

FOR SALE

±23,450 SF AVAILABLE

1879 N SR 7
LAUDERHILL, FL 33313



PROPERTY HIGHLIGHTS

- + Excellent Opportunity for +/- 23,450 SF Headquarters Location
- + Freestanding Building with a wide variety of uses through flexible CG Zoning
- + Sale Price: \$2,800,000 (+/- \$119/SF)
- + Property Type: Retail, Office & Development Site among others
- + Current Use: Bank Branch/Financial Institution (banks, savings & loan companies, mortgage companies, credit services)
- + Year Built: 1975, Renovated in Mid 90's
- + Building SF: +/- 23,450 SF
- + Land SF (Acres): 72,467 (1.66 Acres of Land)
- + Parcel ID: 49-41-36-31-0010
- + Zoning CG – General Commercial Business District
- + Frontage: 250' on State Road 7 (with 2 curb cuts)
- + Parking: +/- 65 Surface Spaces are available; Ratio of 2.74/1,000 SF



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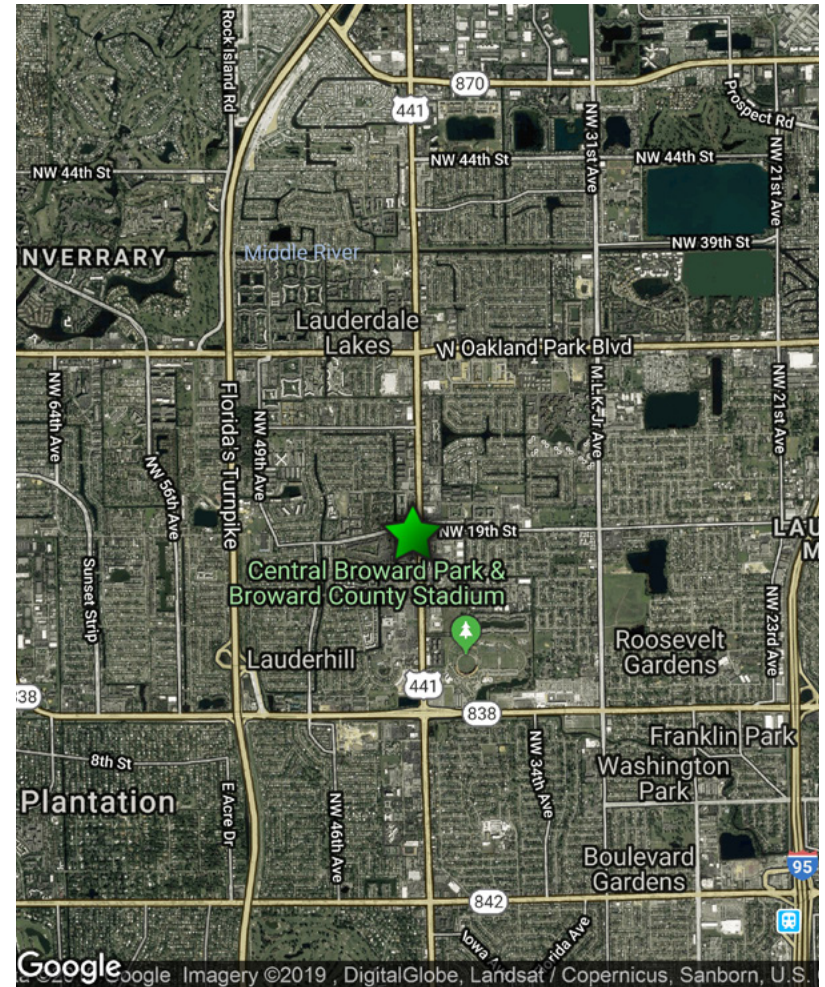


THE OFFERING

CBRE is pleased to offer the opportunity to acquire a corporate headquarters building located in Broward County Florida. 1879 North State Road 7 (US 441) is a +/- 23,650 SF building that currently serves as a retail bank location with office space for executives. The property is situated on 1.66 acres of land and is located within Lauderhill, Florida. 1879 North State Road 7 has direct frontage on State Road 7 (US 441) and presents owner-user or developers the opportunity to acquire a premium property.



