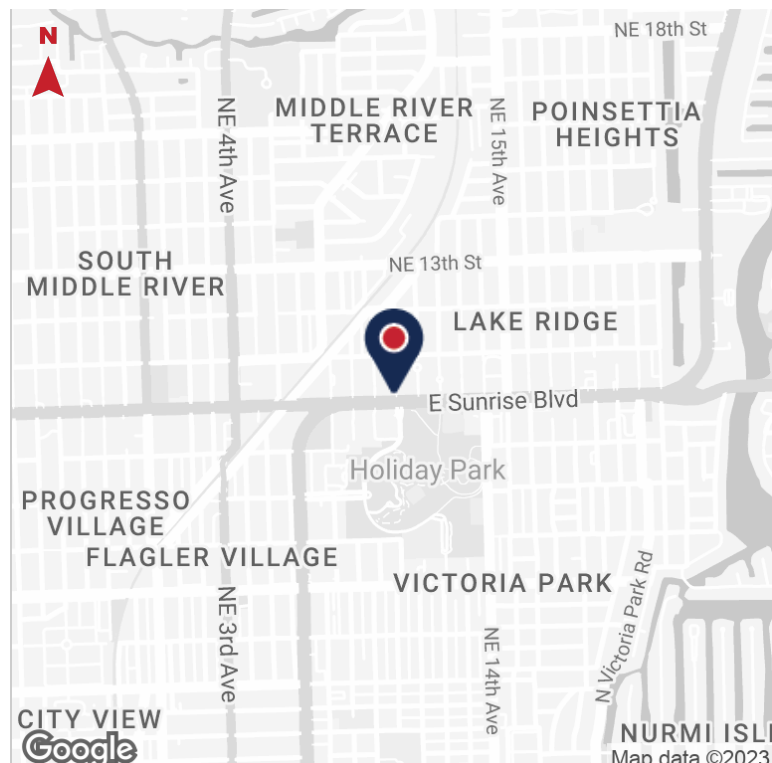


PROPERTY HIGHLIGHTS

- 1.689 retail parcel located on East Sunrise Boulevard/US 1
- Zoned B-1 (Business) in front and CB (Community Business) in rear
- Rare, large infill development site in East Fort Lauderdale
- Average daily traffic count of 49,000 cars per day
- 270 lineal feet of frontage along Sunrise Boulevard/US 1
- Extensive multifamily, retail and office redevelopment in nearby Flagler Village/Downtown and Victoria Park
- Nearby retailers include Publix, Pet Supermarket, Home Depot, ALDI and the new luxury Aston Martin, Bentley, Rolls Royce dealership across street
- Sale Price-\$9,200,000 (\$125.00 PSF)



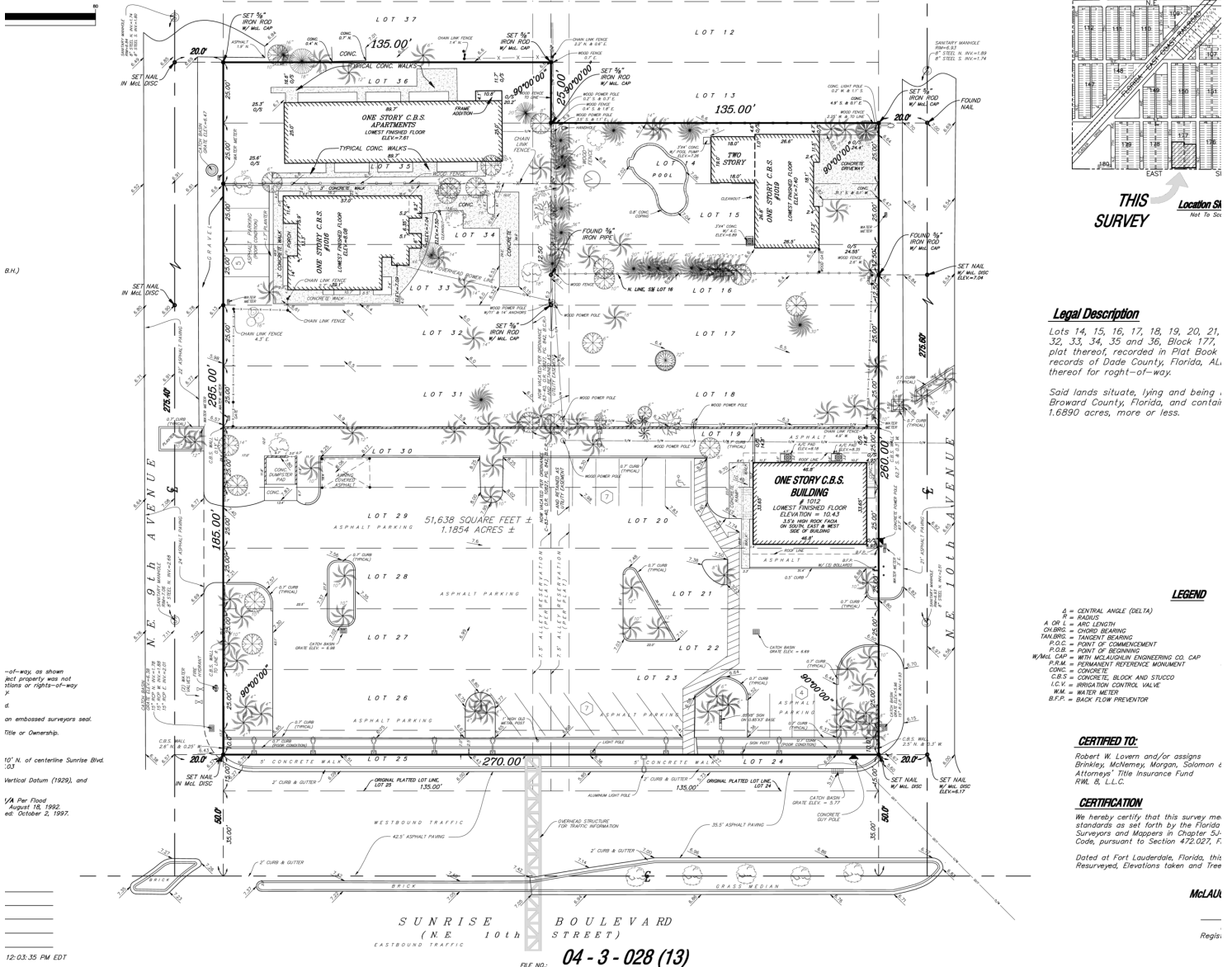
For more information:

