

1815-1823 E. COMMERCIAL BLVD

FORT LAUDERDALE, FL

Trophy 9,007 SF, Triple Net Investment Property For Sale in Ft Lauderdale

SALE PRICE: \$9,820,000



FISHER-BRAY
Real Estate Group



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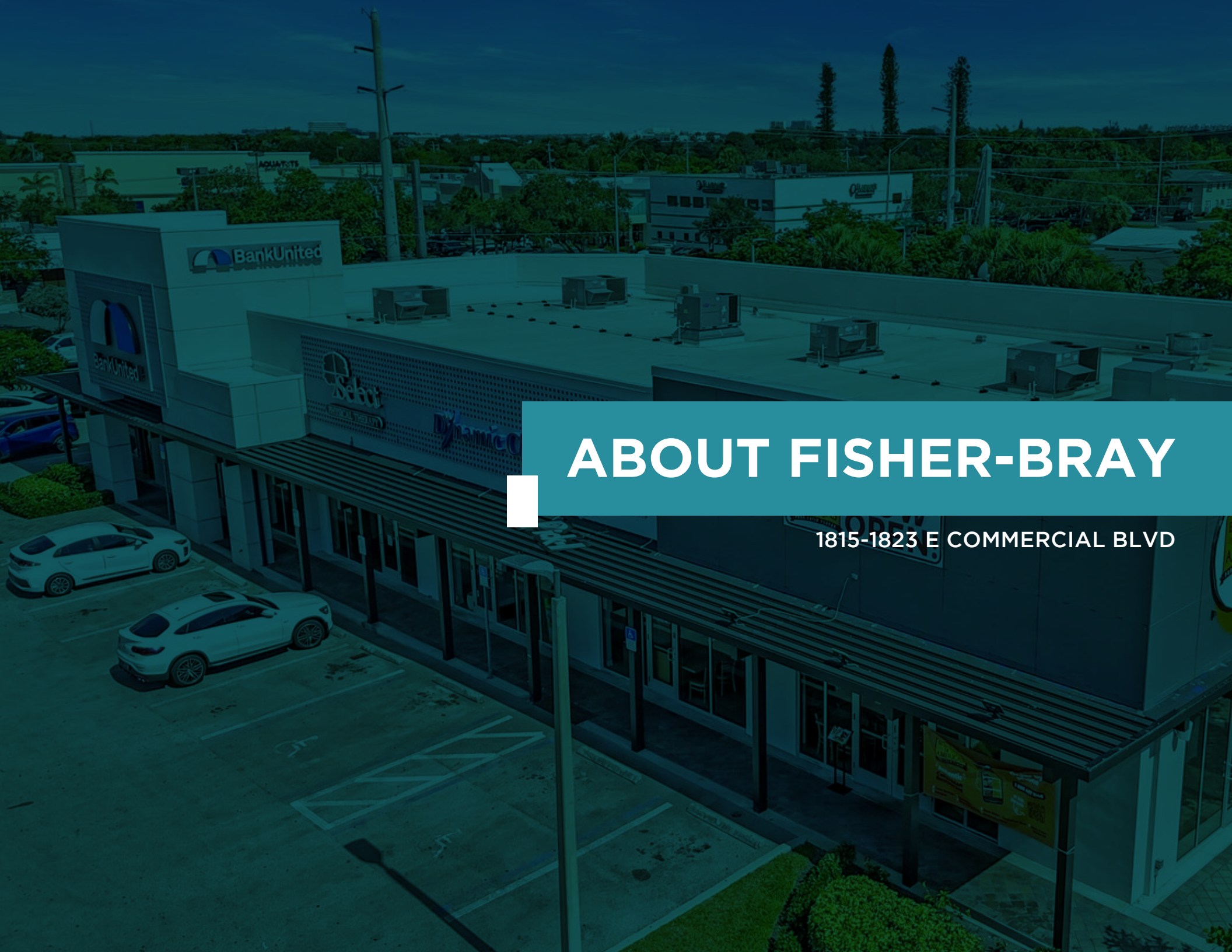
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FISHER-BRAY
Real Estate Group



ABOUT FISHER-BRAY

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ABOUT FISHER-BRAY

Fisher Bray Real Estate Group, Inc. is a full-service real estate firm specializing in **Brokerage and Property Management** for **Industrial, Commercial, Office, and Multi-Family Residential properties.**

Our mission is simple: to help put the “absentee” back into ownership. Whether you’re looking to acquire a new investment or need expert management for your existing portfolio, Fisher Bray will not only help you find the right property but also ensure it operates at peak performance—without the hassle or burden of day-to-day oversight.

