



TAMARAC, FLORIDA

# Retail Showroom

3705 W Commercial Blvd  
Tamarac, Florida 33309

LAT: 26.187171 | LONG: -80.199184

GLA: 30,656 SQ. FT.

TRAFFIC COUNTS: 55,500 DAILY



**3705 West Commercial Blvd is a 2.04-acre site located in the northeast quadrant of West Commercial Blvd and SR 7/441 in Tamarac, Florida.**

Discover the perfect location for your business in this beautifully renovated retail showroom building. The available space spans 4,897 SF and offers a modern and versatile layout ideal for showcasing your products and or services. The Property features zoning classified as MU-C,

accommodating a variety of mixed-use commercial uses. Situated on bustling Commercial Blvd, close to SR 7/441, the building has excellent visibility and high traffic exposure. Thus, making it an ideal building for businesses seeking a foothold in a high demand corridor.

## FOR LEASE

Senior Associate: **Bill Pace**  
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# Retail Showroom

Tamarac, FL



## 2024 est. Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	15,945	190,981	491,896
HOUSEHOLDS	5,895	72,785	192,983
AVG HOUSEHOLD INCOME	\$77K	\$83K	\$93K
MEDIAN AGE	40	38	40
DAYTIME EMPLOYMENT	12,037	12,578	37,866
TRAFFIC COUNTS	44,500 Cars Daily		

## Highlights

### Available Spaces

- ▶ 4,897 SF | 2,979 SF 2 - 1,917 SF
- ▶ Street front retail space for lease
- ▶ Vanilla shell delivery
- ▶ Co-tenant with Specialty Automotive Treatments
- ▶ Size: 30,656 SF
- ▶ New to Market
- ▶ Zoning: MU - C
- ▶ 100% HVAC
- ▶ W. Commercial Blvd - 44,500 cars/day
- ▶ SR 7 - 48,500 cars/day
- ▶ Asking \$25

**FOR LEASE**

**WOOLBRIGHT DEVELOPMENT, INC.**

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