Steve BERGER
COMMERCIAL REALTY
954.494.3091 | Shyan@bergercommercial.com
bergercommercial.com

COMPANY (LB#285)
AUGERDALE, FLORIDA
3-7611
-7615

LE

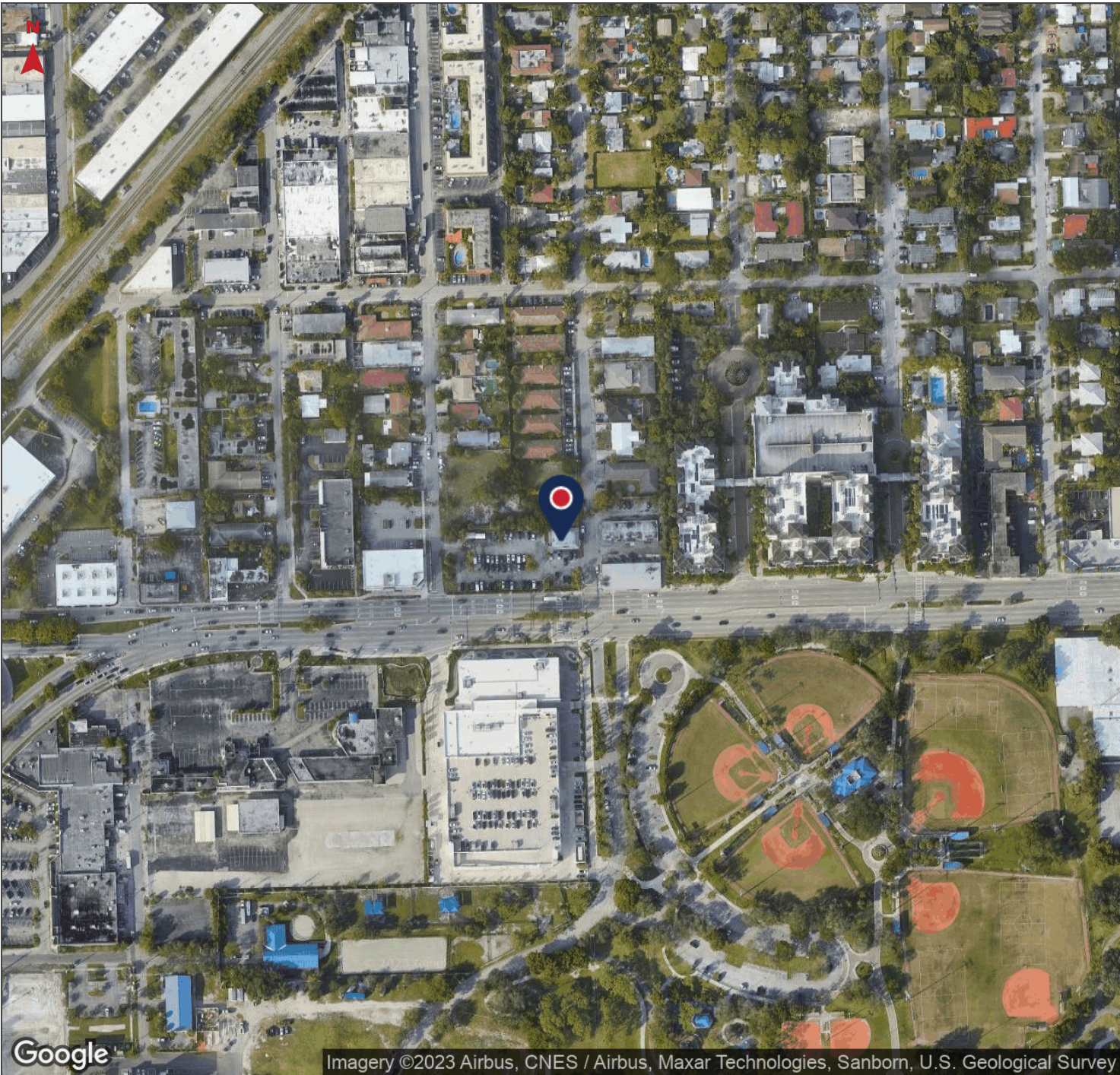
RECORD LAND SURVEY **LOTS 14 THROUGH 36, LESS RIGHT-OF-WAY,** **BLOCK 177, PROGRESSO, P.B. 2, PG. 18, D.C.R.**



