



Each office independently owned and operated

**RE/MAX OF STUART**  
729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913  
800.741.1252  
REMAX-STUART-FL.COM

**FOR LEASE** | RETAIL PROPERTY

# 6995 W MCNAB

6995 W MCNAB RD, TAMARAC, FL 33321

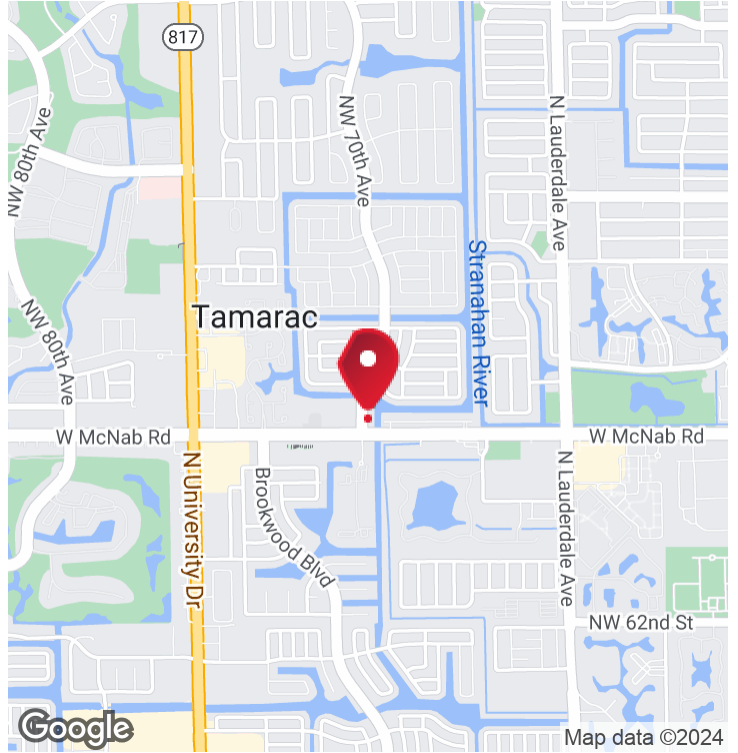


PRESENTED BY:

**ROSI SHEPARD**

Commercial Advisor  
772.288.0287  
rosis@remax.net  
FL #3320083

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (NNN)
Building Size:	2,759 SF
Available SF:	2,759 SF
Lot Size:	20,572 SF
Number of Units:	1
Year Built:	1974
Zoning:	NC- Neighborhood Commercial
Market:	Fort Lauderdale
Submarket:	Tamarac

## PROPERTY OVERVIEW

Introducing a premier leasing opportunity at this exceptional property in Tamarac, FL. Boasting a prime address, the property offers a flexible retail space designed to elevate your business. With ample parking, high visibility, and easy accessibility, it's perfectly positioned to accommodate the needs of a growing enterprise. The interior features contemporary finishes, abundant natural light, and customizable floor plans to suit various business requirements. A professional environment, coupled with proximity to major transportation routes, makes this property an ideal choice for tenants seeking a convenient retail establishment. Elevate your business presence at this sought-after leasing opportunity.

## PROPERTY HIGHLIGHTS

- Centrally Located at the entrance to Mainlands of Tamarac Lakes
- Flexible and customizable Location
- Abundant natural light throughout the interior
- High visibility and excellent signage opportunities
- Ample on-site parking for tenants and visitors
- Convenient access to major transportation routes

RETAIL PROPERTY  
FOR LEASE

# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at this exceptional property in Tamarac, FL. Boasting a prime address, the property offers a flexible retail space designed to elevate your business. With ample parking, high visibility, and easy accessibility, it's perfectly positioned to accommodate the needs of a growing enterprise. The interior features contemporary finishes, abundant natural light, and customizable floor plans to suit various business requirements. A professional environment, coupled with proximity to major transportation routes, makes this property an ideal choice for tenants seeking a convenient retail establishment. Elevate your business presence at this sought-after leasing opportunity.

## LOCATION DESCRIPTION

Conveniently situated in the heart of Tamarac, the area surrounding the property offers a vibrant mix of amenities and attractions. Nearby, the University Hospital and Medical Center provides top-notch healthcare services, while the Coral Square Mall and University Commons offer a wide array of retail and dining options. For outdoor enthusiasts, the nearby Hampton Pines Park and Tamarac Sports Complex provide opportunities for recreation. The location also benefits from easy access to major roadways, connecting tenants to the bustling business hub of Fort Lauderdale. With its diverse range of offerings, the area surrounding the property is an appealing choice for office tenants seeking a dynamic and convenient work environment.

