

2,800±SQFT



3350 W Broward Blvd Fort Lauderdale, FL 33312

OPPORTUNITY ZONE

TRAFFIC COUNTS

W BROWARD BLVD **52,000** CARS PER DAY!!

DEMOGRAPHICS

Population	1 Mile	3 Mile
2020	18,100	156,500
2024	19,000	165,000



SELLER FINANCING AVAILABLE

- Store Front
- 3 Units
- Lot size 7,000 ±SQFT

2,800 ±SQFT

\$849,000

CONTACT US!



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FREE STANDING



3350 W Broward Blvd Fort Lauderdale, FL 33312

IMMEDIATE OCCUPANCY

2,800±SQFT

LEASE TOGETHER A+B+C

\$5,000/Mo +Sales Tax

Unit #	SF	LEASE
A	1,000	\$2,000/Mo +Sales Tax
*B+C	1,800	\$3,200/Mo +Sales Tax

UNITS CAN BE COMBINED

**B+C Must be leased together*



- Store Front
- 3 Units
- Lot size 7,000 ±SQFT

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