



SALE

Cumberland Building

800 EAST BROWARD BLVD.

Fort Lauderdale, FL 33301

PRESENTED BY:

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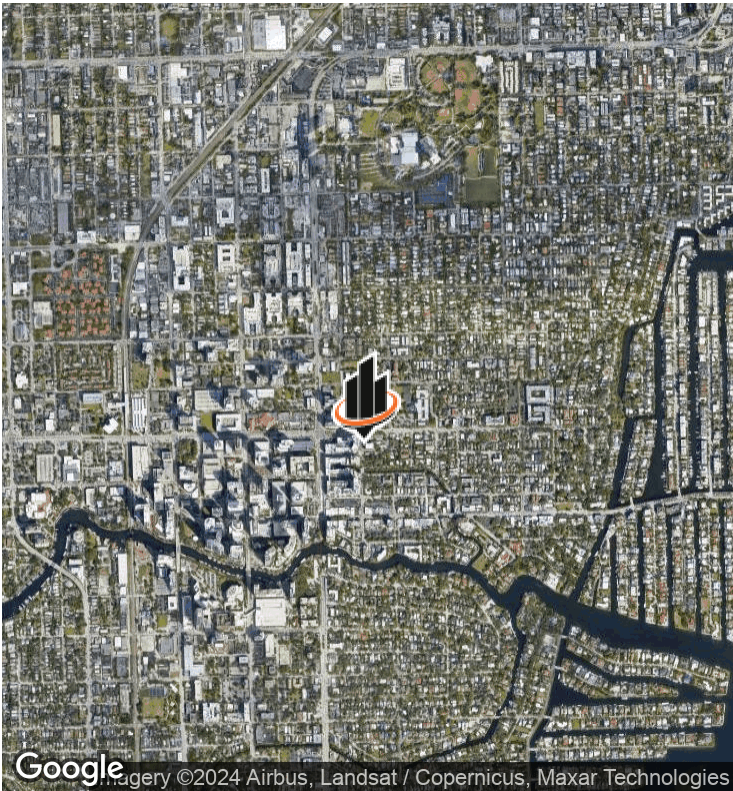
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$18,000,000
BUILDING SIZE:	41,991 SF
AVAILABLE SF:	1,789 SF
LOT SIZE:	1.72 Acres
PRICE / SF:	\$428.66
CAP RATE:	1.2%
NOI:	\$172,305
YEAR BUILT:	1975
ZONING:	RAC-EMU & RO
MARKET:	Broward County
SUBMARKET:	Downtown

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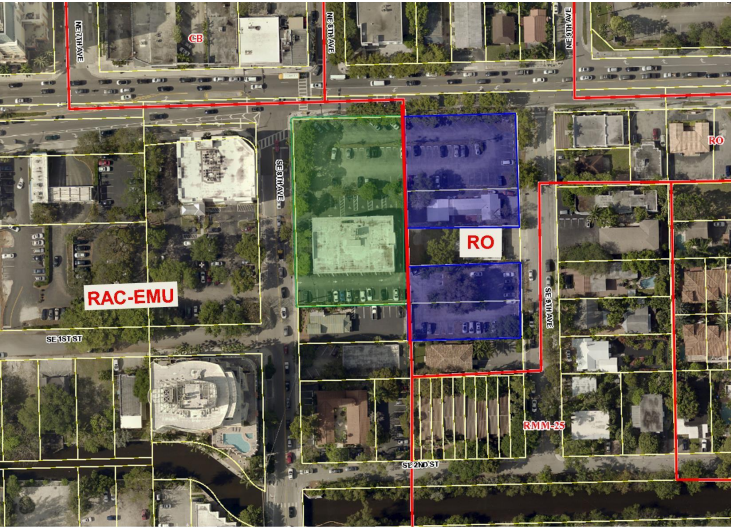
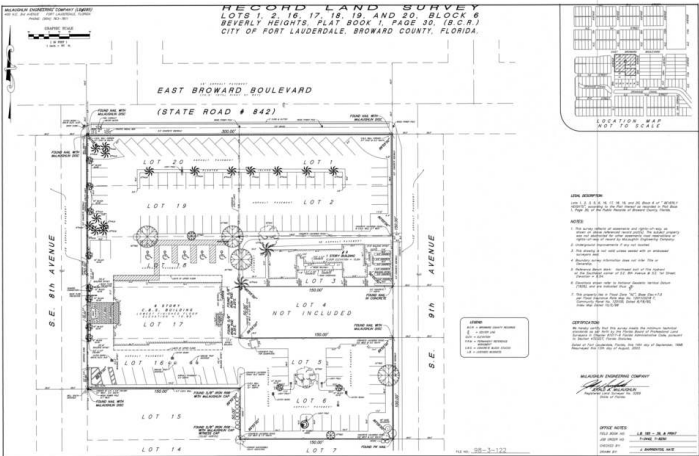
PROPERTY OVERVIEW

The Cumberland Building has been a downtown Fort Lauderdale landmark for over 47 years. Located on Broward Blvd. one block east of Federal Highway and two blocks north of Las Olas Blvd. It is situated on the eastern edge of the RAC-EMU zoning district, ideal for re-development.

