

3190 COMMERCE CENTER

3190 S STATE ROAD 7, MIRAMAR, FL



PRIME LOCATION

PRO BUSINESS ENVIRONMENT

FOR LEASE

954.966.8181

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3190 COMMERCE CENTER

SW 32ND STREET

UNIT 14
1750sf

S STATE ROAD 7 (441)

Current Capital Realty is pleased to exclusively present 3190 Commerce Center - Miramar, FL. This commerce property is located on a main artery feeding I-95, Florida's Turnpike and north to Interstate 595. Connecting the City of Miramar to Miami and Fort Lauderdale. 42,500 Average cars per day pass this highly visible property on State Road 7 (441). The building offers 76 on site parking spaces.

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HIGHLIGHTS

- Retail & Flex Space with Frontage on SR-441
- Built out offices & restroom equipped bays
- Air conditioned offices
- 15' tall ceilings and roll up grade level doors.
- Zoning for many uses: industrial, warehouse, distribution, retail, office and many other uses.

Perfect for storefront retail, work-warehouse, storage, distribution, retail or other local neighborhood businesses. Great exposure to traffic on 441.



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DEMOGRAPHICS

POPULATION

TOTAL POPULATION

MEDIAN AGE

1 MILE

23,043

31.4

3 MILES

174,472

35.1

5 MILES

483,907

36.3

HOUSEHOLDS & INCOME

1 MILE

7,412

3.1

\$47,098

\$211,663

3 MILES

60,260

2.9

\$53,098

\$217,494

5 MILES

169,569

2.9

\$56,431

\$261,975



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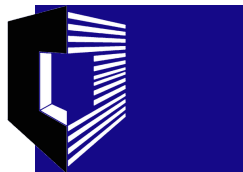
For more information and leasing rates,
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