For more information:

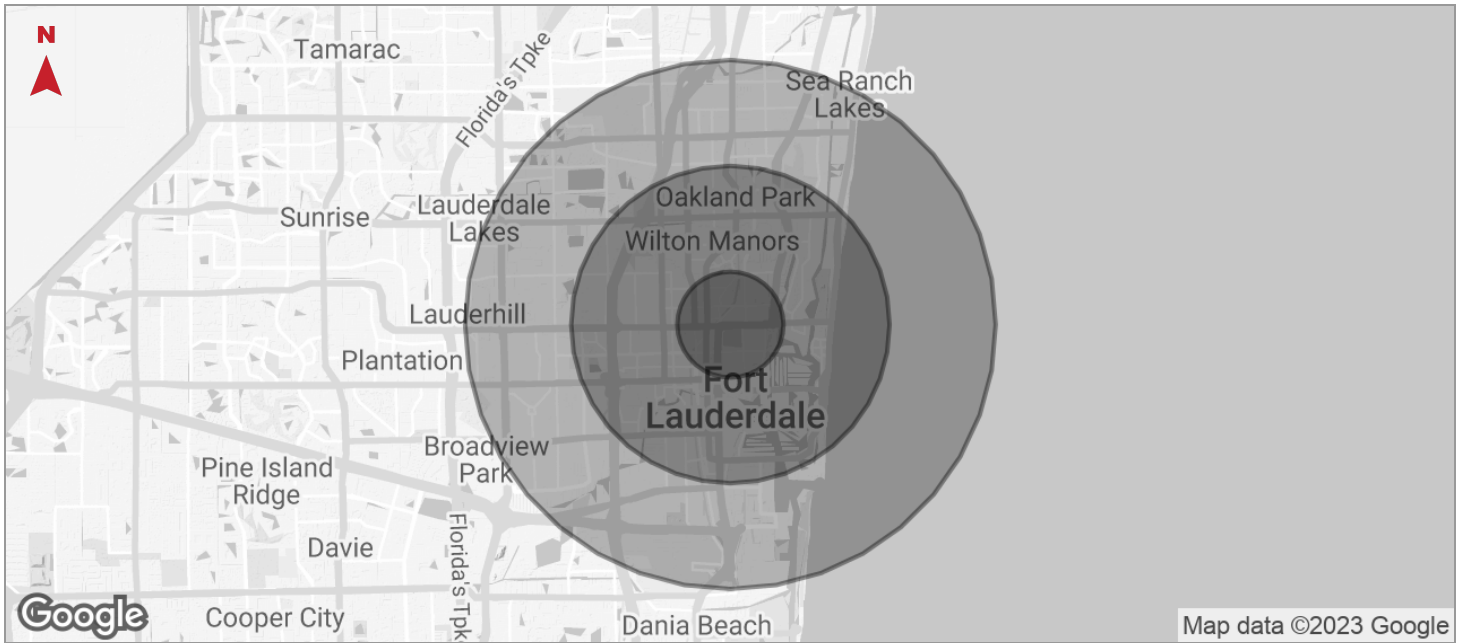
Steve BERGER
COMMERCIAL REALTY
954.494.3091 | Snyatt@Bergercommercial.Com
COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT
bergercommercial.com

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



For more information:

Steve BERGER
COMMERCIAL REALTY
954.494.3091 | Shyatt@Bergercommercial.Com
COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT
bergercommercial.com



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 19,072 | 129,750 | 267,804 |
| MEDIAN AGE | 39.5 | 40.0 | 40.0 |
| MEDIAN AGE (MALE) | 40.5 | 40.0 | 39.6 |
| MEDIAN AGE (FEMALE) | 37.6 | 39.4 | 40.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 9,202 | 58,362 | 113,222 |
| # OF PERSONS PER HH | 2.1 | 2.2 | 2.4 |
| AVERAGE HH INCOME | \$73,524 | \$77,364 | \$70,828 |
| AVERAGE HOUSE VALUE | \$468,942 | \$442,824 | \$349,680 |

* Demographic data derived from 2020 ACS - US Census

For more information:

Steve BERGER
 COMMERCIAL REALTY
 954.494.3091 | Shyatt@Bergercommercial.Com
 COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT
bergercommercial.com

