



PROPERTY DETAILS

- Retail redevelopment opportunity at high visibility location in SE Fort Lauderdale
- Rare 3/4 acre parcel fronting South Federal Highway-109 ft frontage
- Close proximity to FLL Airport, Port Everglades, Downtown Fort Lauderdale and the new Broward County Convention Center
- New 9,901 SF retail building was previously approved by City
- Existing building is 7,915 SF and is leased to 2 tenants on short-term leases. Residential properties are all month to month leases- 2026 projected NOI is approximately \$300,000
- \$133.53 PSF Land Price

ABOUT PROPERTY



PRICE

\$4,350,000



ZONING

B-1, X-P



AVAILABLE SF

32,577 SF or 3/4 acre land area



59,000 CARS PER DAY TRAFFIC COUNT



LOCATION

SE Fort Lauderdale

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



PROPERTY DESCRIPTION

The Offering consists of a 3 parcel property fronting on South Federal Highway. Currently being used for retail sales, the property's highest and best use is as a new retail development of approximately 9,901 SF with 49 parking spaces on the two rear parcels. The existing buildings consist of a 7,915 SF commercial building and two residential properties behind. All are leased short term. Current NOI is approximately \$300,000

PROPERTY HIGHLIGHTS

- Retail redevelopment opportunity at high visibility location in SE Fort Lauderdale
- Rare 3/4 acre parcel fronting South Federal Highway
- Immediate area undergoing redevelopment with new hotels, restaurants and other retail uses
- Close proximity to FLL Airport, Port Everglades, Downtown Fort Lauderdale and the new Broward County Convention Center
- Land price is \$133 PSF
- Zoned B-1 (front) and X-P (rear)
- 2026 projected NOI is \$300,000

OFFERING SUMMARY

Sale Price:	\$4,350,000
Lot Size:	32,577 SF
Proposed Building Size:	9,901 SF
NOI:	\$300,000.00
Cap Rate:	6.9%

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PRIME RETAIL DEVELOPMENT SITE

