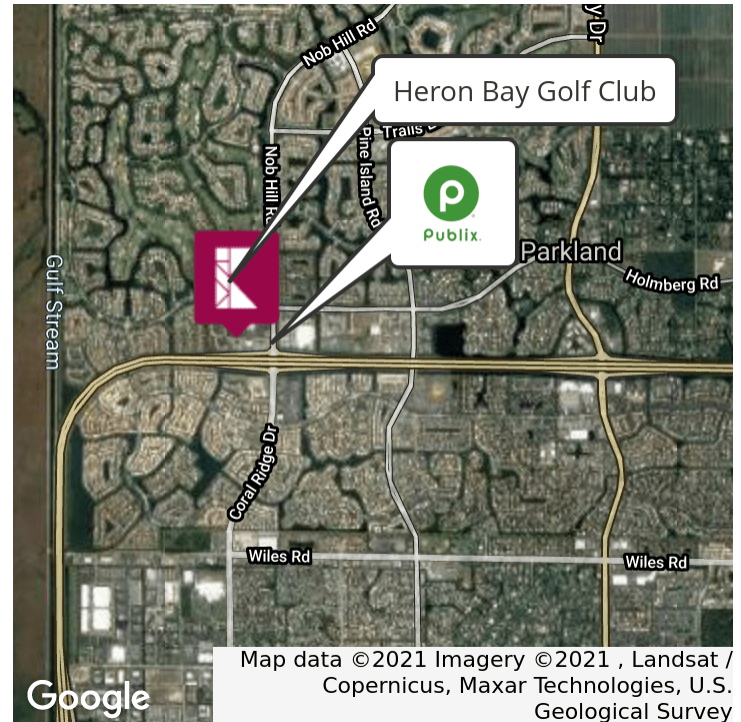
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Keyes Commercial

12 SE 1st. Ave
Suite 101
Delray Beach, FL 33444
P: 561.789.7726
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Executive Summary



Sale Price **\$459,000**

OFFERING SUMMARY

Building Size: 1,000 SF

Available SF:

Lot Size:

Price / SF: \$459.00

Year Built: 2007

Zoning: B-3 (all commercial/office)

Market: NW Broward/Coral Springs

Submarket: Parkland

PROPERTY OVERVIEW

The property consists of a Class-A office condominium suite with good quality (\$100/SqFt) build-out, turnkey-ready for any professional services firm (finance, insurance, real estate, law, counseling and consulting) and may be plumbed for wet medical uses if desired.

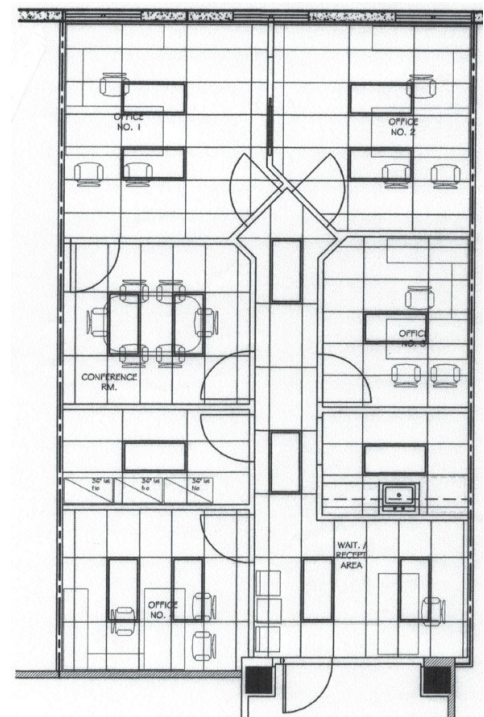
LOCATION OVERVIEW

The property is located in the northwest quadrant of Coral Ridge Drive on the Parkland-side of the Sawgrass Expressway in a Publix-anchored shopping and business park, surrounded by affluent Parkland consumers. The condominium suite is on the third floor of the Heron Bay Corporate Center 1 (west building of the three).

