



COVERED LAND SALE

2201
NE 52ND STREET
Lighthouse Point, FL 33064

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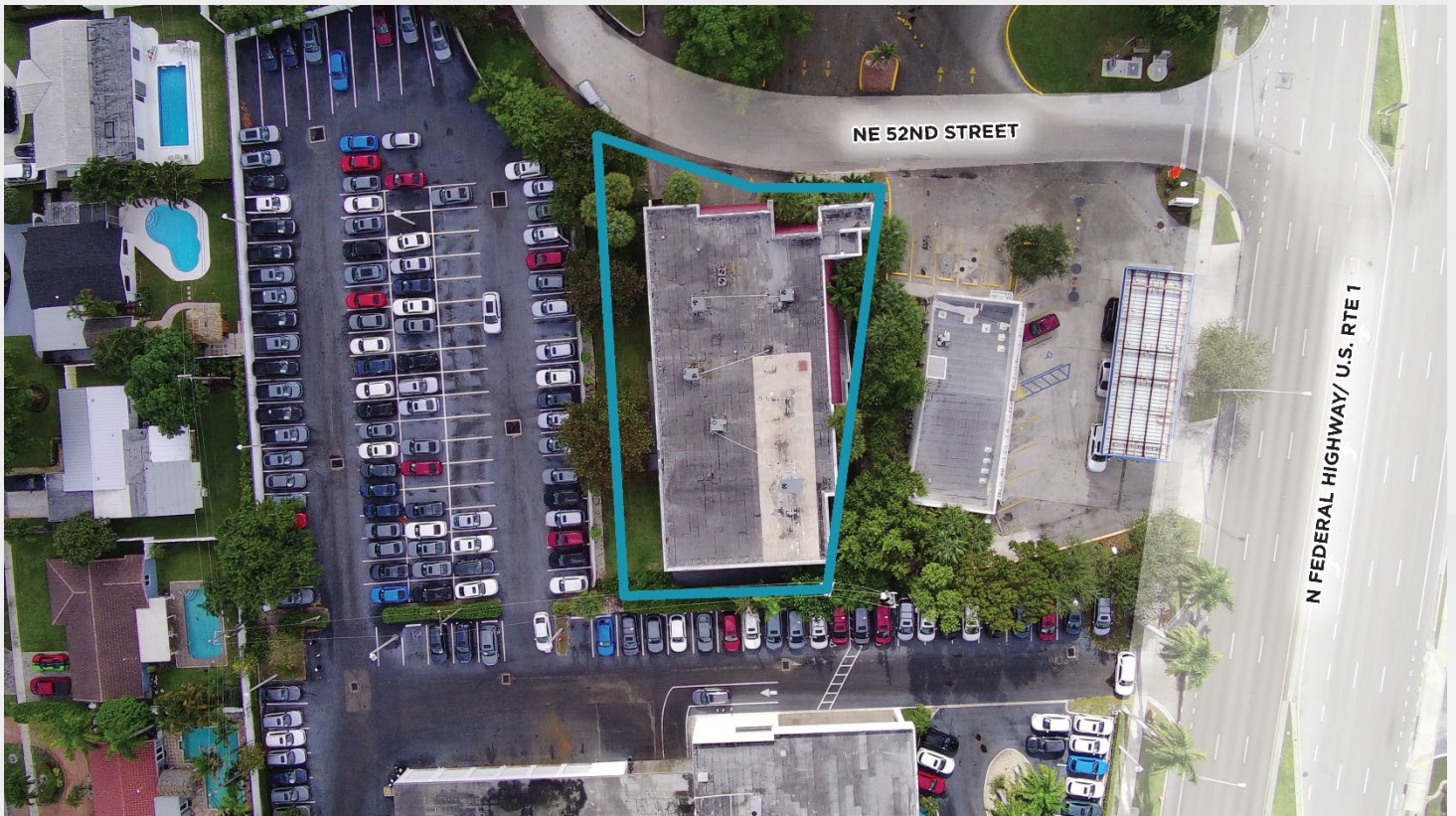
PROPERTY DESCRIPTION

