

# LAND FOR SALE



 2415 NE 11th Street, Fort Lauderdale, FL 33304



## EXECUTIVE SUMMARY

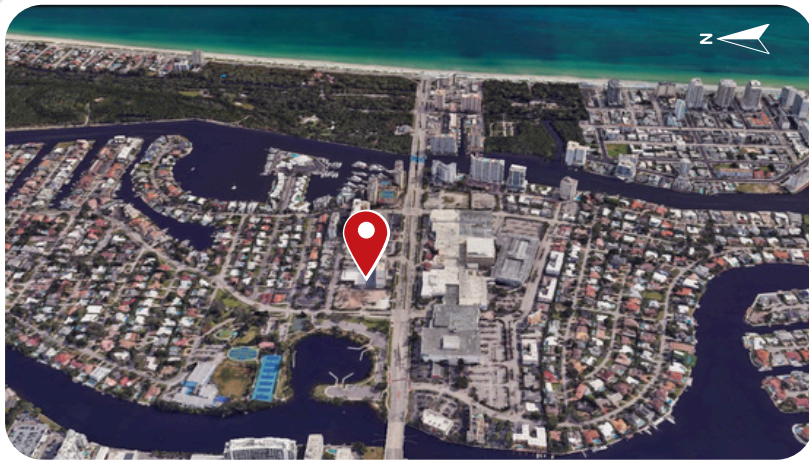
<b>Property Type</b>	<i>Land</i>
<b>Pricing Guidance</b>	<i>\$1,500,000</i>
<b>Lot Size</b>	<i>0.19 AC</i>
<b>Parking</b>	<i>22 Parking Spaces</i>
<b>Traffic Count</b>	<i>9200 via Bayview Drive</i>
<b>Zoning</b>	<i>RMH-60 - Residential Multifamily/High Density</i>

## HIGHLIGHTS

- RMH-60 Zoning
- Adjacent to and surrounded by new development projects
- Close to the Intracoastal and the beach
- Safe, quiet neighborhood, located across from George English Park
- Next to high end retail, several shopping centers, and office buildings.

## DESCRIPTION

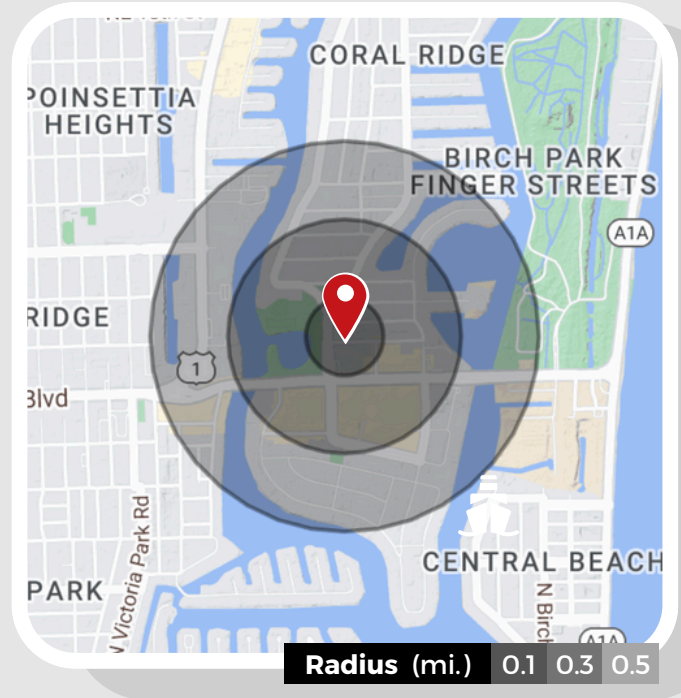
This prime parcel of land boasts a coveted location in a thriving urban hub. Spanning 8,398 square feet, the property offers unparalleled potential for development in a sought-after area with easy access to major highways and public transportation. Surrounded by bustling shopping centers, the Galleria Mall, and several office buildings, this site is ideal for investors seeking to capitalize on its strategic position and vibrant surroundings. Don't miss this chance to shape the future of this dynamic district with a visionary project at 2415 E Sunrise Blvd.



# PROPERTY LOCATION



 2415 NE 11th Street, Fort Lauderdale, FL 33304



Prime commercial location at 2415 E Sunrise Blvd, Fort Lauderdale. Surrounded by the upscale Galleria Mall, office buildings, and vibrant retail. Easy access to major highways ensures convenience for customers and employees. Ideal for retail, office, or mixed-use development, offering substantial opportunities in a dynamic economic environment.

Located behind the Galleria Corporate Centre across from the Galleria Mall, and adjacent to the Procacci mixed-use project, this plot of land has views of the intracoastal and George English Park, which includes a boat ramp.

## DEMOGRAPHICS

### Within 0.5 mi Radius of the Property



**\$174,412**

Avg. Household Income



**3,761**

Residential Population



**\$ 1.2 Million**

Average House Value



**9,200**

Vehicles Per Day via Bayview Drive



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*\*\*EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*

