

PRIME CORNER PROPERTY NEAR PORT AND AIRPORT

2400 South Andrews Avenue, Fort Lauderdale, FL 33316



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	13,171 SF
Zoning:	B-3
Market:	Fort Lauderdale
Submarket:	SE Fort Lauderdale
Price / SF:	\$151.85/ land area

PROPERTY OVERVIEW

13,171 square foot development site located at the SE hard corner of State Road 84 and Andrews Avenue . Existing building is 1,830 SF . Property is for sale or for lease.

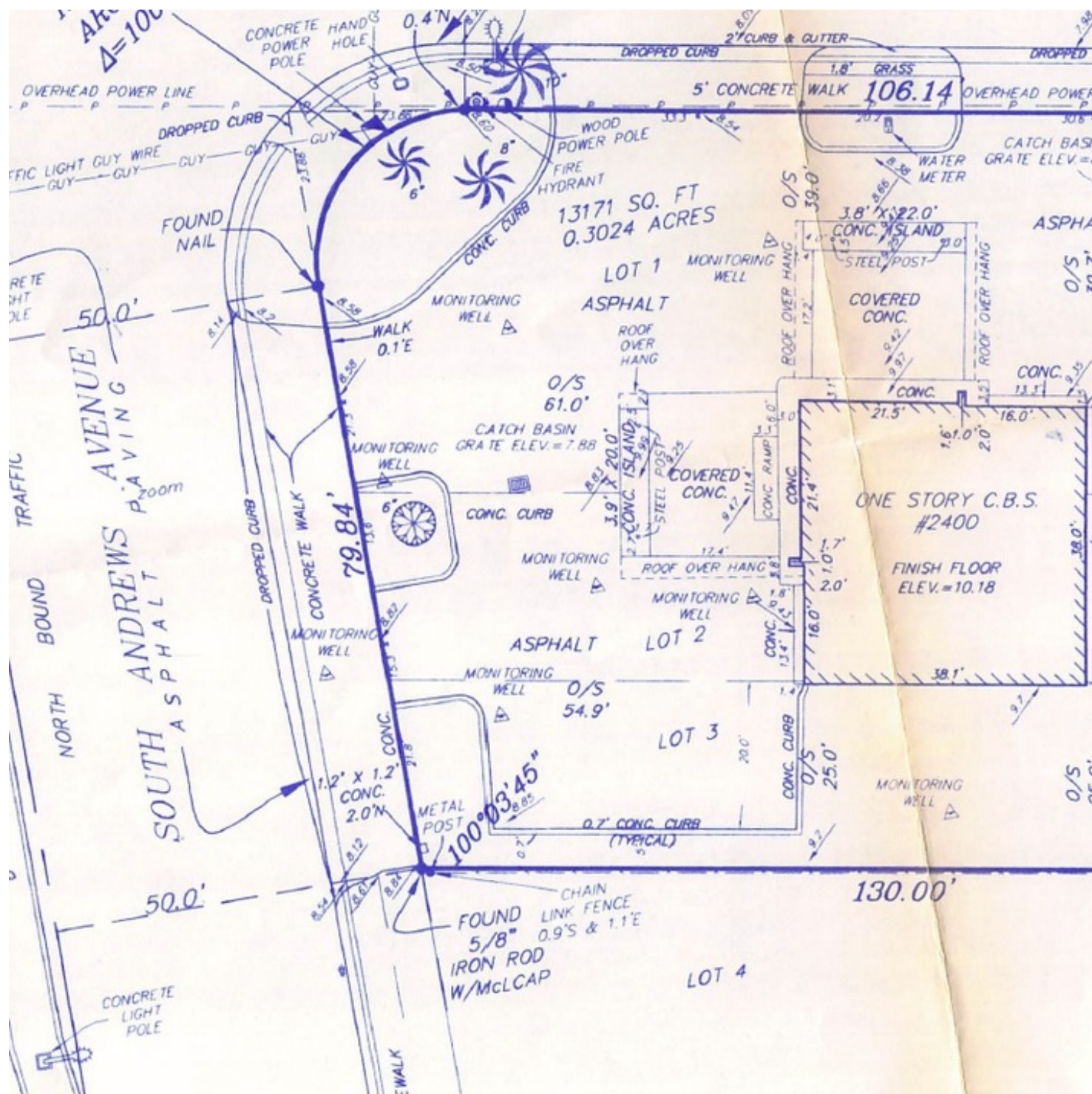
PROPERTY HIGHLIGHTS

- Zoned B-3
- Fully signalized intersection
- Located near entrance to Fort Lauderdale/Hollywood International Airport and Port Everglades
- High visibility location in key business corridor
- Located directly across street from new West Marine building
- Lease Rate is \$10,000 per month NNN
- Planned 155 Room DoubleTree Hotel approved next door



