

INDUSTRIAL PROPERTY FOR LEASE
SERVITECH AUTO PLAZA

3625 S STATE ROAD 7
WEST PARK, FL 33023



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	1.05 Acres
Year Built:	1989
Building Size:	12,722
Zoning:	Auto Service
Traffic Count:	42,500

PROPERTY OVERVIEW

Servitech Auto Plaza is a long standing well known auto service plaza in the West Park / Hollywood area of US-441. The plaza features plenty of parking, great signage and high visibility to passing traffic on US-441 (State Road 7.) Zoning available for all types of auto service businesses.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
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UNIT 3625-A 2,250 SQFT	UNIT 3625-B 2,250 SQFT	UNIT 3625-C 2,250 SQFT	UNIT 3625-D 1,750 SQFT	UNIT 3625-E 2,250 SQFT	UNIT 3625-F 2,000 SQFT	UNIT 3625-G 500 SQFT
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
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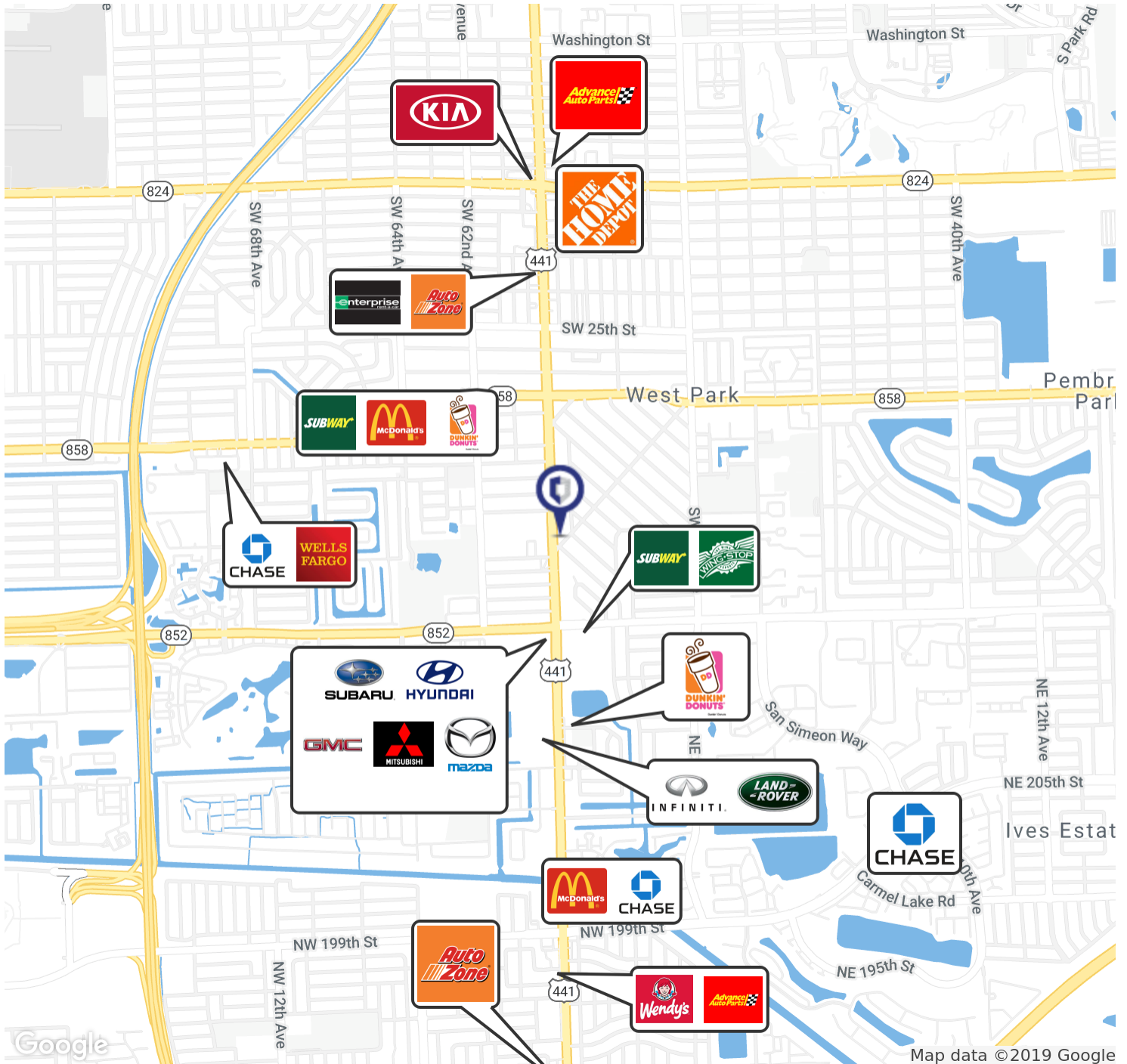
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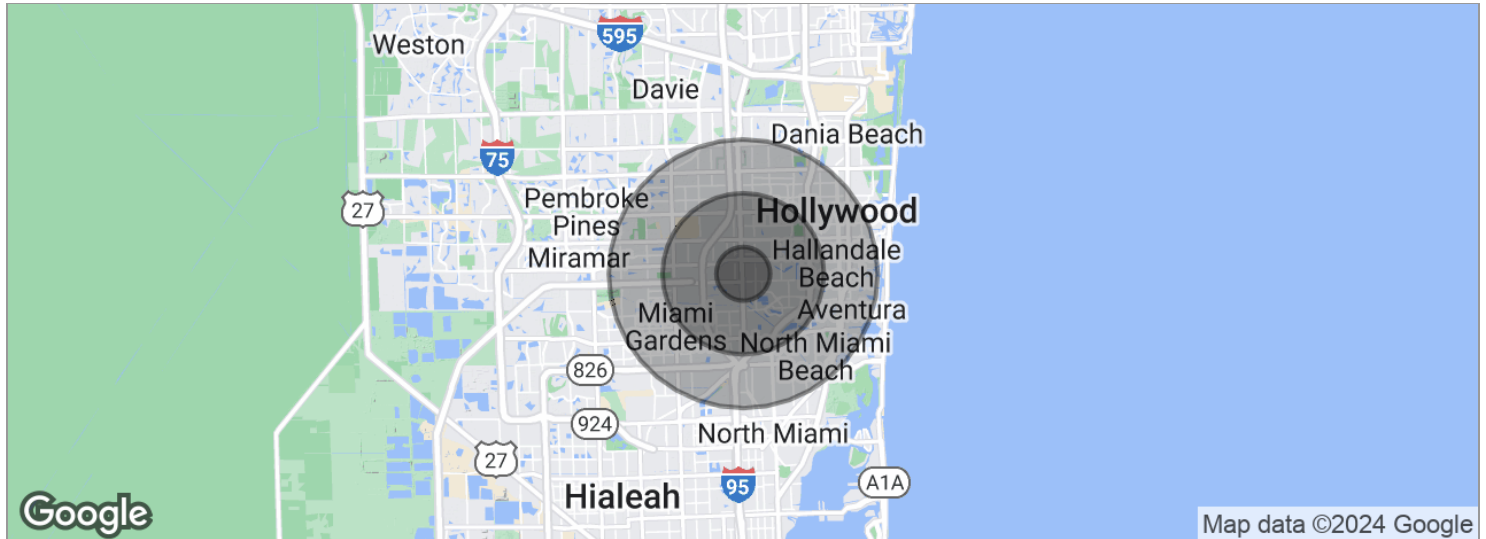
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	23,490	172,431	492,686
Median age	30.7	34.9	36.3
