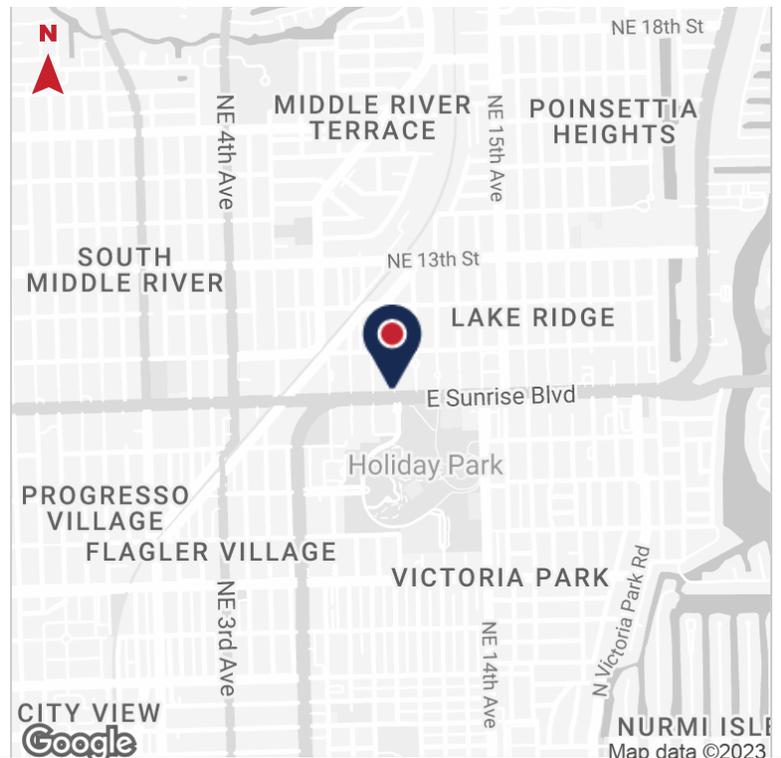


PROPERTY HIGHLIGHTS

- 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/US1
- 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 | Shyatt@bergercommercial.com
 COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT
bergercommercial.com

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

RECORD LAND SURVEY

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

I.E.

