

LAND FOR SALE

 PINE ISLAND RD. & ORANGE RD, DAVIE, FL 33328



EXECUTIVE SUMMARY

Price	\$3,250,000
Lot Size	1.43 AC
Proposed SF	F&B 4,800 SF Office 25,000 SF
Proposed Parking	63 spaces
Pine Island Dr.	22,000 VPD
Griffin Rd.	38,500 VPD

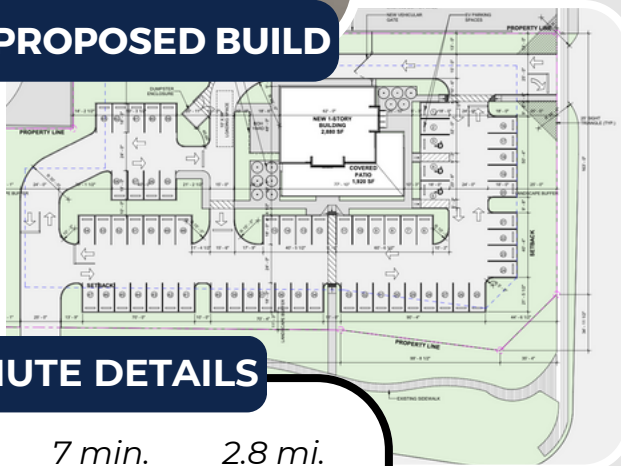
DESCRIPTION

Take advantage of this incredible opportunity to create your own restaurant space! A reputable General Contractor is ready to work with you to build to suit your exact specifications. The land lot has already received approval for an impressive 2,880 square feet of indoor dining space, complemented by an additional 1,920 square feet of outdoor dining space, offering your customers a delightful experience. A total of 63 parking spaces have been approved for this incredible opportunity.

Located in the thriving city of Davie, FL, this property boasts excellent visibility and accessibility with ingress and egress on S. Pine Island Rd and Orange Dr.



PROPOSED BUILD






COMMUTE DETAILS

I-595	7 min.	2.8 mi.
FL TPK	8 min.	2.8 mi.
I-75	9min.	5.5 mi.
I-95	15 min.	6 mi.

DEMOGRAPHICS

Within 3 mi Radius

	\$102,548 Avg. Household Income		111,800 Residential Population
	\$1.42 B Consumer Spending		46,136 Daytime Workforce