EXISTING 7,915 SF BUILDING



Existing 7,915 SF Retail Building



Side view of existing 7,915 SF Retail Building

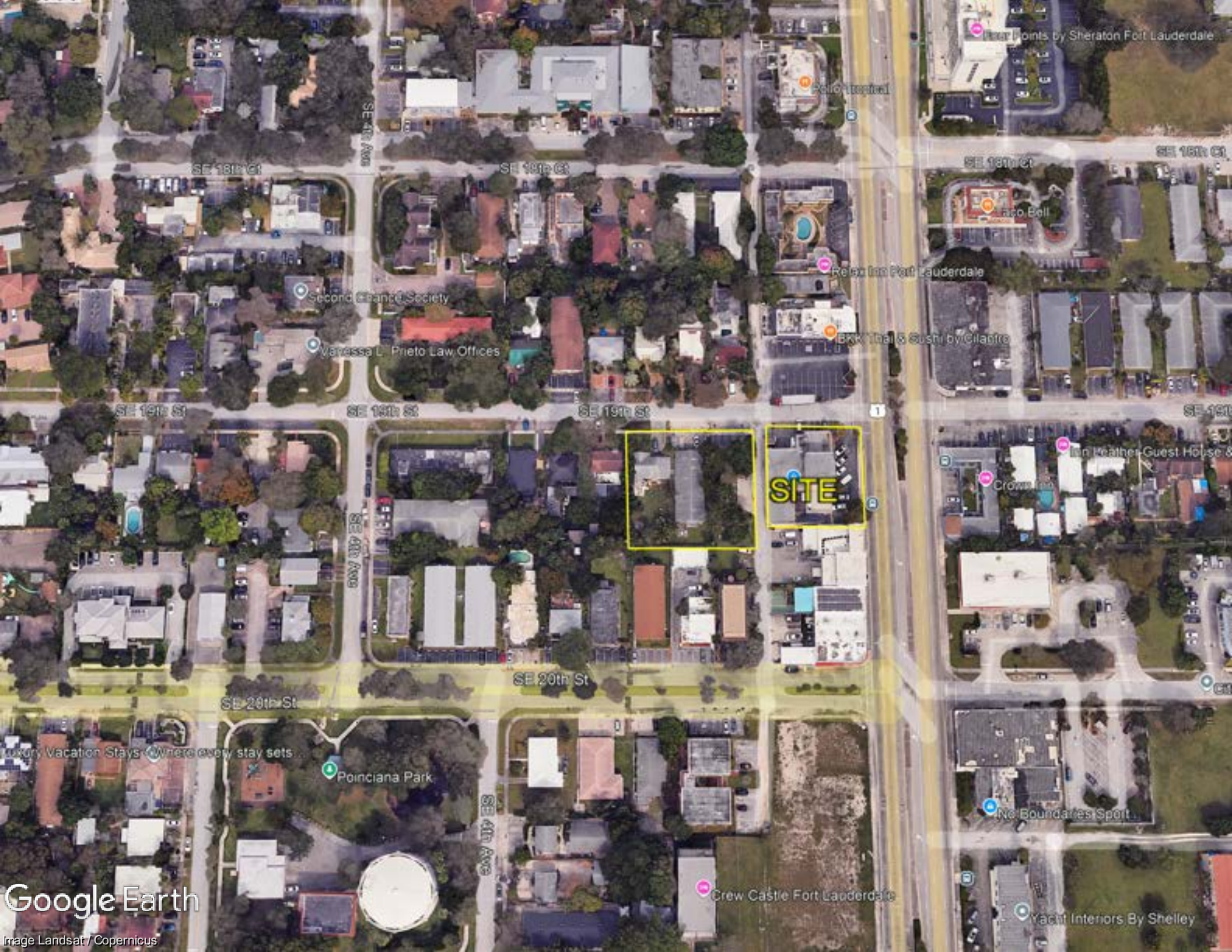
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