FOR SALE: \$2,400,000

OR \$206/SF BUILDING AND \$169/SF LOT

2201 NE 52nd Street | Lighthouse Point, FL 33064

COVERED-LAND OPPORTUNITY



FOR SALE:	\$2,400,000 or \$206/SF Building and \$169/SF Lot
LOT SIZE:	14,227 SF
NET RENTABLE AREA:	11,658 SF
PARKING:	26 Covered Parking Spaces Available
YEAR BUILT:	1991
ZONING:	B3A Lighthouse Point 4843-07-14-0161 APN
INTERSECTION/ CROSS STREET:	Federal Highway/NE 52nd Street

LOCATION OVERVIEW

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Cushman & Wakefield is proud to present for sale the medical office building located at 2201 NE 52nd Street, a unique value-add opportunity in Broward County. This investment is best suited for an owner-operator given the potential rental income upside and current vacancy. In addition, this location can be a strategic covered land play given the property's stable cash flow and prime location. The subject property is conveniently located along N. Federal Highway (US1), East of I-95 between SW 10th Street and Sample Road exits. The medical office building is situated in the City of Lighthouse Point, a suburb in North Fort Lauderdale. Currently, the property is occupied by three tenants and there is 4,000 SF of vacant space available. The vacant space includes two executive offices, a large waiting room, and kitchen area. This office building is optimal for service providers like medical professionals, financial professionals, and other small businesses. The B3-A zoning designation permits offices uses such as day care facilities, medical labs, and financial institutions.



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INVESTMENT HIGHLIGHTS

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- Deep value-add investment opportunity in a prime location along the intracoastal
- Commercial investment best suited for an owner-user or investor looking to capture upside
- Strategic covered land play with rental income upside and current vacancy
- Long-term real estate appreciation with ability to cover current carrying costs
- Limited existing supply available with limited room for new development
- The property is located between Sample Rd. and SW 10th Street exits east of I-95
- The City of Lighthouse Point has a median age of 56 and median household income of \$92K
- Subject property is located within 3.5 miles of Broward Health North Hospital