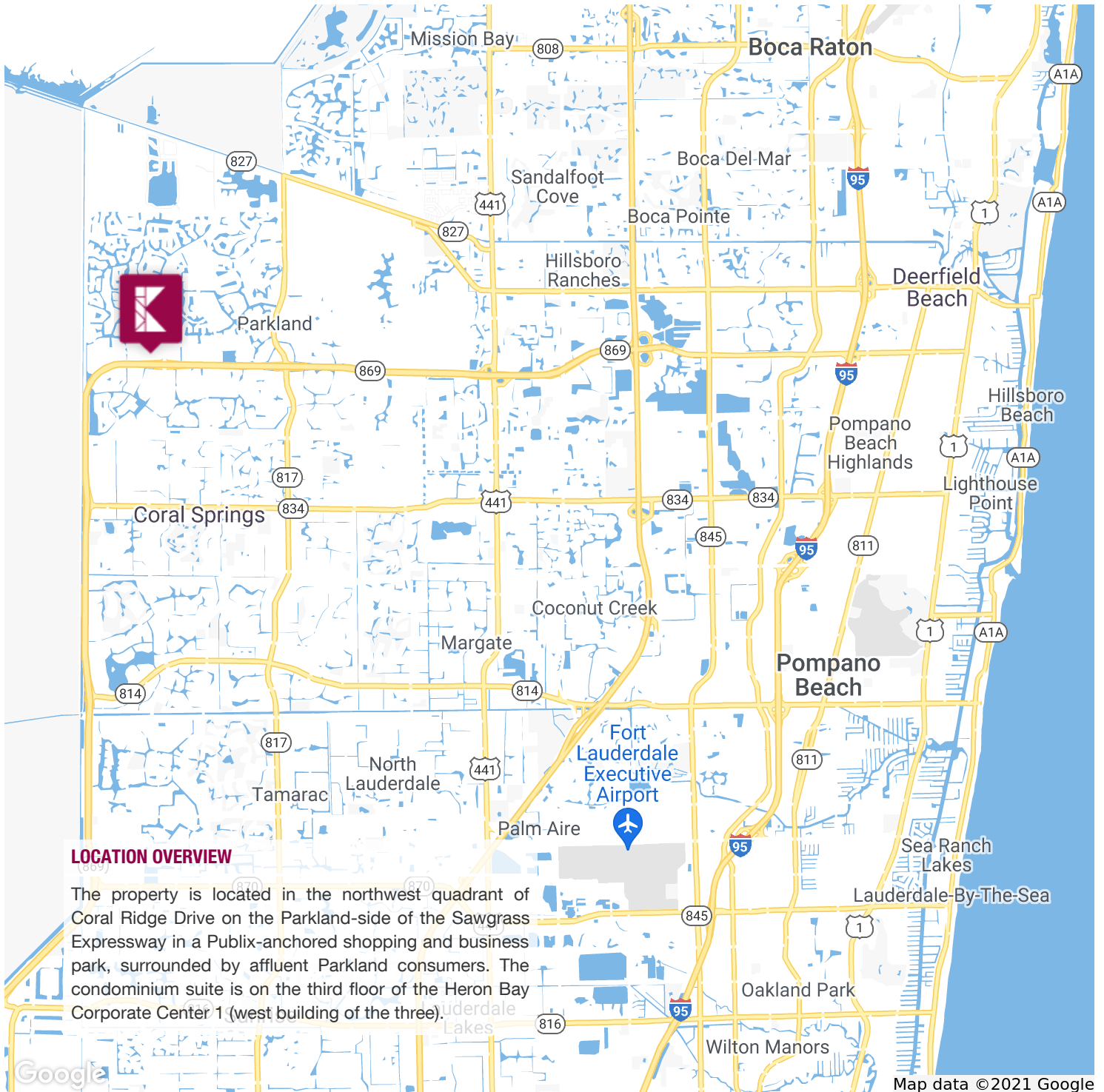
PROPERTY HIGHLIGHTS

- Prime Class-A office condominium suite dominating the elevator lobby.
- \$100/SqFt buildout with reception, wet kitchenette, conference room and five large offices.
- Large windows with lots of light, professional office design. Owner leases two offices for \$1,250/month and is willing to lease-back space himself - none of them want to leave!
- The park contains three office buildings next to a Publix-anchored neighborhood shopping center.

