

FOR LEASE



±1,755 SF FREESTANDING BUILDING AVAILABLE

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1341 E COMMERCIAL BLVD, FORT LAUDERDALE, FL 33334 (BROWARD COUNTY)

LINDSEY MEYERS | 404.556.4960 | LINDSEY@SRACRE.COM | SRACRE.COM

**SOUTHEAST
RETAIL ADVISORS**

PROPERTY SUMMARY

AVAILABLE SPACE

#7050 ±1,755 SF

ASKING RENT

ASKING RENT CONTACT BROKER

CAM RENT CONTACT BROKER

PROPERTY SPECIFICATIONS

ADDRESS 1341 E COMMERCIAL BLVD
FORT LAUDERDALE, FL 33334

BUILDING ±1,755 SF

ACREAGE ±0.28 AC

YEAR BUILT 1969

BUILDING TYPE SINGLE TENANT

BUILDING USE RETAIL

PARKING 13 PARKING SPACES

ZONING B-1

MUNICIPALITY OAKLAND PARK

CITY FORT LAUDERDALE

COUNTY BROWARD COUNTY

PARCEL ID 49-42-11-07-4810

PROPERTY HIGHLIGHTS

- ±1,755 SF FREESTANDING BUILDING
- DEDICATED PARKING
- AREA WITH NATIONAL AND REGIONAL TENANTS
- HEAVILY TRAVELLED CORRIDOR
- DENSELY POPULATED AREA
- DIRECT ACCESS FROM COMMERCIAL BLVD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	17,412	138,772	344,312
HOUSEHOLDS	7,639	67,509	155,739
AVG HH INCOME	\$92,880	\$101,619	\$93,167