LOCATION MAP

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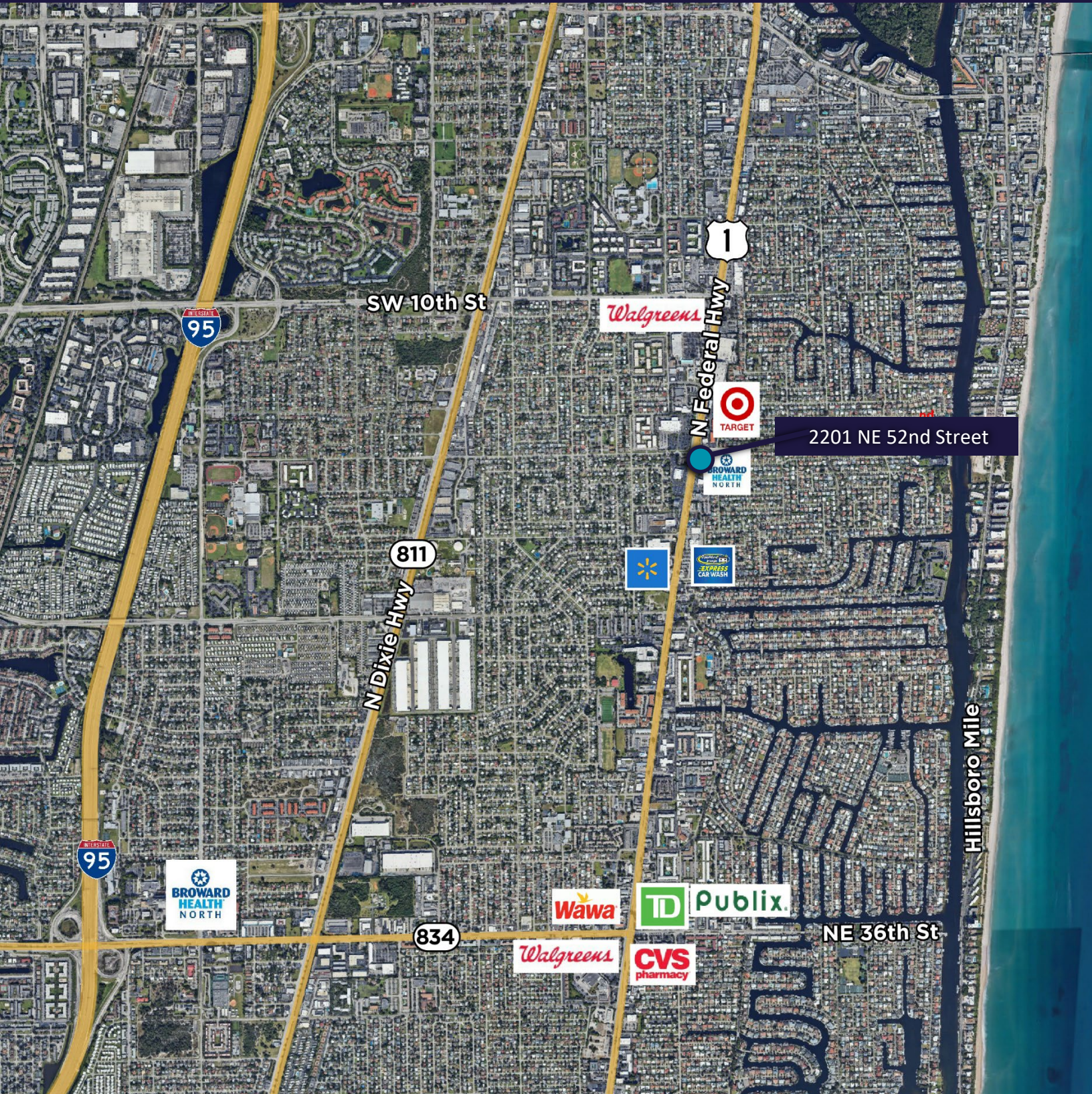


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PROPERTY PHOTOS

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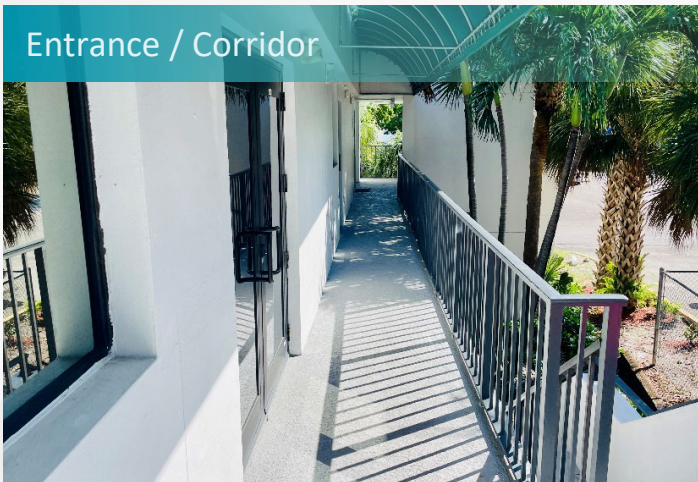
Employee / Reception Area