Median age (Male)	27.5	32.2	33.8
Median age (Female)	32.9	36.8	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,873	59,177	172,635
# of persons per HH	3.0	2.9	2.9
Average HH income	\$47,983	\$52,969	\$56,082
Average house value	\$216,943	\$218,337	\$260,842

* Demographic data derived from 2020 ACS - US Census



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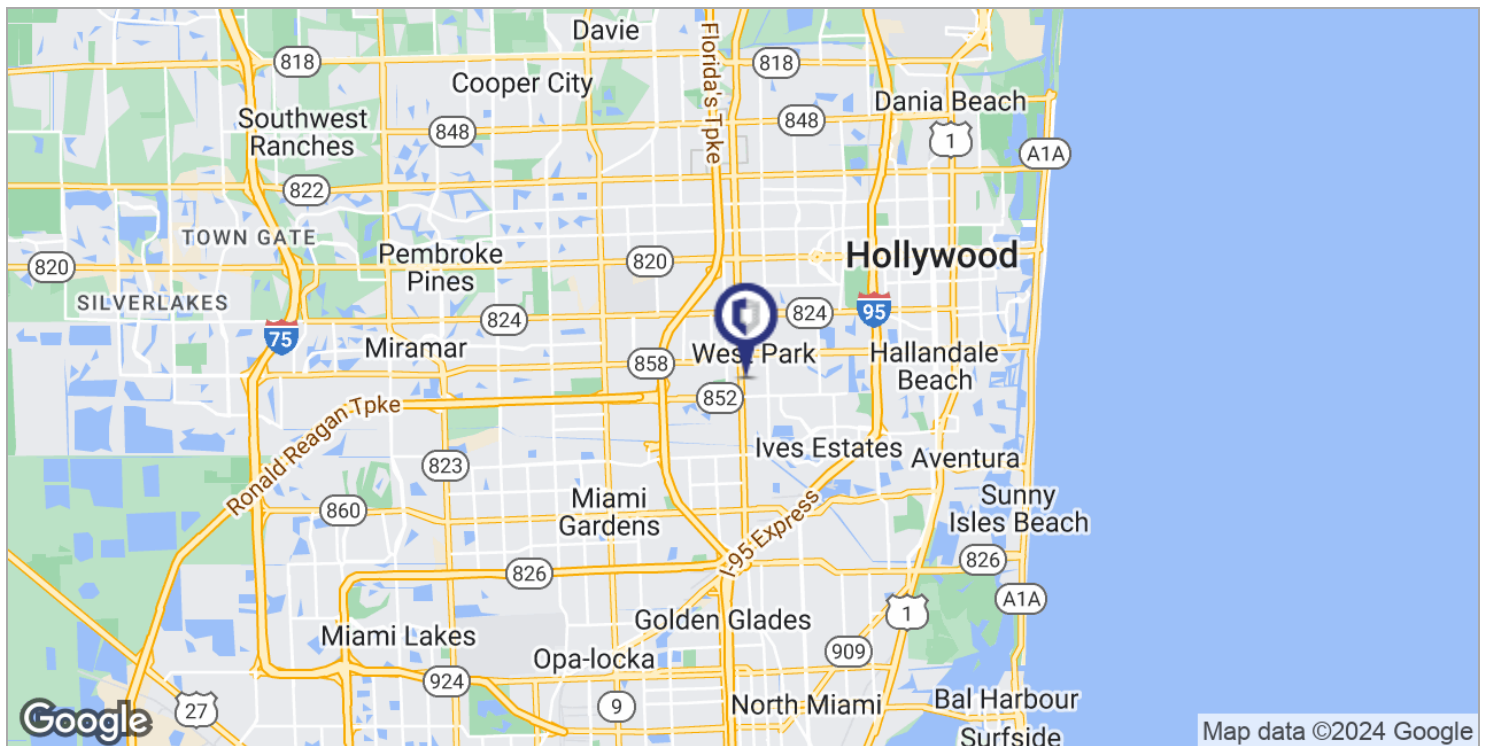