Let us handle the details, so you can enjoy the benefits of ownership.

The why Fisher Bray Real Estate Group and Who we are area:

At **Fisher Bray Real Estate Group**, we deliver results-driven commercial real estate brokerage services designed to maximize value for investors, owners, and users of real estate.

Market Expertise

We specialize in the South Florida market and bring deep local knowledge to every transaction. Our team understands submarket trends, tenant demand, rental rates, and buyer behavior—ensuring strategic advice and accurate valuations.

Customized Strategies

No two clients are alike. We tailor our marketing, acquisition, or disposition strategies based on your unique investment goals, whether you’re selling a stabilized asset, acquiring a value-add opportunity, or leasing up vacant space.

End-to-End Service

From site selection and negotiations to due diligence and closing, we handle every step of the transaction—minimizing your stress and maximizing efficiency.

Investor-Focused Mindset

As both brokers and property managers, we know what drives asset performance. We go beyond the deal to consider long-term cash flow, tenant mix, and operational upside.

Proven Track Record

With a history of successful sales and leases across industrial, retail, office, and multi-family properties, we’ve built a reputation for closing deals and exceeding expectations.

Relationships That Matter

Our extensive network of buyers, sellers, tenants, and vendors gives our clients access to off-market opportunities and decision-makers that other firms simply can’t match.

CONNECT WITH US



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VALUATION

1815-1823 E COMMERCIAL BLVD

PROPERTY STRENGTHS



High Visibility at a signalized intersection.



Directly across from Holy Cross Hospital. with 1600 employees with average salary of \$84,000.



Population within 1 mile 17,000, 3 miles 120,000



Average income \$75,000

1 mile from the Beach

48 Median age

57,500 FDOT AADT Commercial Blvd. West of NE 18th Ave.

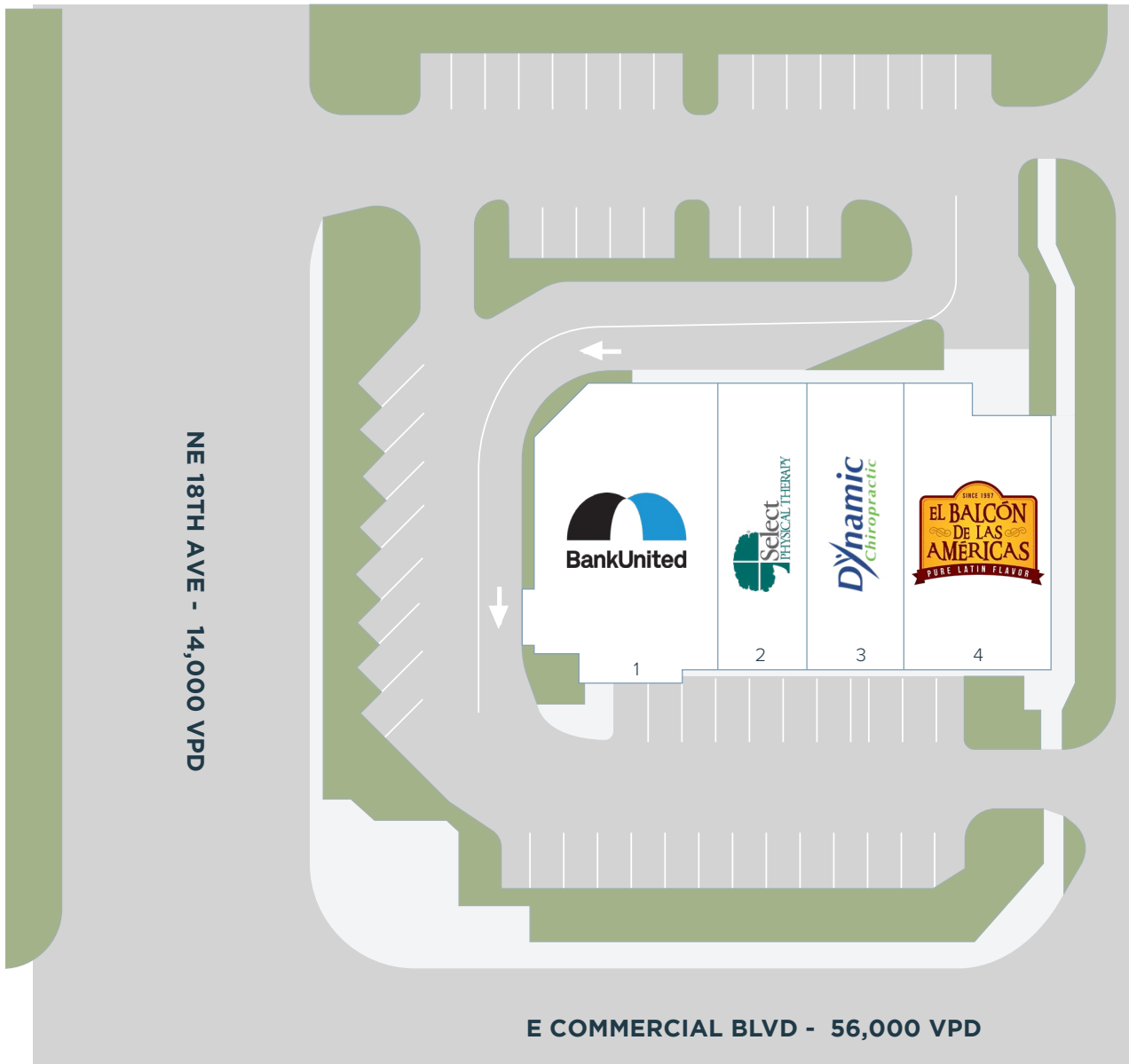
1,000 new rental units are under construction or are in planning. in Coral Ridge. The area population growth is expanding rapidly.