Covered Parking



Entrance / Corridor



Executive Office

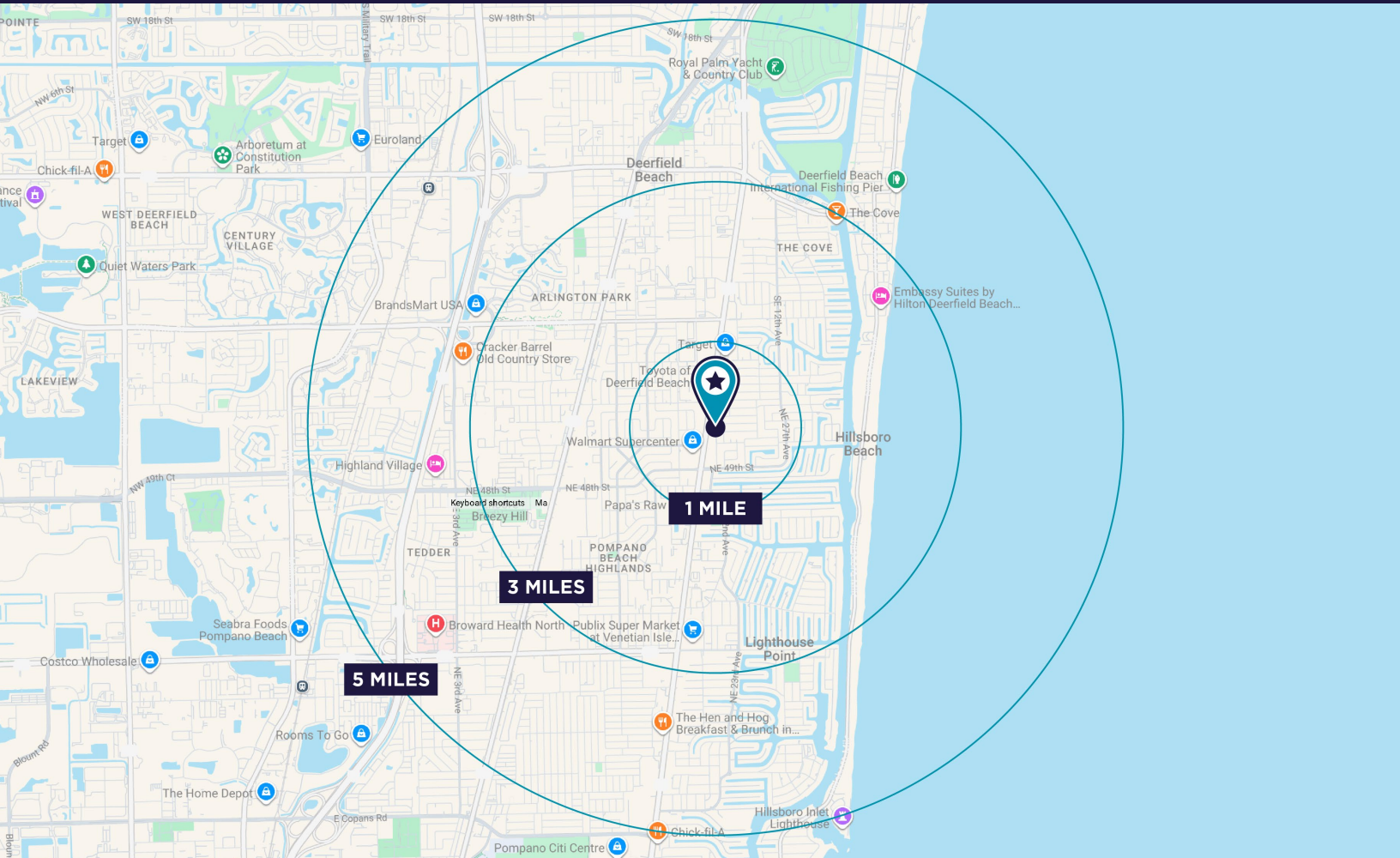


DEMOGRAPHIC INFORMATION

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	1 MILE	3 MILES	5 MILES
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POPULATION SUMMARY

2025 Total Population	16,860	108,296	230,465
2030 Total Population	16,506	107,716	234,019
2025 Total Daytime Population	14,033	110,674	262,511

HOUSEHOLD SUMMARY

2025 Total Daytime Population	7,649	47,158	102,394
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MEDIAN HOUSEHOLD INCOME

2025	\$81,386	\$66,811	\$75,233
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FLOOR PLAN