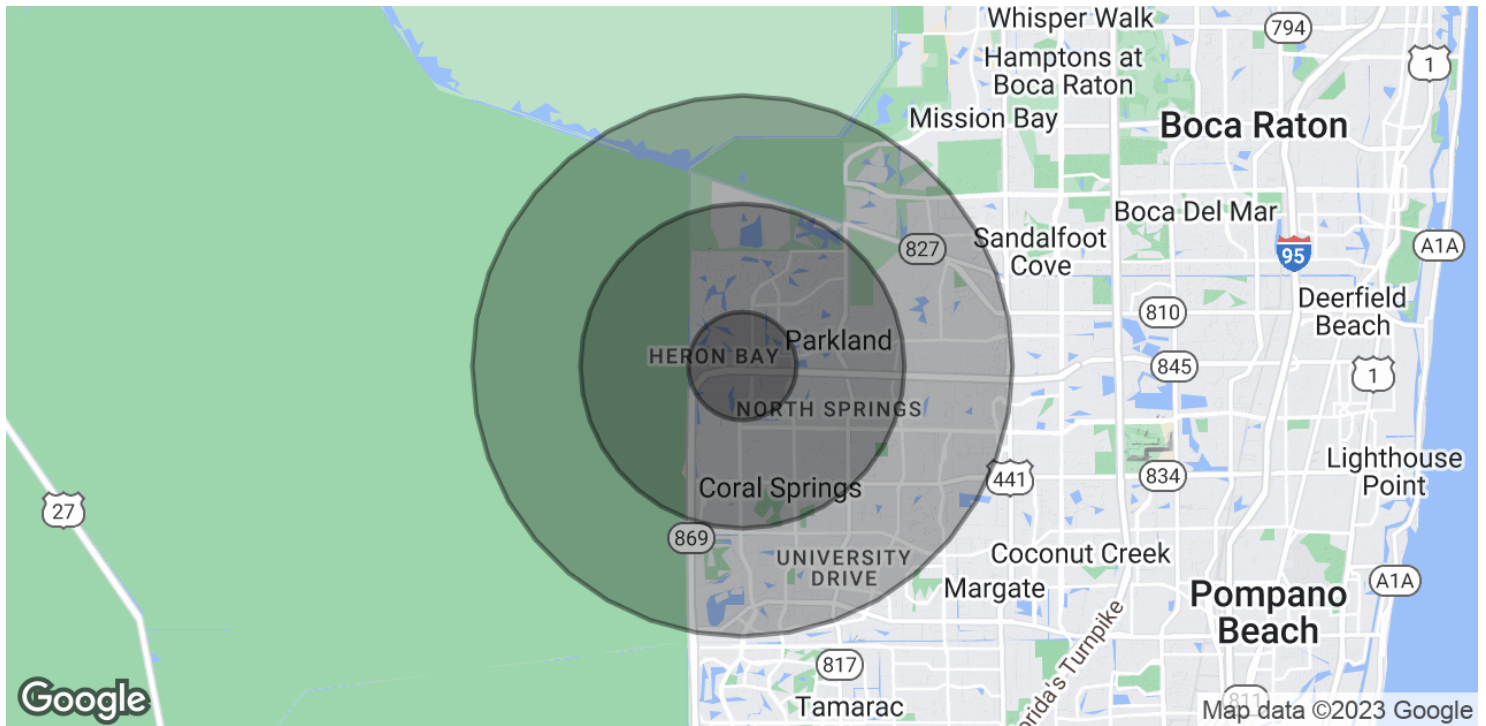
A photograph of a home office. A large wooden desk holds a black leather office chair, a computer monitor, a printer, and various papers. A window with blinds is on the left wall, and a framed picture hangs on the right wall. A striped armchair is also visible.



Regional Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,837	90,065	203,594
Median age	35.2	37.1	40.3
Median age (Male)	32.7	35.4	38.6
Median age (Female)	36.3	38.1	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,717	30,181	74,410
# of persons per HH	3.1	3.0	2.7
Average HH income	\$75,964	\$93,185	\$83,622
Average house value	\$350,500	\$424,090	\$367,680

* Demographic data derived from 2020 ACS - US Census

Complete Highlights



LOCATION INFORMATION

Building Name	Heron Bay Corporate Center 1 Professional Office Suite
Street Address	5850 Coral Ridge Drive #314
City, State, Zip	Coral Springs/Parkland, FL 33076
County	Broward
Market	NW Broward/Coral Springs
Sub-market	Parkland
Cross-Streets	NWQ Coral Ridge Drive & Sawgrass Expressway
Signal Intersection	Yes



BUILDING INFORMATION

Building Class	A
Tenancy	Single
Ceiling Height	10 ft
Year Built	2007
Gross Leasable Area	1,000 SF
Condition	Excellent
Free Standing	Yes

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- The park contains three office buildings next to a Publix-anchored neighborhood shopping center.
- Walking distance to the Heron Bay Golf Club and Marriott Hotel.
- Northwest Quadrant of the Coral Ridge Drive ramp on the north-Parkland side of the Sawgrass Expressway.