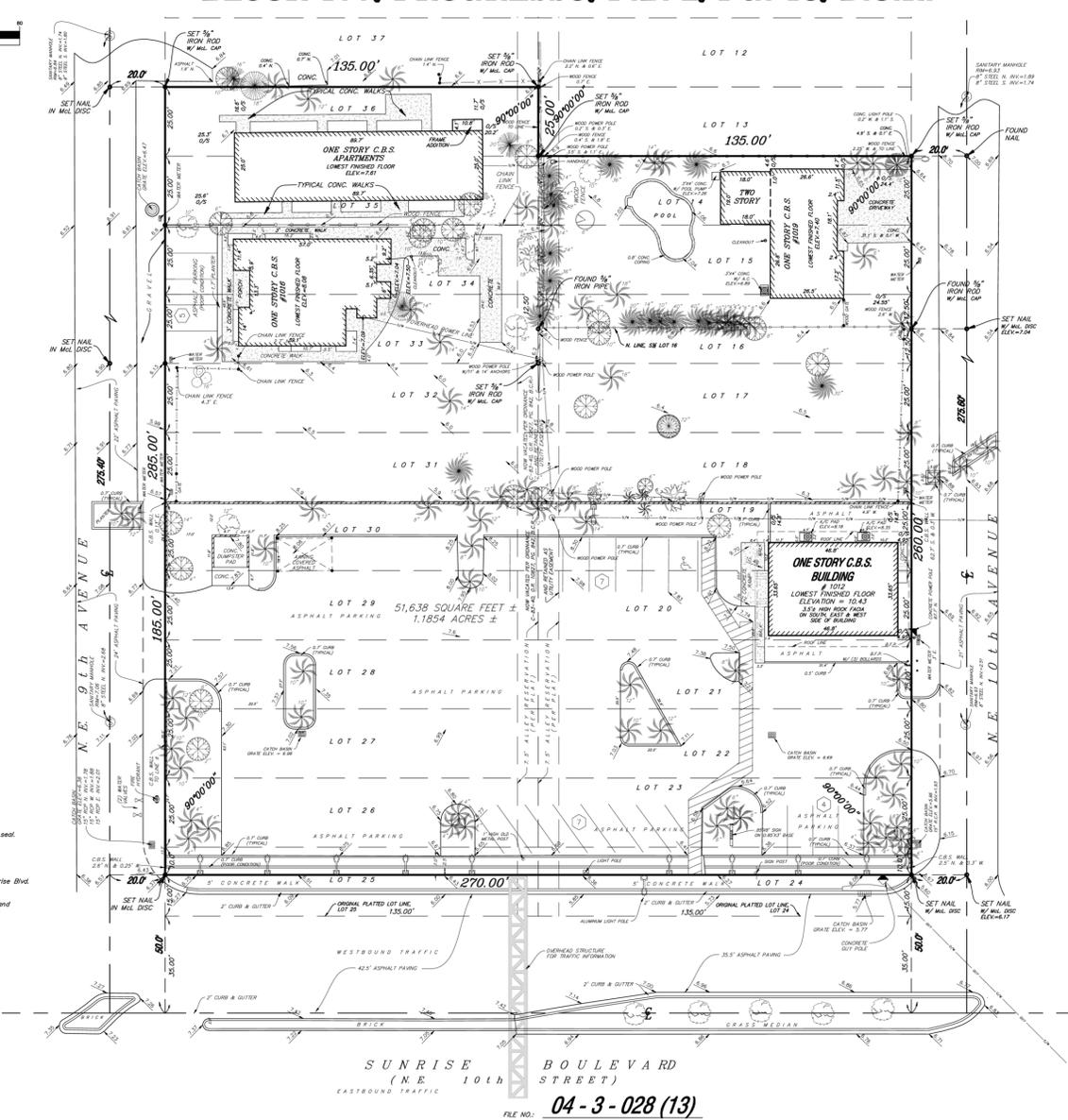


B.H.J

-off-way, as shown
not property was not
shown or right-of-way
is
d.
on embossed surveyors seal
Title or Ownership.

10' N. of centerline Sunrise Blvd.
133
Vertical Datum (1929), and
1/4" Per Foot
August 10, 1992,
ed: October 2, 1997.

12:03:35 PM EDT



THIS SURVEY Location Sketch SEE TO SITE

Legal Description
Lots 14, 15, 16, 17, 18, 19, 20, 21, 32, 33, 34, 35 and 36, Block 177, plot thereof, recorded in Plat Book records of Dade County, Florida, At. thereof for right-of-way.
Said lands situate, lying and being in Broward County, Florida, and contain 1.6890 acres, more or less.

- LEGEND**
- Δ = CENTRAL ANGLE (DELTA)
 - R = RADIUS
 - A OR L = ARC LENGTH
 - CH.B.C. = CHORD BEARING
 - TAN.B.C. = TANGENT BEARING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - W/M.E. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
 - P.M.S. = PERMANENT REFERENCE MONUMENT
 - C.B.S. = CONCRETE BLOCK AND STUDDED
 - I.C.V. = IRRIGATION CONTROL VALVE
 - W.M. = WATER METER
 - B.F.C. = BACK FLOW PREVENTOR

CERTIFIED TO:
Robert W. Lovem and/or assigns
Brihmay, McNamey, Morgan, Solomon & Attorneys' Title Insurance Fund
R.W. & L.L.C.

CERTIFICATION
We hereby certify that this survey meets standards as set forth by the Florida Surveyors and Mappers in Chapter 53, Code, pursuant to Section 472.027, F.S.
Dated at Fort Lauderdale, Florida, this Resurveyed, Elevations taken and True

