

6920-6924 Cypress Rd, Plantation, FL 33317



- Zone B-2P Central Business
- Store Front/Laundry
- Combo or separate for Lease
- Immediate Occupancy

**MOTIVATED LANDLORD**

**TRAFFIC COUNTS**

W BROWARD BLVD **48,698** CARS PER DAY!!  
NW 69/70 AVE **18,000** CARS PER DAY EACH!!

**DEMOGRAPHICS**

Population	1 Mile	3 Mile
2020	13,135	136,446

UNIT	LEASABLE ±SQFT	MONTHLY + Sales Tax
<b>6920</b>	<b>2,275</b>	<b>\$4,450</b>
<b>6924</b>	<b>1,555</b>	<b>\$3,110</b>
<b>COMBO</b>	<b>4,100</b>	<b>\$7,400</b>



**JOE PELAYO** / CCIM, SIOR  
trec@joepelayo.com  
**954.224.8773**



**CALL US!**  
**TREC**  
Total Real Estate Consultants Inc.  
www.trecfl.com  
954.341.3294

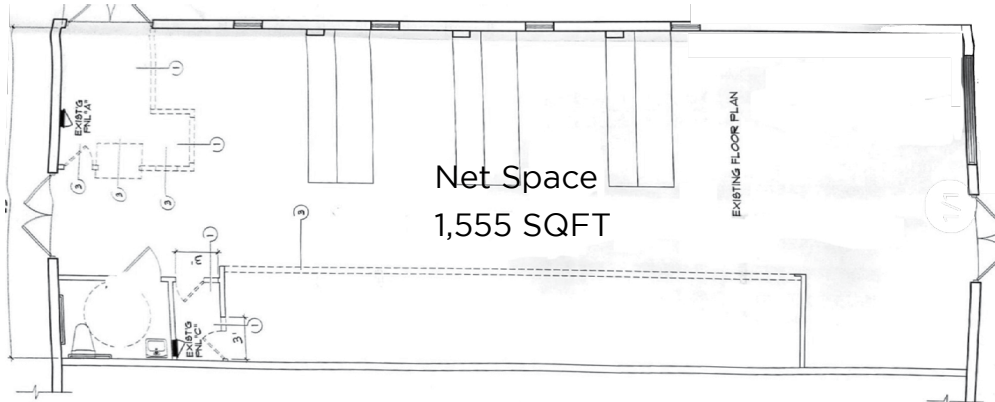
**GEORGE PELAYO**  
georgetrec@joepelayo.com  
**954.482.1330**



*Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.*



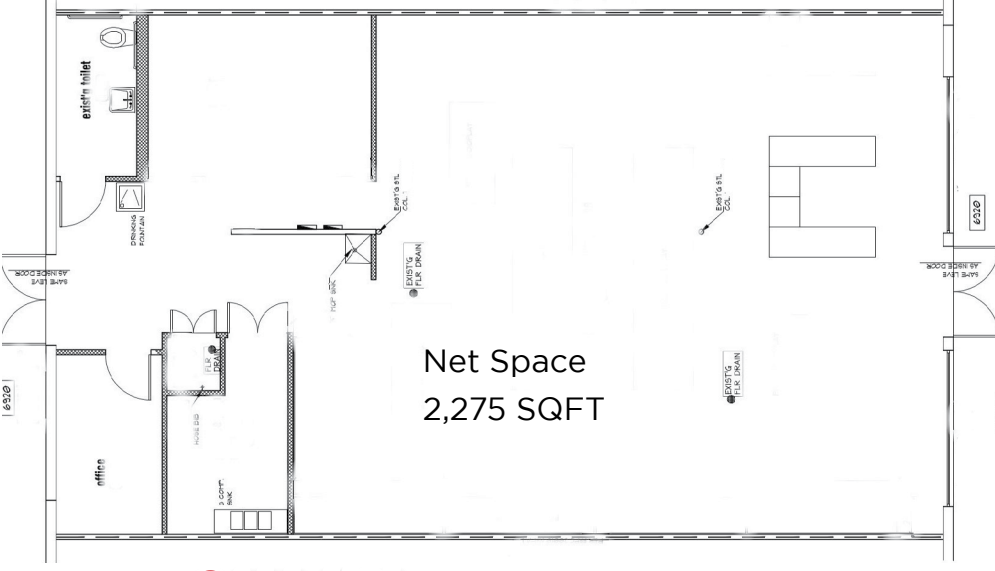
**6924**  
MAIN  
ENTRANCE



**Immediaty Occupancy**

- Back & Front Entrance
- Electrical 400 to 800 AMP
- Lots of Parking
- Great Property Managers
- Double Doors Entrance

**6920**  
MAIN  
ENTRANCE



Leasable space is the SQFT that Tenant Paid for Gross SQFT

Net Space is SQFT that measure paint to paint interior space.



**JOE PELAYO / CCIM, SIOR**  
trec@joepelayo.com  
**954.224.8773**



**CALL US!**  
**TREC**  
Total Real Estate Consultants Inc.  
www.trecfl.com  
954.341.3294

**GEORGE PELAYO**  
georgetrec@joepelayo.com  
**954.482.1330**