PROPERTY STRENGTHS

- **Bank United anchored shopping center.** Bank United, Inc., with total consolidated assets of **\$34.8 billion** at March 31, 2025, is a bank holding company with one wholly owned subsidiary, Bank United, collectively, the Company. Bank United, a national banking association headquartered in Miami Lakes, Florida.
- **Select Medical:** is a national physical therapy company that specializes in providing services for critical illness recovery, inpatient rehabilitation, outpatient rehabilitation, and occupational health.
- **Dynamic Chiropractic** has 25 year history in the Neighborhood.
- **El Balcon de las Américas** is an authentic Latin American restaurant, specializing in Colombian cuisine. It's known for its traditional dishes, fresh ingredients, and family-friendly atmosphere. They currently have several location all in South FL.
- **All Tenants are NNN**
 - Triple Net Lease (NNN) structure – zero landlord responsibility.
 - Long-term, stable tenants with proven operational history.
 - Strategically positioned retail with healthcare and residential synergy.
 - The asset is 100% leased, offering a new owner a reliable, stable income stream.
 - With rent escalations beginning in 2026 and 2027, driving value growth.
 - Features a resilient, service-based tenant mix:
 - Financial (BankUnited)
 - Medical (Select Medical, Dynamic Chiropractic)
 - Wellness (Select Medical, Dynamic Chiropractic)
 - Food & Beverage (El Balcón de las Américas)
- E-commerce resistant tenant profile ensures relevance and stability in a changing retail landscape.
- Bank United endcap includes a drive-thru, increasing real estate value and future leasing flexibility.



SITE PLAN



TENANT ROSTER

No.	Tenant	SF
1	Bank United	3,065
2	Select Medical	1,540
3	Dynamic Chiropractic	1,898
4	El Balcon De Las Americas	2,504

9,007

TOTAL GLA

100%

OCCUPANCY



THE MARKET

1815-1823 E COMMERCIAL BLVD



FORT LAUDERDALE EXECUTIVE AIRPORT



PINE CREST SCHOOL
2,704 Students



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COMMERCIAL BLVD



NORTHEAST HIGH
1,589 Students



COMMERCIAL BLVD

INTRACOASTAL WATERWAY



Prime signalized hard-corner location at Commercial Blvd (56,000 VPD) and NE 18th Ave (14,000 VPD) — total daily exposure to **70,000+** vehicles



