

FOR SALE



±603 SF OFFICE CONDO

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5850 CORAL RIDGE DR, #207, CORAL SPRINGS, FL 33076 (BROWARD COUNTY)

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

SOUTHEAST
RETAIL ADVISORS

INVESTMENT SUMMARY

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OFFERING PRICE \$450,000

PROPERTY SPECIFICATIONS

ADDRESS 5850 CORAL RIDGE DR
#207
CORAL SPRINGS, FL 33076

BUILDING (TOTAL) ±46,734 SF

ACREAGE ±2.11 AC

UNIT SIZE ±603 SF

YEAR BUILT 2007

BUILDING TYPE MULTI-STORY

BUILDING USE OFFICE / MEDICAL OFFICE

CEILING HEIGHTS 11' (SLAB TO SLAB)

PARKING 229 PARKING SPACES

ZONING B-3

COUNTY BROWARD COUNTY

PARCEL ID 4841 05 AA 0140

SPACE FEATURES RECEPTION AREA
OPEN WORKSPACE
2 OFFICES

*ALL FURNITURE IS INCLUDED

PROPERTY HIGHLIGHTS

- ±603 SF MEDICAL OFFICE CONDO
- LOCATED AT THE NWQ OF CORAL RIDGE DR & SAWGRASS EXPRESS WAY
- EASY ACCESS AND VISIBILITY FROM SAWGRASS EXPRESSWAY
- DENSELY POPULATED AREA IN HEAVILY TRAVELLED CORRIDOR
- CLOSE PROXIMITY TO SAWGRASS EXPRESS WAY
- AMPLE PARKING
- 24 HR ACCESS, AIR CONDITIONING, SECURITY SYSTEM, ELEVATORS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	12,282	68,743	174,524
HOUSEHOLDS	3,881	21,711	57,302
AVG HH INCOME	\$151,808	\$140,217	\$124,020

