

FOR SALE: \$9,100,000

5000 N NOB HILL ROAD

SUNRISE, FL 33351



Rare Community Facilities Zoning

±33,000 SF Building
3.13 Acres



**CUSHMAN &
WAKEFIELD**



Auditorium



Classroom



Kitchen



Cafeteria

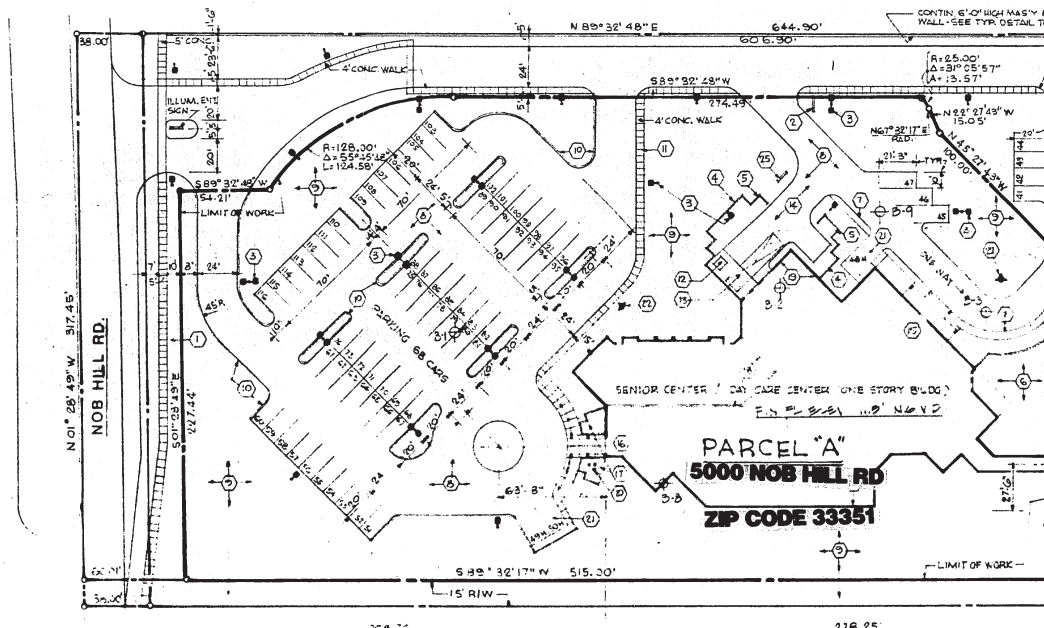
PROPERTY HIGHLIGHTS

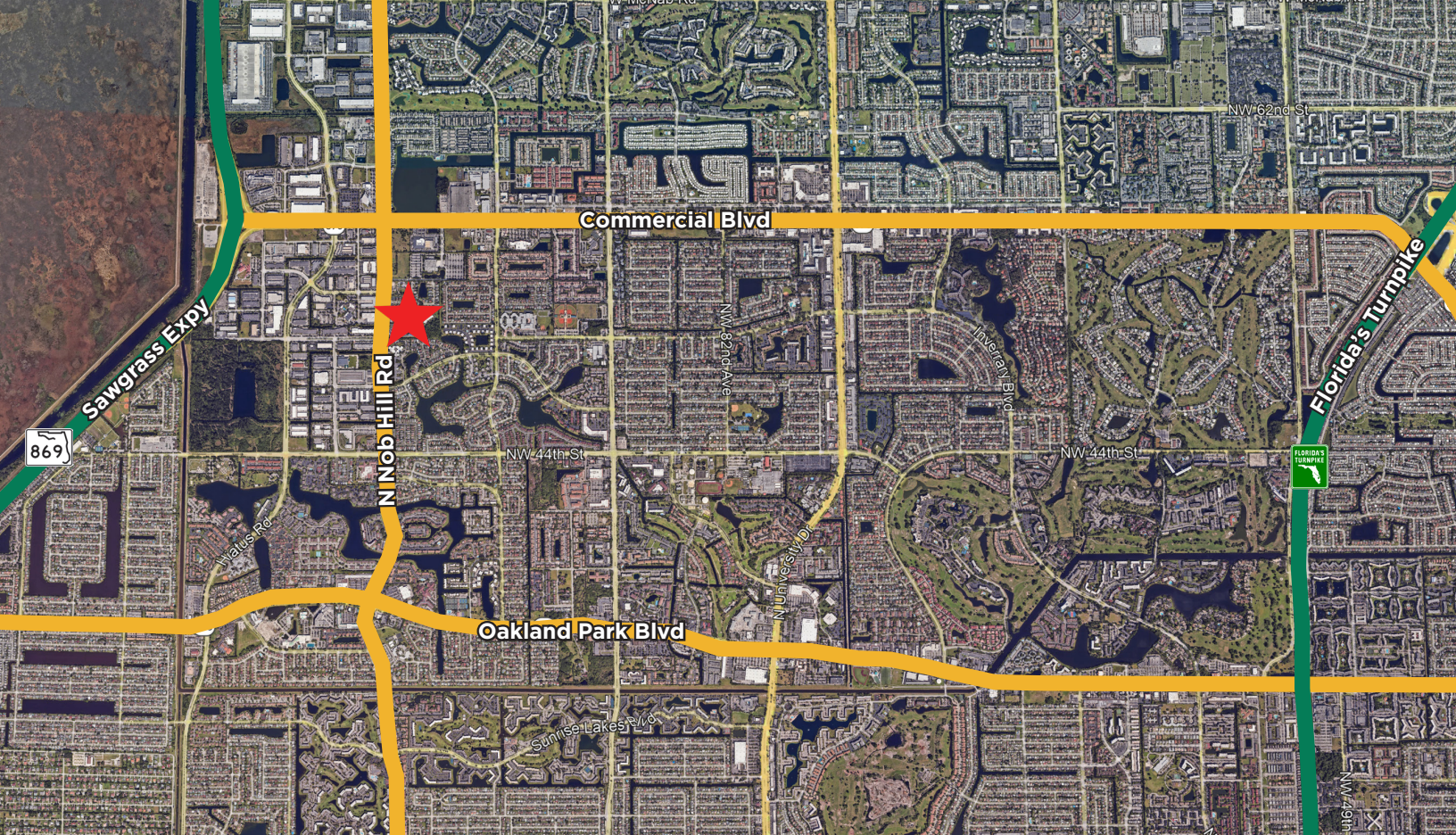
- Rare CF Zoning within the City of Sunrise allowing uses including schools, healthcare facilities, and churches.
- Existing use is an adult day care center.
- Pick-up/drop-off circles located both in front and at rear of building.
- Visible signage along Nob Hill Road.
- Site includes 76 parking spaces, walled garden area, and decorative fountains.
- Floor plan includes multiple classrooms and restrooms, administration area, and two (2) functioning kitchens.
- Offered at a price well below replacement costs.

FLOOR PLAN



SITE PLAN





**FOR MORE INFORMATION,
PLEASE CONTACT:**

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AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2025 Population	142,094	368,889	1,051,818
2025 Households	60,121	145,503	407,570
2025 Avg. HH Income	\$85,635	\$89,372	\$100,988



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