

FOR SALE



4000 N FEDERAL HWY

Fort Lauderdale, FL 33308

Property Description

This highly sought after location offers over an acre on Federal Hwy (US-1) with a dedicated left turn lane. Centered halfway between Oakland Park Blvd. & Commercial Blvd., the subject property is easily noticeable from both directions of traffic with 300' of linear frontage facing 50,000+ vehicles per day on US-1 / Federal Hwy. Sale consists of two parcels surrounded by national retailers, local attractions, and affluent neighborhoods.

EXECUTIVE SUMMARY

Lot Size	±44,000 SF / 1.01 AC
Parking Spaces	75
Frontage	300 FT
Traffic Count	50,000 VPD
Zoning	B-1

COMMUTE DETAILS

A1A / Beach	6 min / 1.8 mi.
I - 95	12 min / 3.2 mi.
Executive Airport / Miami FC Stadium	12 min / 3.2 mi.
Downtown Ft. Lauderdale	15 min / 6 mi.
International Airport	20 min / 9 mi.



DEMOGRAPHICS

Within 3 mi Radius of the Property



\$97,752

Avg. Household Income



\$1.8 B

Consumer Spending



127,502

Residential Population



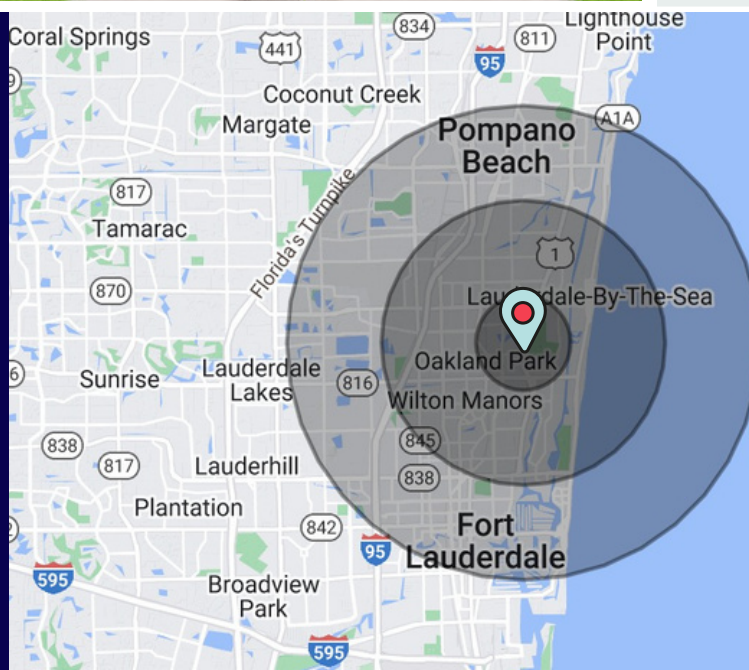
96,687

Daytime Workforce



50,000

Vehicles Per Day on US1



1 mi.

3 mi.

5 mi.

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Book a Tour!



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