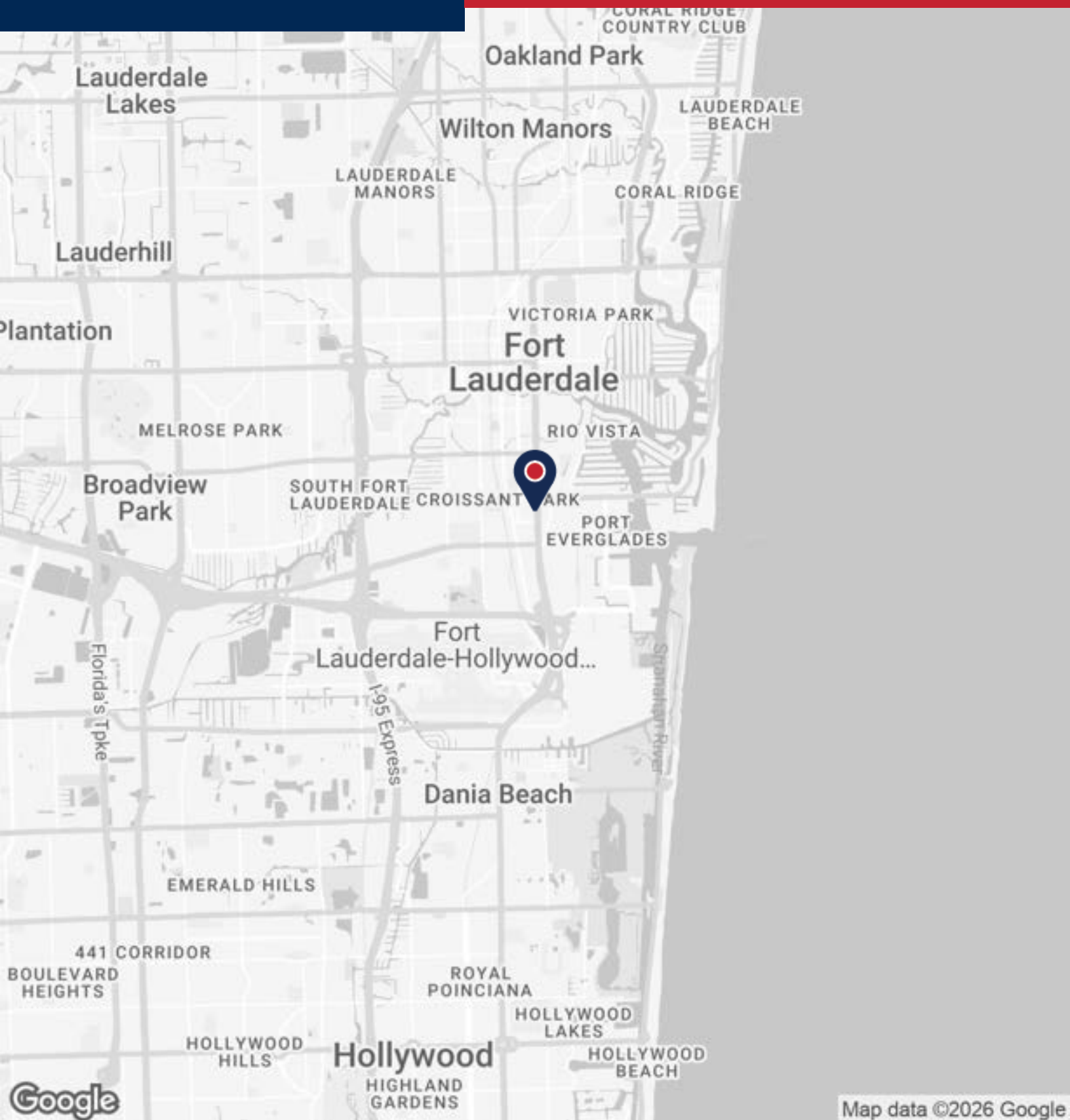
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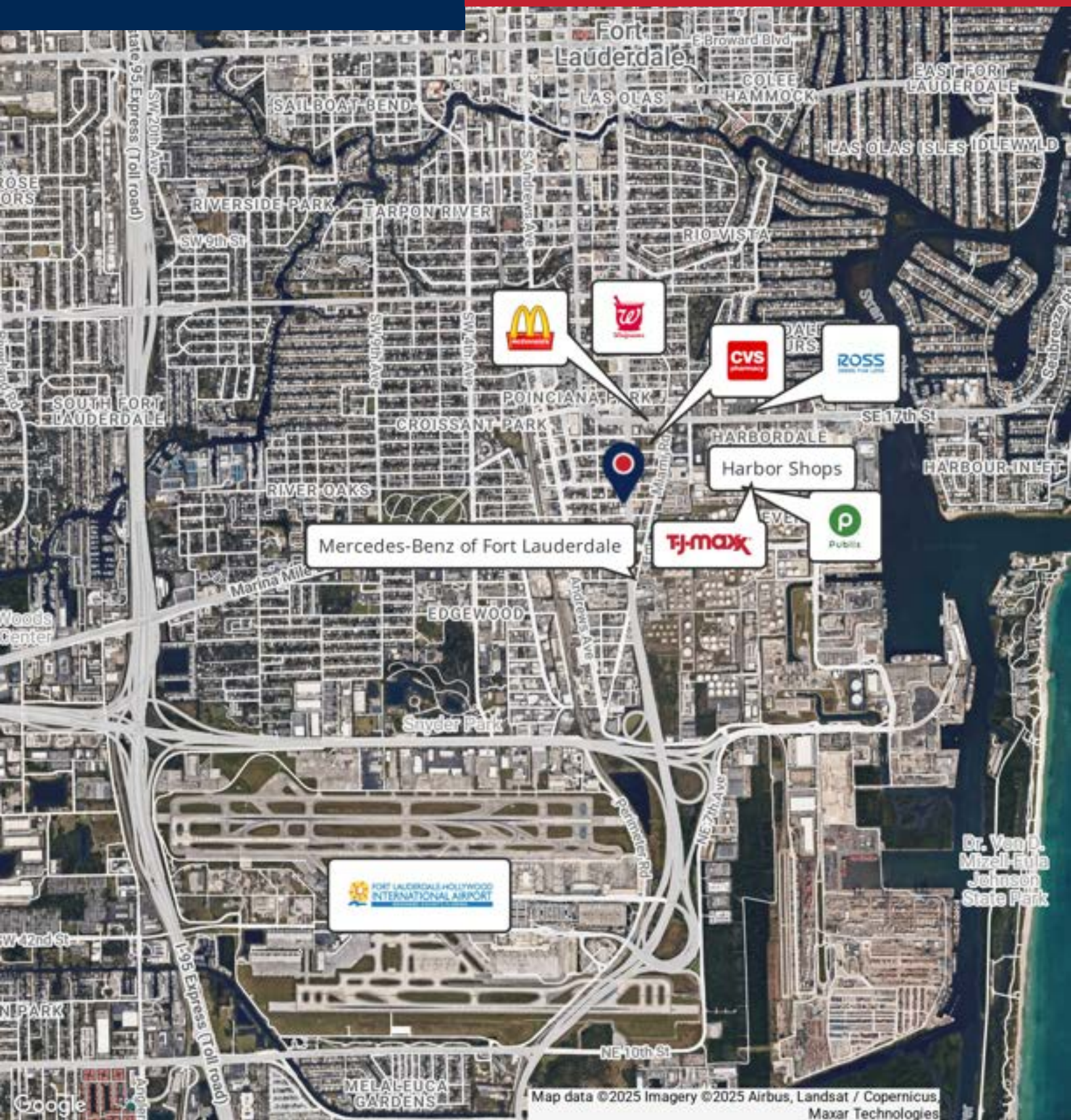
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CYRAC
 International