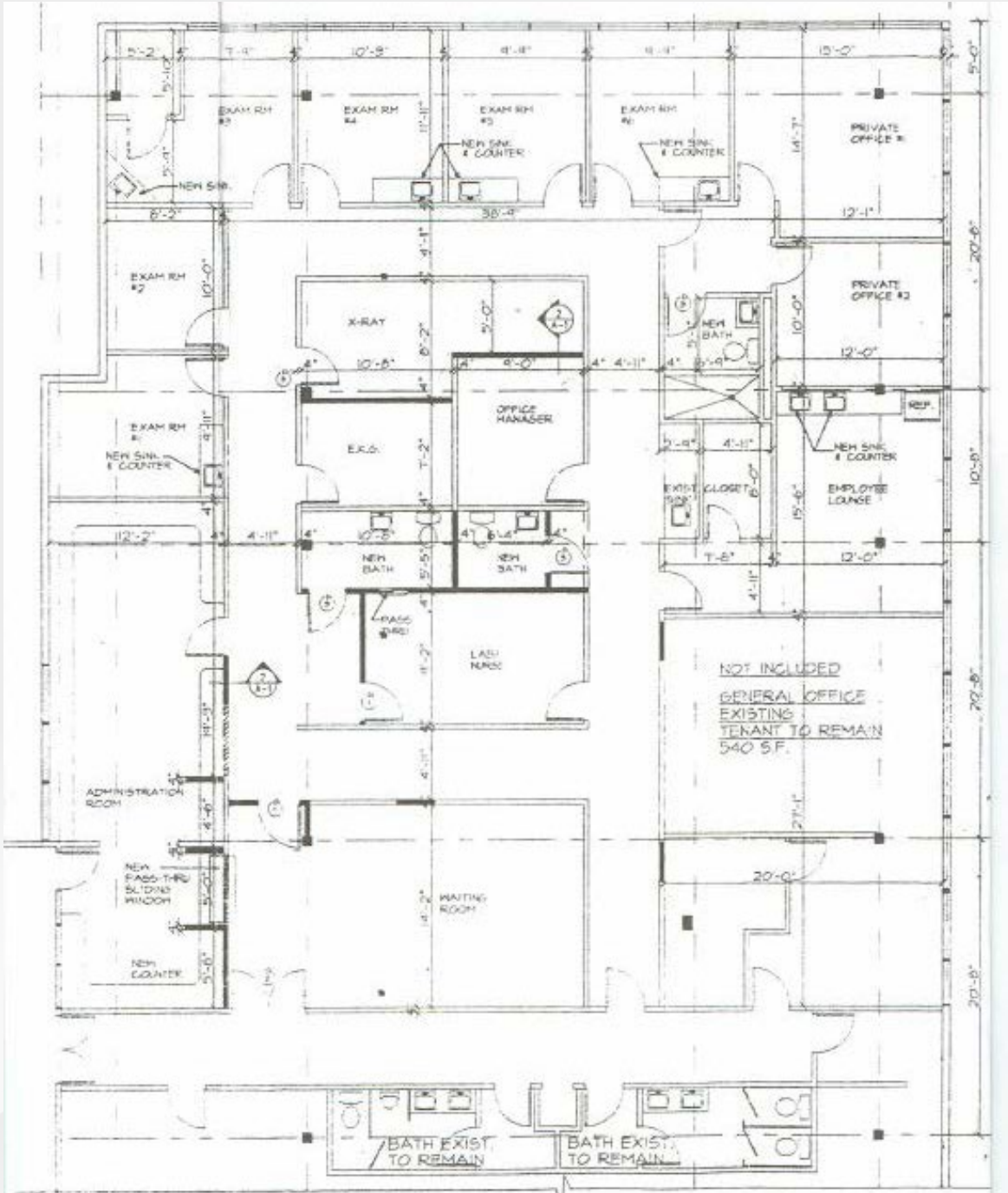
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SUITE 206

Approximately 4,000 SF



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2201

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CAPITAL MARKETS

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