LOCATION MAP



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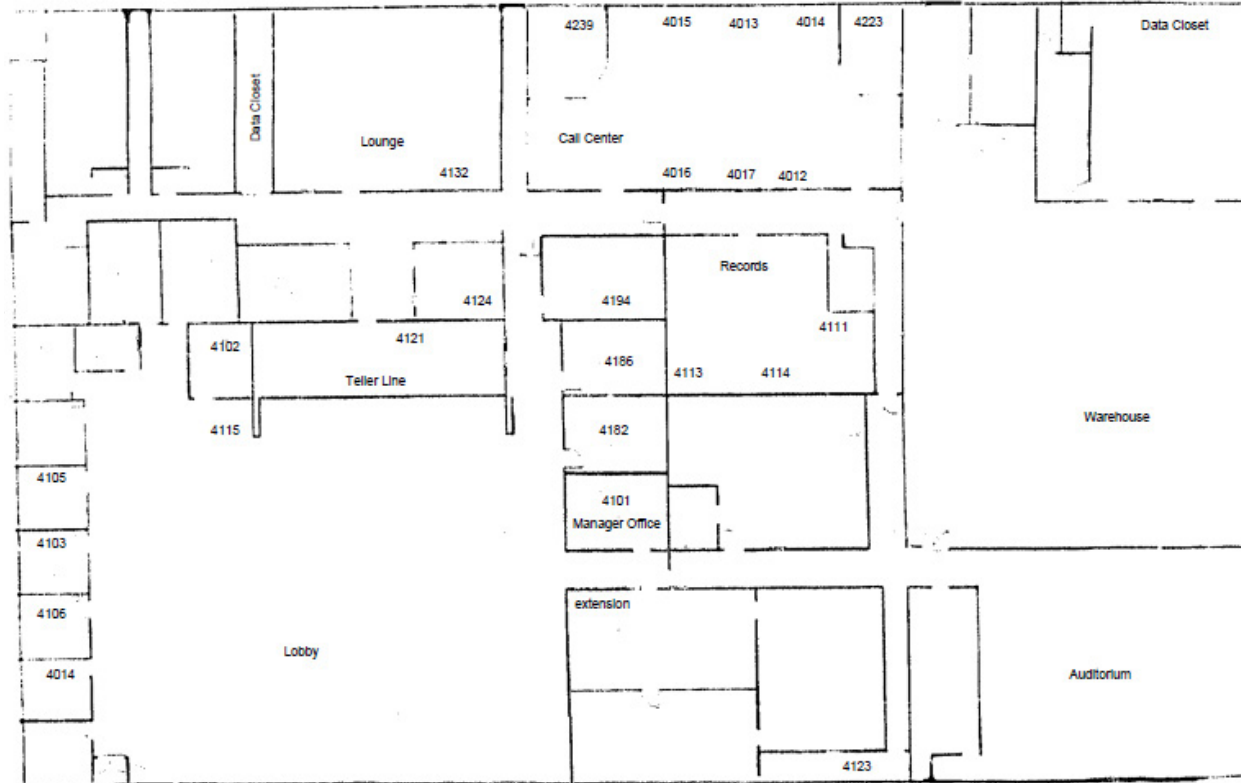
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FLOOR PLAN



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INVESTMENT HIGHLIGHTS

- + 51,500 ADT
- + Access to Lighted/Signalized Corner
- + 3 Existing Drive Thrus
- + 40 year inspection completed
- + On-Site Generator for Critical Building Areas
- + Ceiling Heights
 - Lobby 10'
 - Hallways 7'10"
 - Records Room 11'10"
 - Warehouse 13'9" Clear
 - Auditorium 11'



AREA FACTS & DEMOGRAPHICS

2018 Demographics Estimates	1 Mile	3 Mile	5 Mile
Population	29,336	186,623	470,339
Average Household Income	\$42,953	\$53,026	\$63,774
Average Age	34.9	37.5	38.9
Daytime Population	22,238	157,746	474,733



CONTACT US

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