PRIME RETAIL DEVELOPMENT SITE

NEARBY RETAILERS



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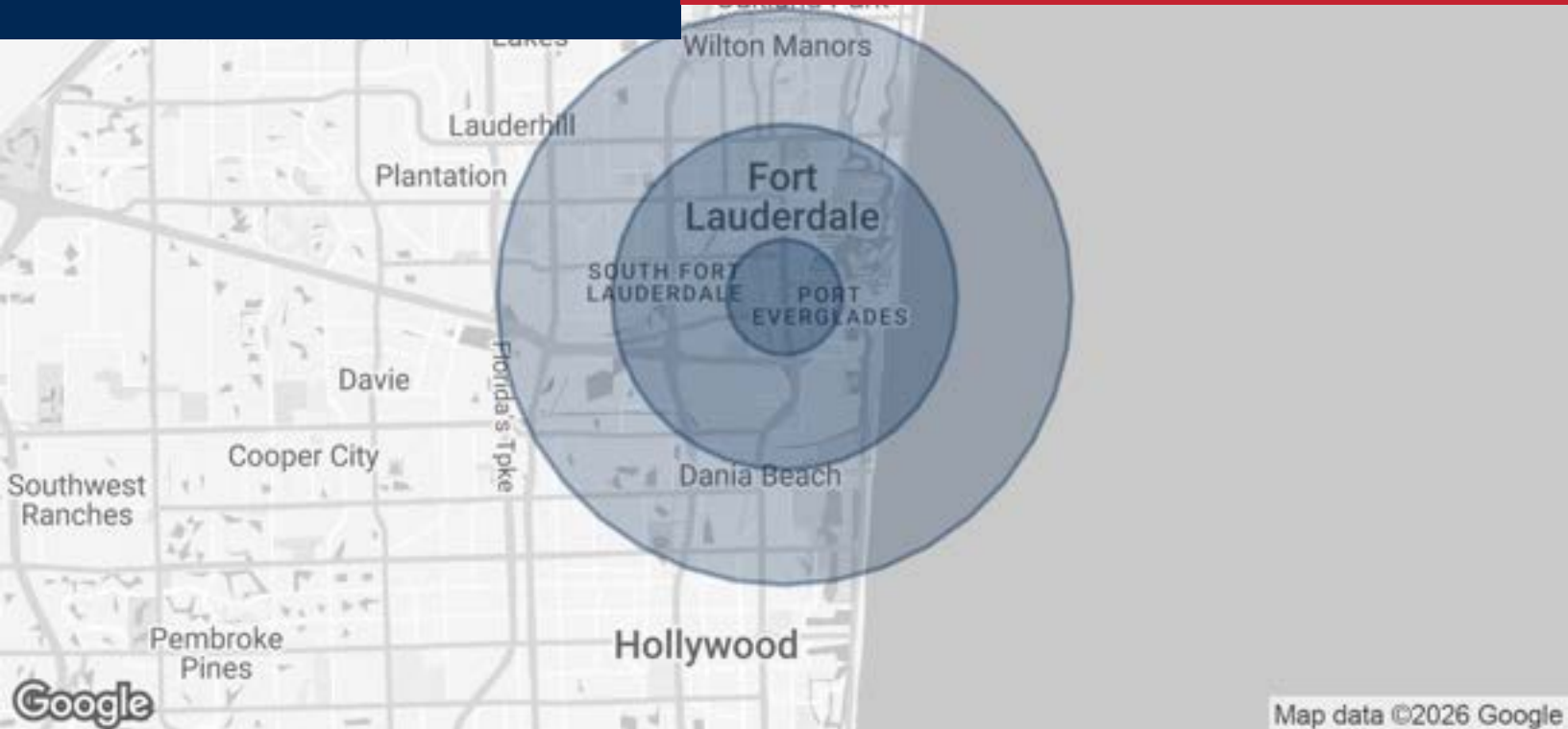
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,580	93,609	268,349
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,846	45,959	116,954
# of Persons per HH	2	2	2.3
Average HH Income	\$113,633	\$117,144	\$102,461
Average House Value	\$725,176	\$657,813	\$531,927