RETAIL PROPERTY  
FOR LEASE

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- - Centrally Located at the entrance to Mainlands of Tamarac Lakes
- - Flexible and customizable Location
- - Abundant natural light throughout the interior
- - High visibility and excellent signage opportunities
- - Ample on-site parking for tenants and visitors
- - Convenient access to major transportation routes
- - Walk in Cooler
- - Well-maintained and professionally managed property
- - Versatile for accommodating various business needs
- - Secure and well-lit premises for added peace of mind
- - Professional environment conducive to productivity
- - Prime location within a thriving business district

RETAIL PROPERTY  
FOR LEASE

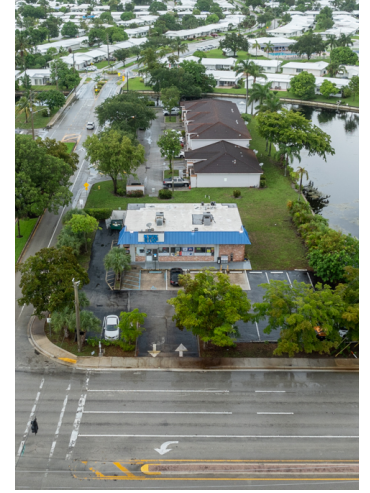
**RE/MAX OF STUART**  
Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM

# ADDITIONAL PHOTOS



RETAIL PROPERTY  
FOR LEASE

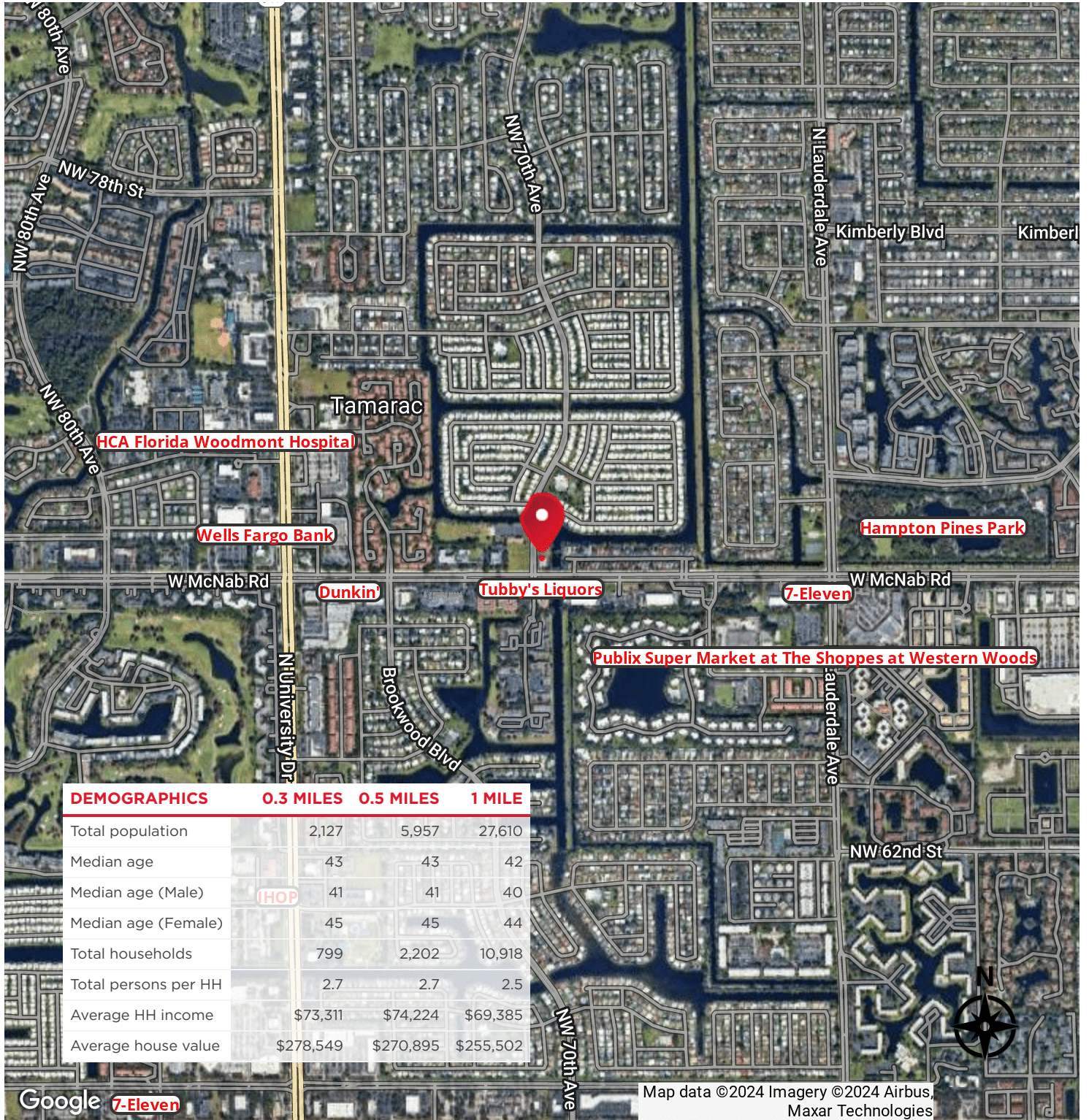
RE/MAX OF STUART  
Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