TRAFFIC COUNTS

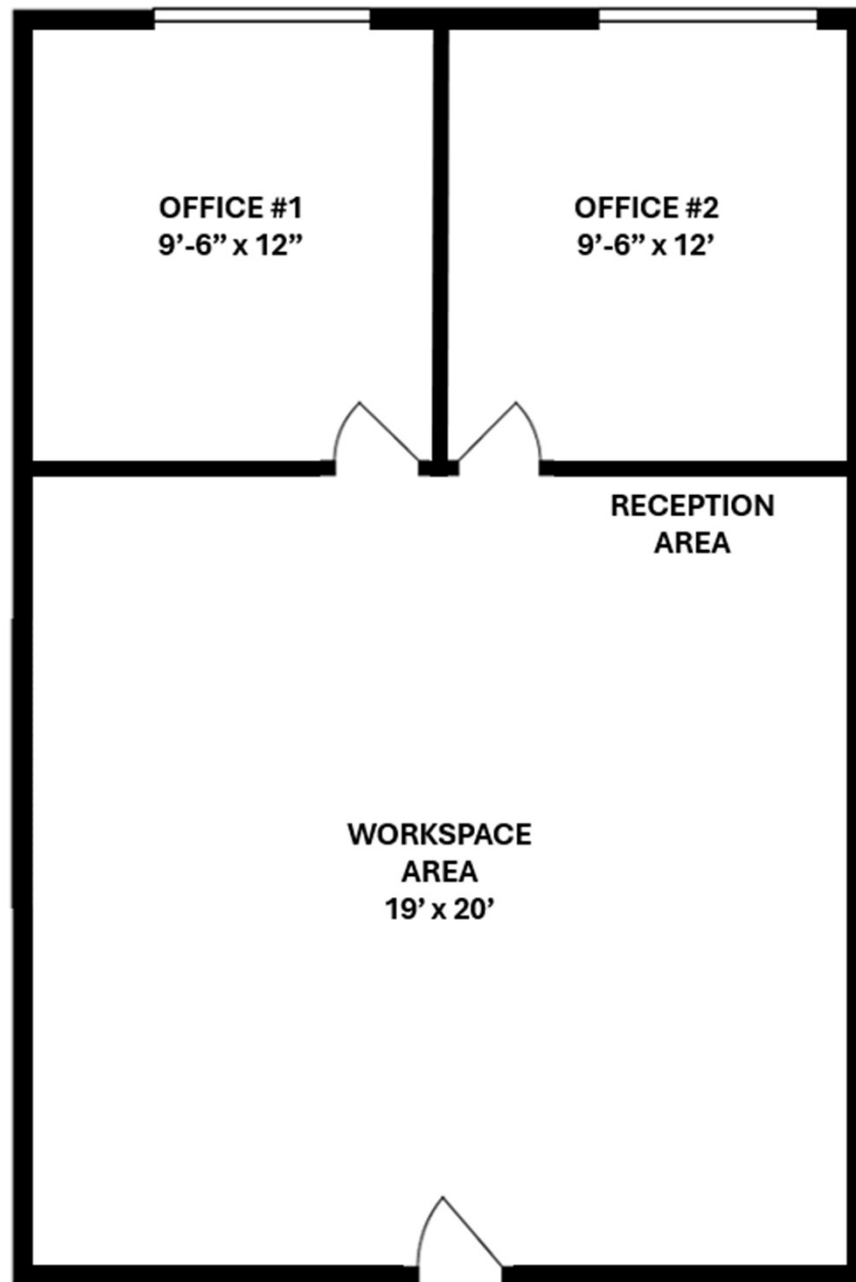
29,500 AADT – CORAL RIDGE DRIVE

72,500 – SAWGRASS EXPRESSWAY

RETAILERS IN IMMEDIATE AREA



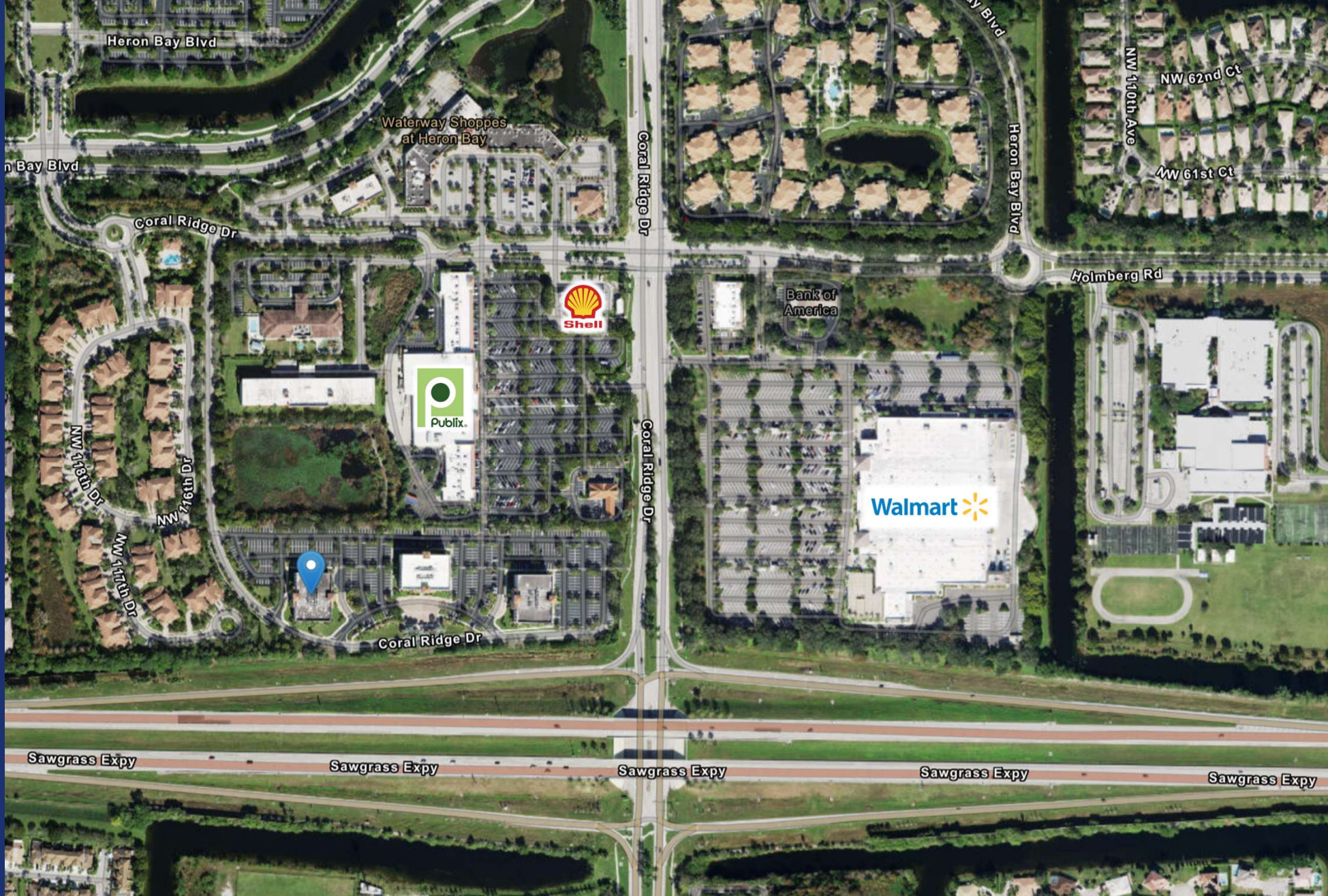
FLOOR PLAN



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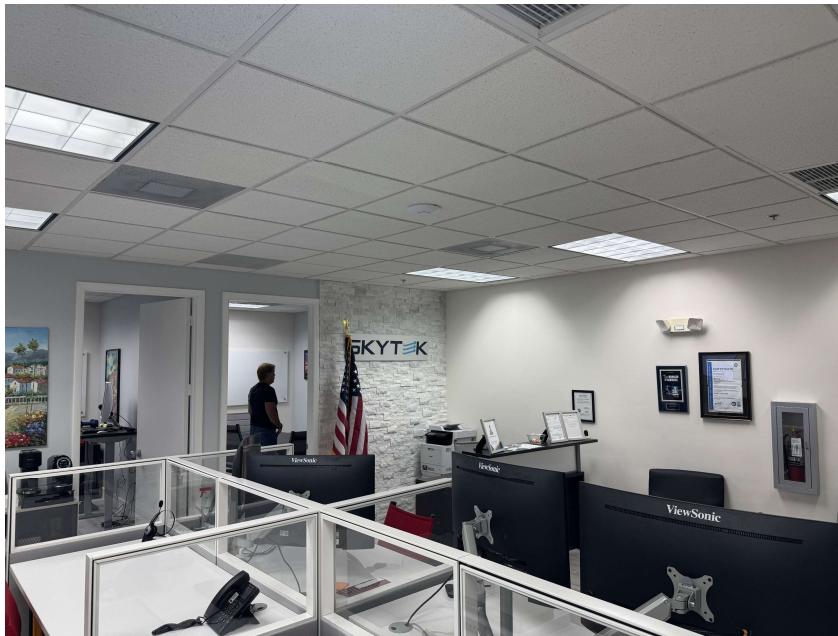
AERIAL MAP



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SPACE PHOTOS



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(BROWARD COUNTY)

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*The information herein was obtained from third parties. Any and all interested parties should have their choice of experts inspect the property and verify all information. Southeast Retail Advisors, Inc. makes no warranties or guarantees as to the information given to any prospective Buyer or Tenant.