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Additional Photos



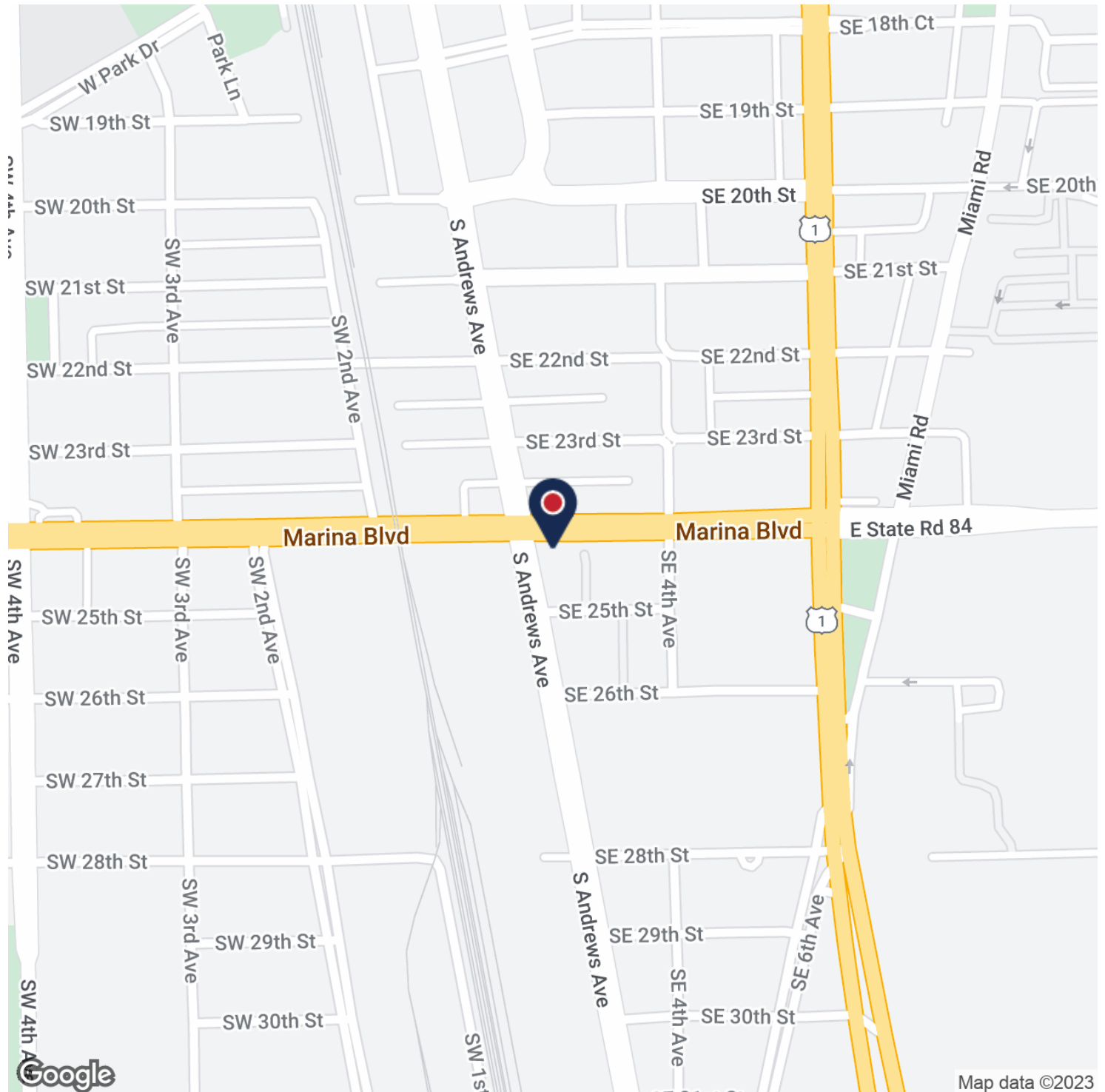
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Location Maps



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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.