TRAFFIC COUNTS

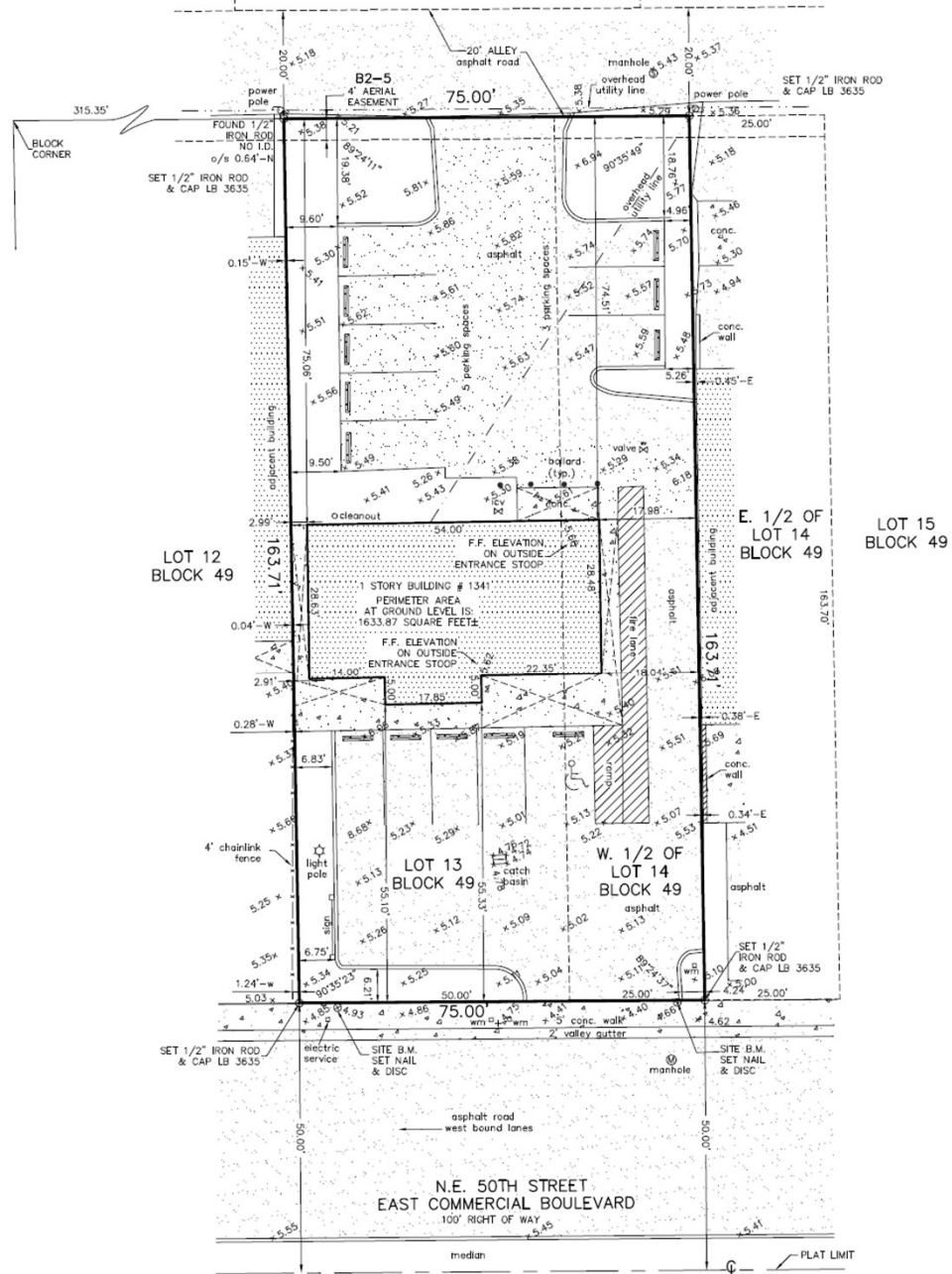
54,000 AADT – COMMERCIAL BLVD

22,500 AADT – S DIXIE HIGHWAY

TENANTS IN IMMEDIATE AREA



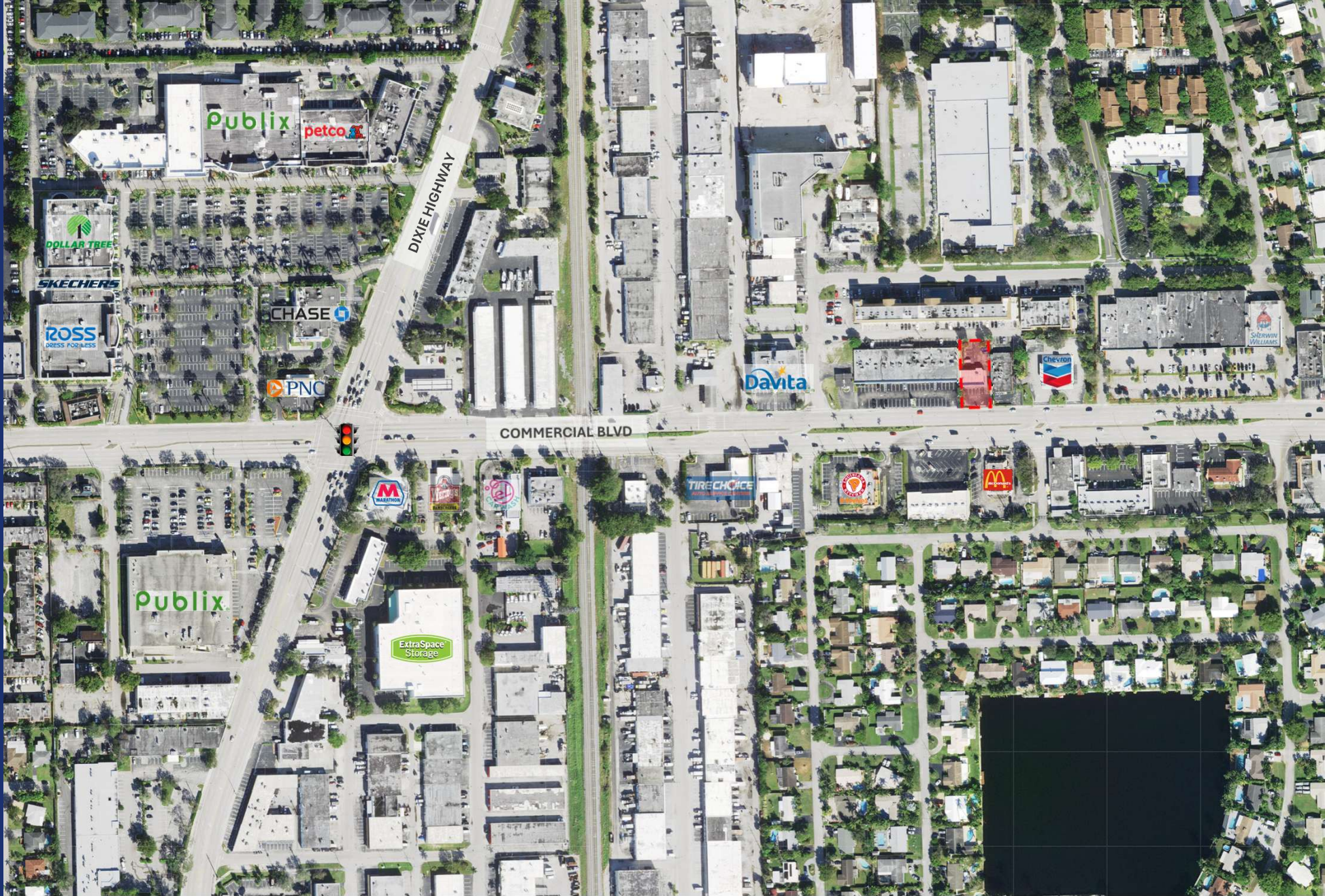
SITE PLAN



±1,755 SF FREESTANDING BUILDING

1341 E COMMERCIAL BLVD, FORT LAUDERDALE, FL 33334 (BROWARD COUNTY)

AERIAL MAP



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