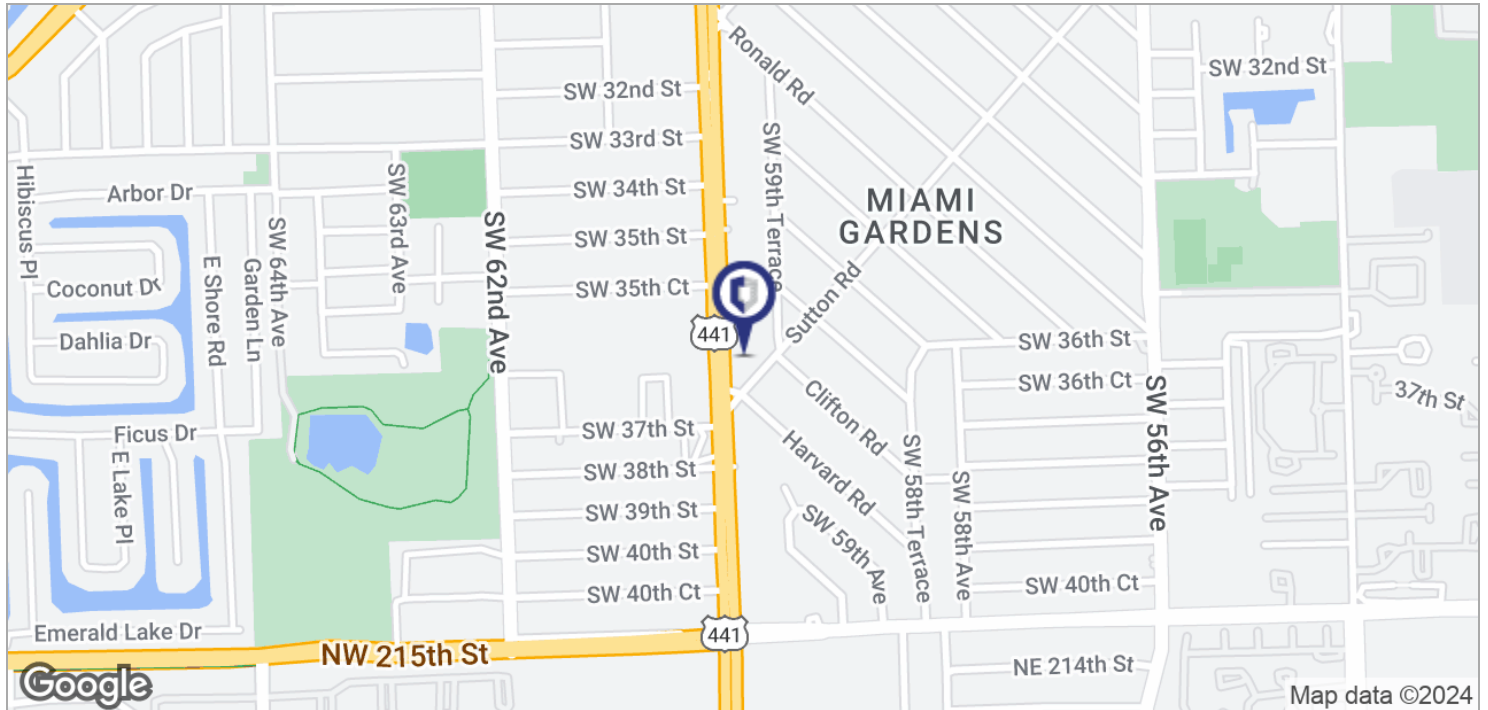
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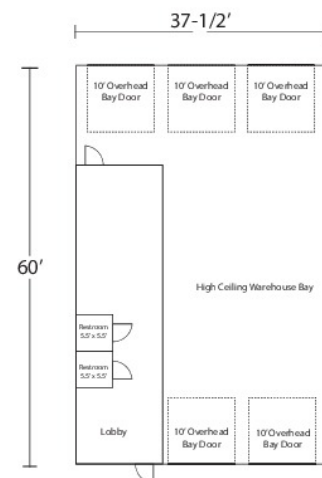
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Frontage On State Road 7
(US 441)



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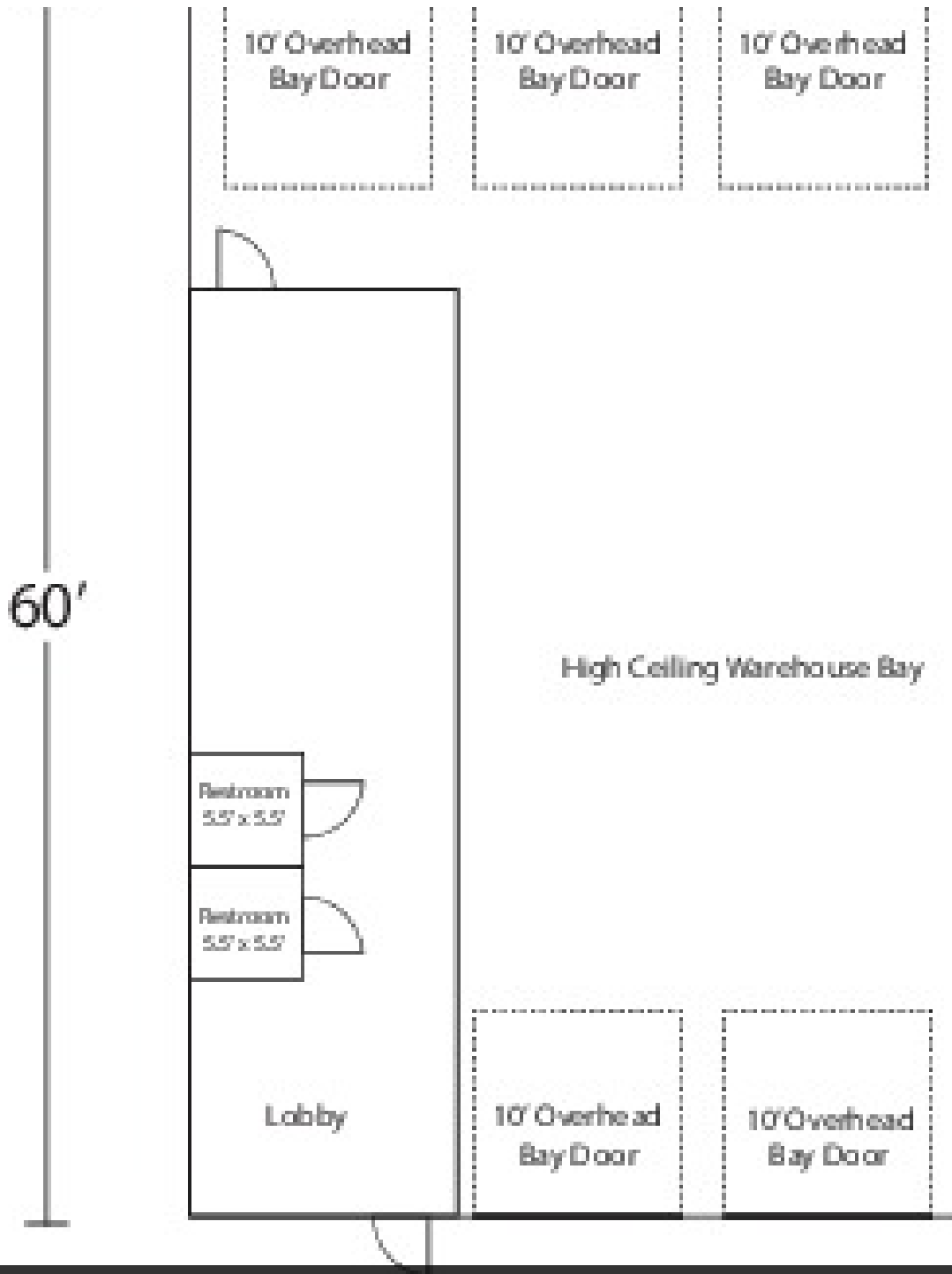
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