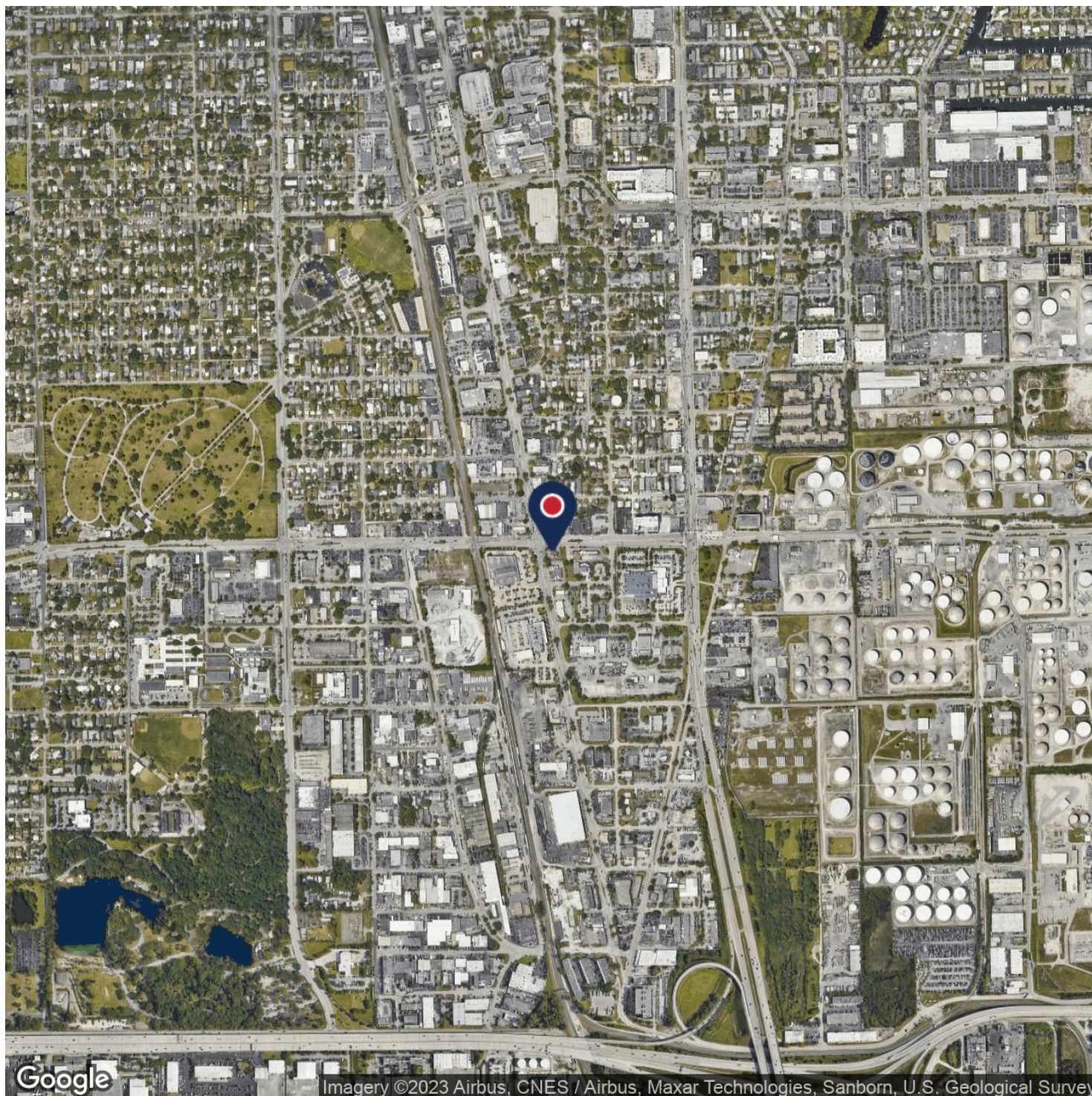
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Aerial Maps



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