PROPERTY HIGHLIGHTS

- Incredible Downtown Location
- Located One Block from Federal Hwy & Las Olas Blvd.
- A Short Walk to: Las Olas Riverfront, Riverwalk, Restaurants, Retail...
- Allowable Uses: Hotel, Residential, Retail and Office
- Zoning Allows for High Density Flexible Design

ADDITIONAL PHOTOS

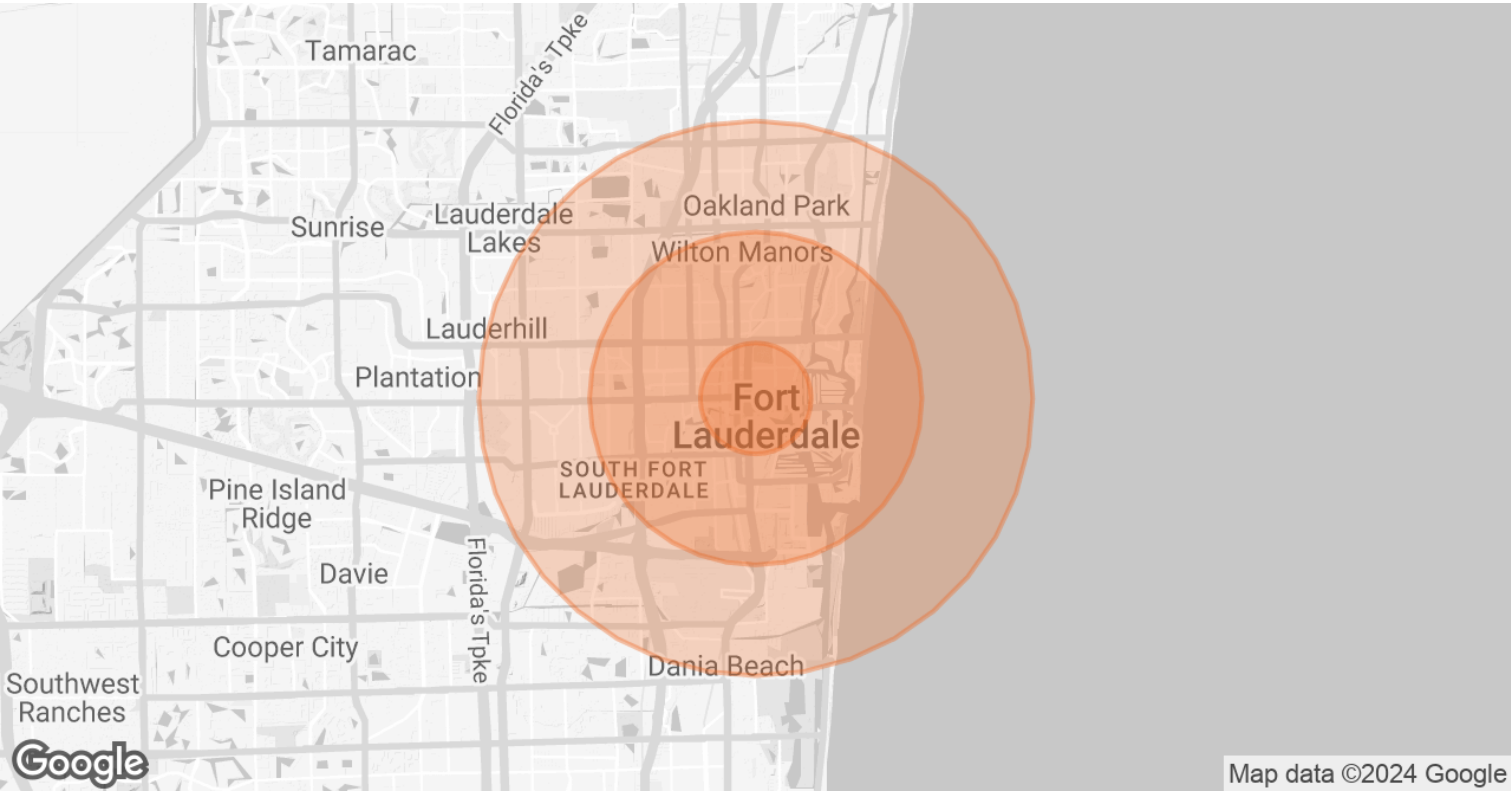


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,972	117,122	248,319
AVERAGE AGE	38.5	39.5	39.9
AVERAGE AGE (MALE)	38.9	39.4	39.6
AVERAGE AGE (FEMALE)	37.6	39.1	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,852	52,471	104,744
# OF PERSONS PER HH	2.0	2.2	2.4
AVERAGE HH INCOME	\$96,880	\$79,445	\$70,487
AVERAGE HOUSE VALUE	\$710,927	\$468,664	\$342,908

* Demographic data derived from 2020 ACS - US Census

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