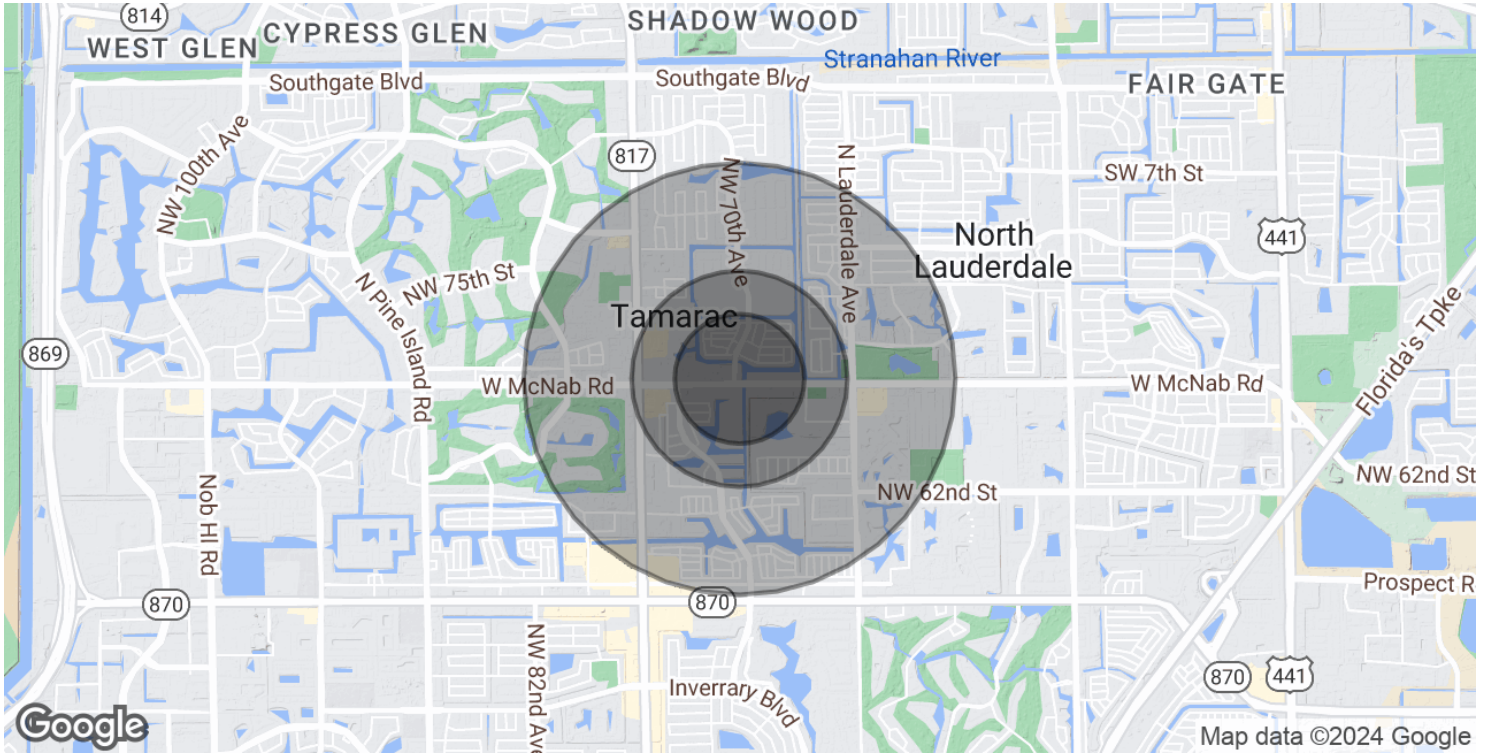
REMAX-STUART-FL.COM

# AERIAL MAP



RETAIL PROPERTY  
FOR LEASE

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,127	5,957	27,610
Average Age	43	43	42
Average Age (Male)	41	41	40
Average Age (Female)	45	45	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	799	2,202	10,918
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$73,311	\$74,224	\$69,385
Average House Value	\$278,549	\$270,895	\$255,502

Demographics data derived from AlphaMap

RETAIL PROPERTY  
FOR LEASE

# //ADVISOR BIO 1



**ROSI SHEPARD**

Commercial Advisor

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

FL #3320083

**RE/MAX of Stuart**

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913  
800.741.1252

RETAIL PROPERTY  
FOR LEASE

**P 8**

**RE/MAX OF STUART**

Each office independently owned and operated

729 SW Federal Hwy Ste 100  
Stuart, FL 34994-2913

800.741.1252

REMAX-STUART-FL.COM