2020 American Community Survey (ACS)

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CFRAC
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

**STEVE HYATT**

Senior Vice President

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PROFESSIONAL BACKGROUND

Steve Hyatt joined Berger Commercial Realty Corp. in 2009 as Senior Vice President. He is primarily responsible for investment sales, land brokerage, and acquisition/disposition services for both corporate clients and private investors. Steve has extensive transaction experience in landlord and tenant representation, as well as build-to-suit and speculative project development. These combined skills allow him to play a key role in the successful valuation, positioning and marketing of multiple assets on behalf of national and local clients.

A native of South Florida, Steve has strong market knowledge and executive level contacts in the real estate, banking and automotive industries. Prior to joining Berger Commercial Realty, he was Vice President of Corporate Development at AutoNation, Inc., a Fortune 500 automotive retailer based in Fort Lauderdale. At AutoNation, Steve was responsible for the acquisition and disposition of more than 175 automobile dealerships in 17 states with an aggregate purchase price in excess of \$3 billion. Steve has held senior executive positions in brokerage, development and asset management for well-known commercial real estate companies such as Stiles Corporation and The Galbreath Company (now Jones Lang LaSalle). He began his career with Coldwell Banker Commercial Group (now CBRE) in 1985.

EDUCATION

Mr. Hyatt earned his Bachelor's degree from Wake Forest University in Winston-Salem, North Carolina. He has completed additional coursework in real estate appraisal through the Appraisal Institute and is currently a Certified Commercial Investment Member (CCIM) candidate, having completed the financial, market and decision analysis portions of the designation.

MEMBERSHIPS

- State of Florida - Licensed Real Estate Broker since 1985
- NAIOP- Member and Past Board Director, South Florida Chapter
- CoStar Power Broker Multi-Year Winner
- Certified Commercial Investment Member (CCIM)- Candidate
- Leadership Broward Class XIII
- Jack and Jill Children's Center- Executive Board Member
- Community Foundation of Broward- past Board Member and Treasurer
- Wake Forest Club of South Florida- Past President
- Wake Forest Alumni Council

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