Proximity to the Commercial Blvd & US-1 (Federal Hwy) intersection with over **100,000 VPD**



Located on Commercial Blvd (SR 870) — a key east-west corridor connecting to I-95 in **9 minutes**



LAUDERDALE-BY-THE-SEA BEACH



CORAL RIDGE COUNTRY CLUB



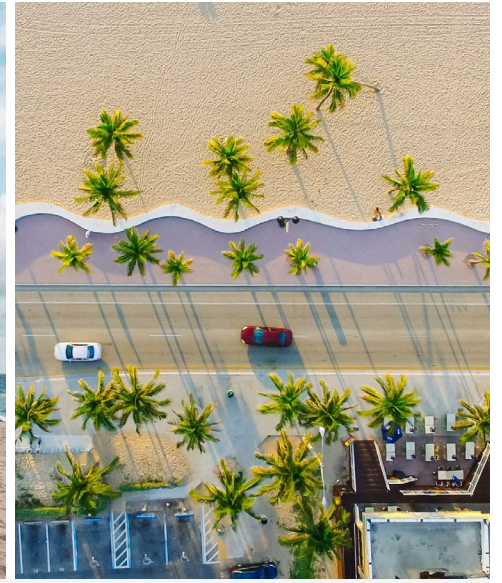
HOLY CROSS HEALTH
556-Bed Hospital



TARGET



FORT LAUDERDALE OVERVIEW



TOURISM	\$11.4B IN TOURIST SPENDING FROM 14M+ ANNUAL VISITORS
TECH	7.5% ANNUAL GROWTH IN TECH JOBS, CONTRIBUTING \$2.5B TO THE ECONOMY FROM 1,200 COMPANIES
AIRPORT	FLL AIRPORT HAS A \$37.5B ANNUAL ECONOMIC IMPACT, SERVING 35M PASSENGERS YEARLY
ECONOMY	\$146B ANNUAL GDP IN BROWARD COUNTY, LARGER THAN 15 STATES
EDUCATION	35 HIGHER EDUCATION INSTITUTIONS WITH 280K STUDENTS WITHIN 30 MILES

- NO. 1** LEADING MSA - SOUTH ATLANTIC (AREA DEVELOPMENT)
- NO. 2** BUSINESS CLIMATE FOR A MID-SIZE METRO (BUSINESS FACILITIES)
- NO. 5** BEST PLACE TO RETIRE (NICHE)
- TOP 20** REAL ESTATE MARKET (ULI)

DEMOGRAPHICS

2024 Summary	1 mile	3 miles	5 miles
Population	17,032	124,625	294,406
Households	8,352	61,195	135,514
Families	4,153	29,466	67,839
Average Household Size	2.00	2.01	2.14
Owner Occupied Housing Units	4,875	37,370	71,978
Renter Occupied Housing Units	3,477	23,825	63,536
Median Age	48.8	50.4	45.1
Median Household Income	\$77,913.00	\$77,580.00	\$71,927.00
Average Household Income	\$120,679.00	\$120,614.00	\$110,213.00
2029 Summary	1 mile	3 miles	5 miles
Population	16,636	127,081	308,650
Households	8,216	62,492	143,447
Families	4,109	30,312	71,837
Average Household Size	1.99	2.01	2.12
Owner Occupied Housing Units	5,126	38,800	75,553
Renter Occupied Housing Units	3,091	23,692	67,894
Median Age	49.7	50.9	45.7
Median Household Income	\$102,130.00	\$92,988.00	\$86,154.00
Average Household Income	\$144,569.00	\$141,537.00	\$129,821.00