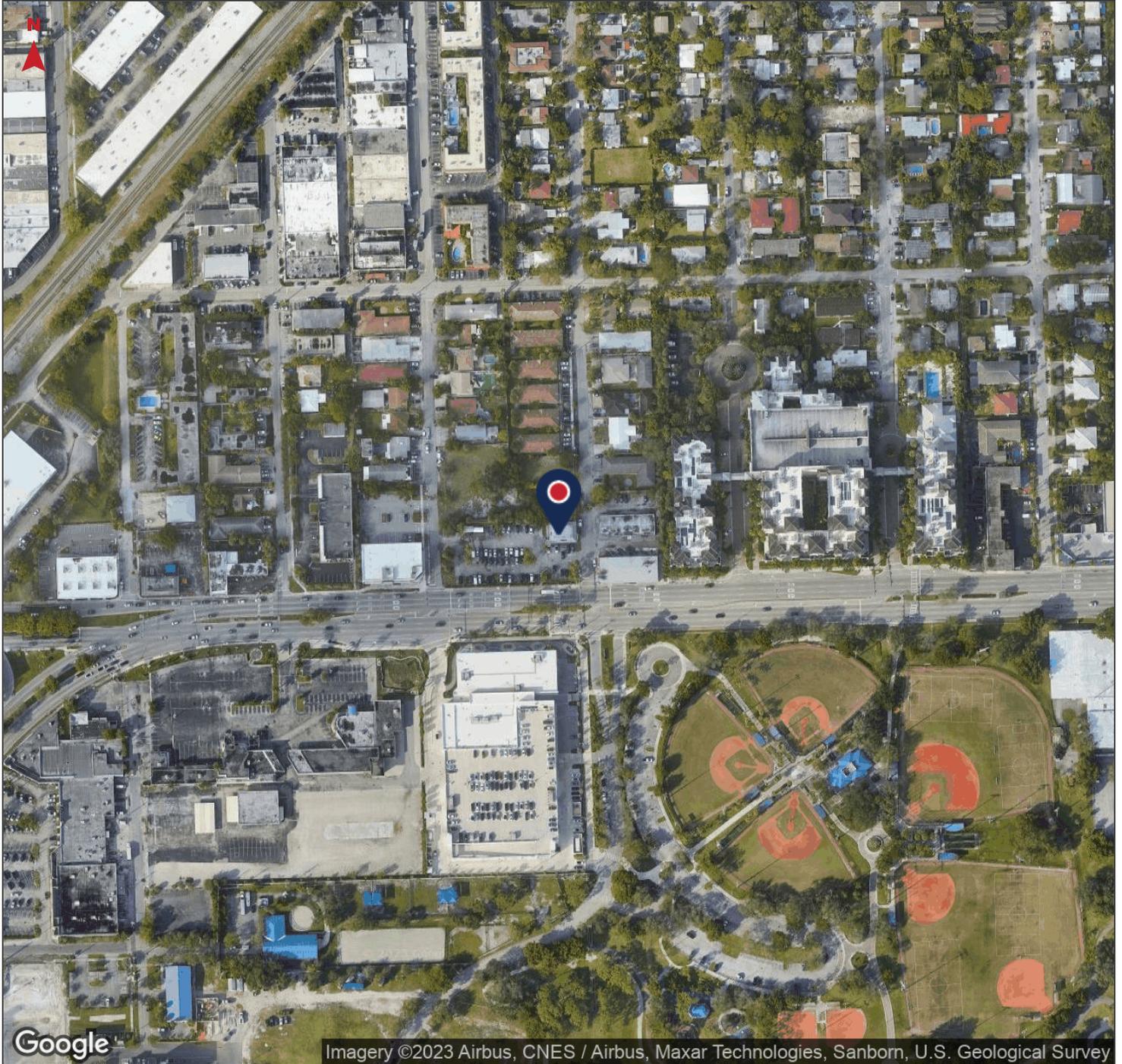
McLAUGHLIN

Regis:

SUNRISE BOULEVARD
(N.E. 10th STREET)
EASTBOUND TRAFFIC
WESTBOUND TRAFFIC
FILE NO: 04-3-028 (13)

For more information:

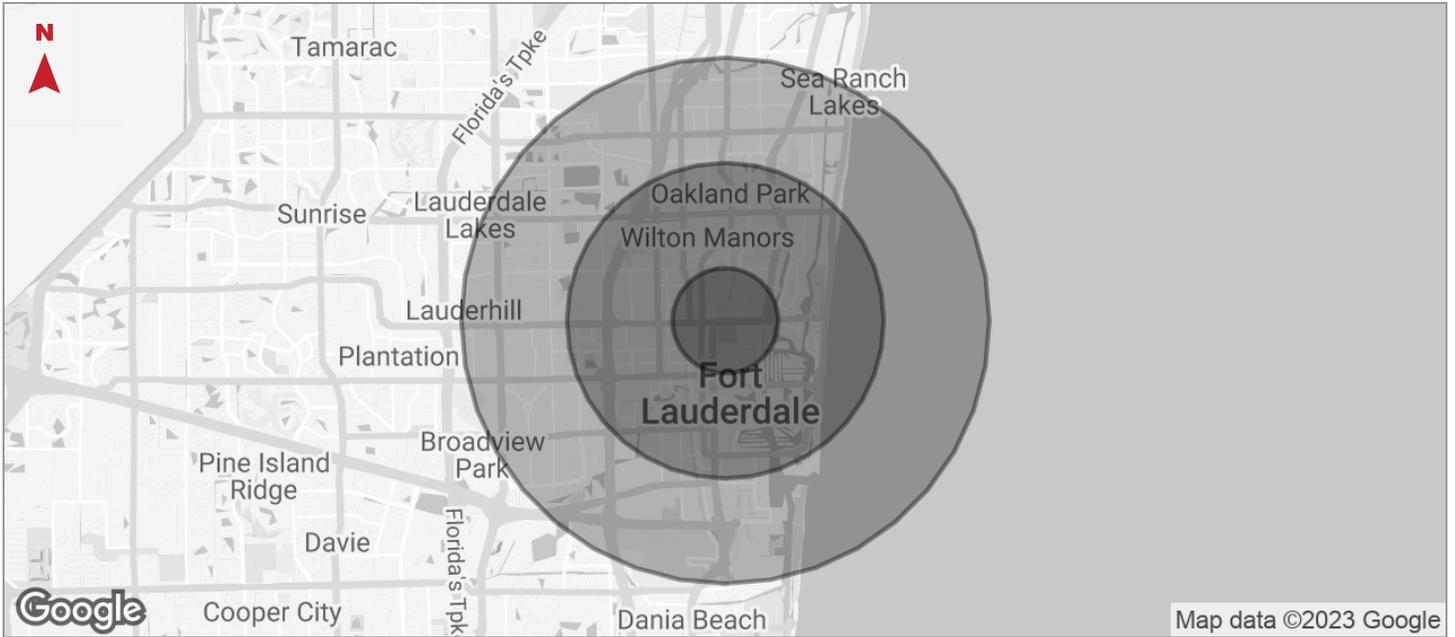
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CFRAC
COMMERCIAL REALTY
INTERNATIONAL
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,072	129,750	267,804
MEDIAN AGE	39.5	40.0	40.0
MEDIAN AGE (MALE)	40.5	40.0	39.6
MEDIAN AGE (FEMALE)	37.6	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:




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