27,243

Total Businesses



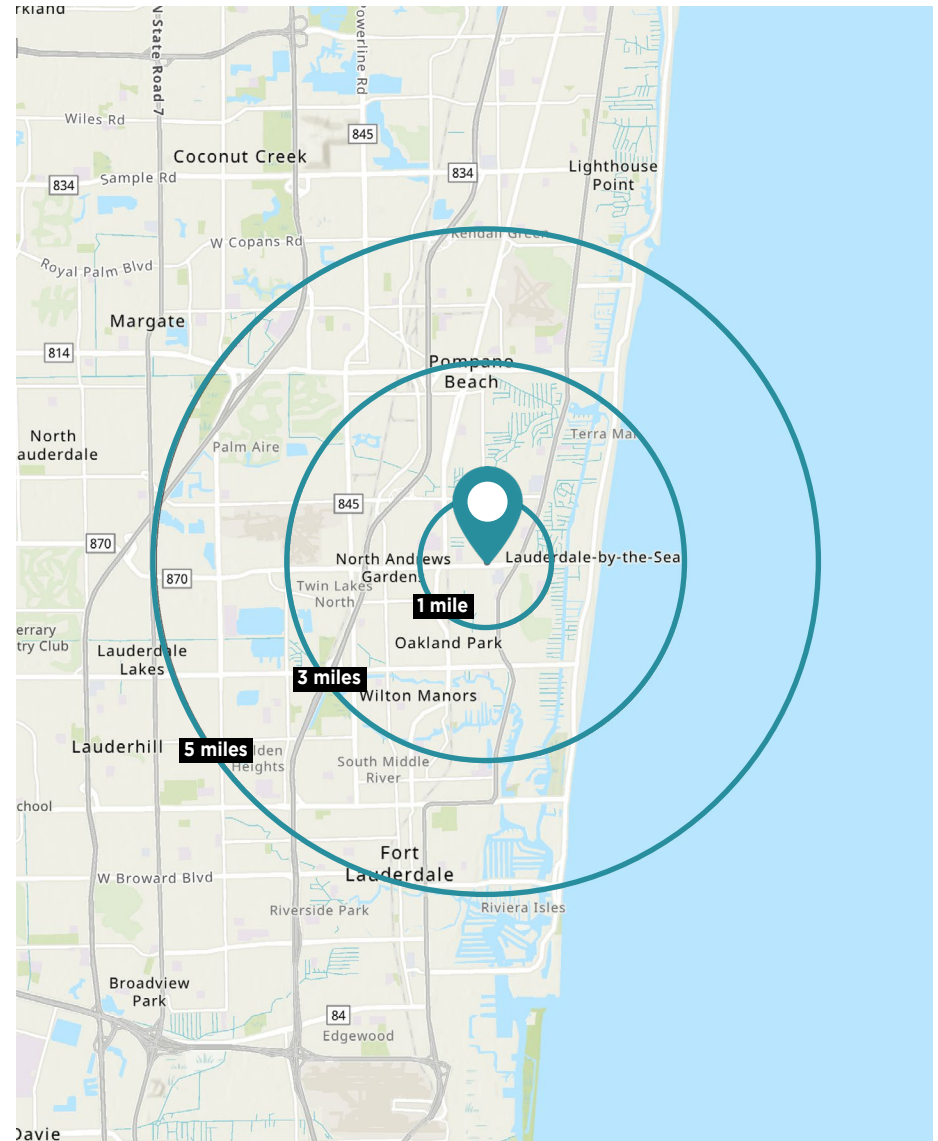
236,572

Total Employees



\$163,819

Median Net Worth



EL BALCON DE LAS AMERICAS
PURE LATIN FLAVOR
NOW OPEN!

THE FINANCIALS

1815-1823 E COMMERCIAL BLVD

- Coral Springs
- Plantation
- Boca Raton - Sandalwood Blvd
- Deerfield Beach
- Pembroke Pines
- Raton - Glades Rd

THE FINANCIALS

RENT ROLL

Suite	Tenant	GLA	% of GLA	Lease Commencement Date	Lease Expiration Date	Rent Commencement Date	Base Rent SF	Base Rent	Increase Date	Rent Increase Amount
1815	Bank United NA	3,065	34.03%	2/12/2016	5/31/2032	5/5/2017	\$64.60	\$198,000.00	6/1/2027	\$217,800.00
1817	Select Medical	1,540	17.10%	3/2/2023	8/31/2033	9/1/2023	\$41.62	\$64,093.92	9/1/2026	\$65,375.80
1819	Dynamic Chiropractic	1,898	21.07%	4/1/2025	8/31/2031	9/1/2016	\$47.49	\$90,136.08	9/1/2026	\$99,151.52
1823	El Balcon De Las A	2,504	27.80%	1/25/2025	4/30/2035	5/1/2025	\$52.00	\$130,208.04	5/1/2026	\$134,114.28
Totals		9,007	100.00%					\$482,438.04		\$516,441.60

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