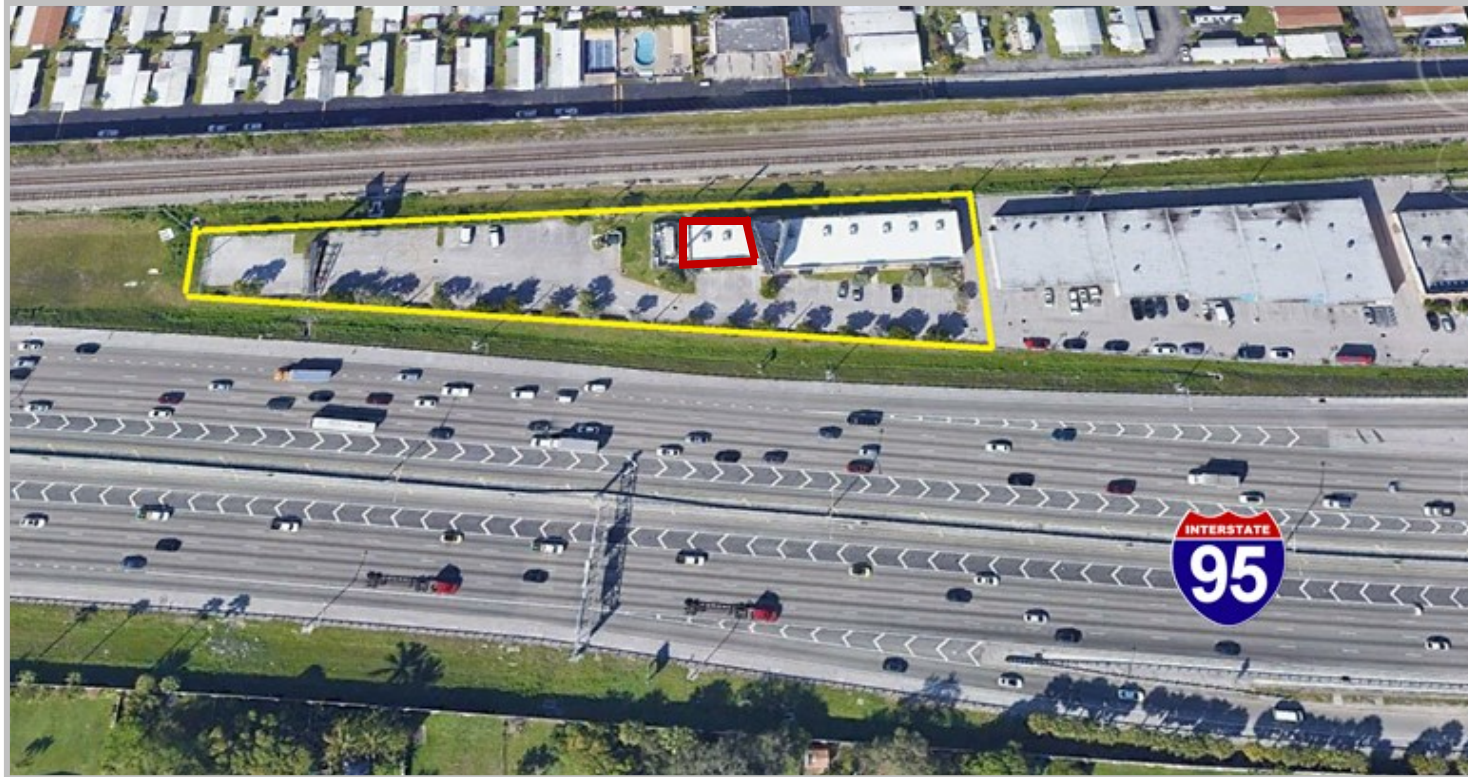


I-95 OFFICE SPACE FOR LEASE
3040 SW 30TH AVENUE, PEMBROKE PARK, FLORIDA 33009



- 1,500 +/- SF BUILT OUT OFFICE SPACE FOR LEASE / **\$24 PSF MG**
- HEAVY OFFICE BUILD OUT / KITCHEN
- INCREDIBLE I-95 VISIBILITY
- 8 MILES TO DOWNTOWN FORT LAUDERDALE / 14 MILES TO DOWNTOWN MIAMI

The Rotella Group Inc.

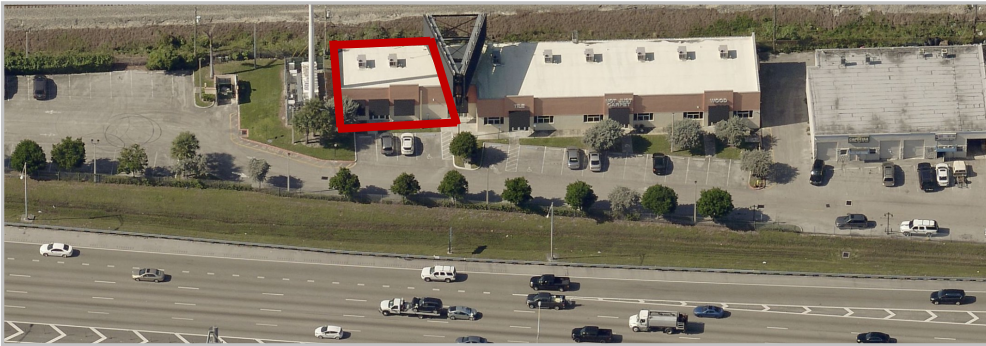
Commercial Real Estate

CLINT CASEY CLINT@ROTELLAGROUP.COM

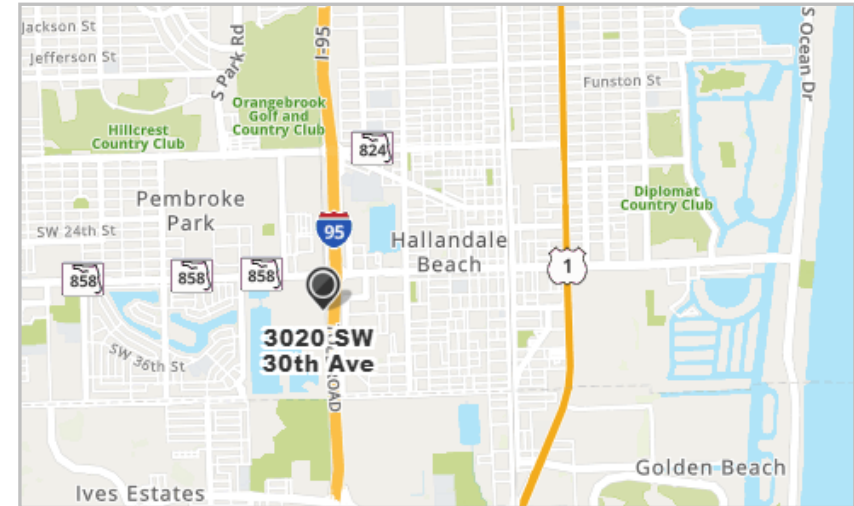
3300 N. FEDERAL HIGHWAY, SUITE 200, FORT LAUDERDALE, FLORIDA 33306 P: 954.568.9015 M: 954.684.2686 WWW.ROTELLAGROUP.COM

I-95 OFFICE SPACE FOR LEASE

3040 SW 30TH AVENUE, PEMBROKE PARK, FLORIDA 33009



I-95 VIEW



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2021 POPULATION	15,721	214,836	472,906
 AVG HH INCOME	\$56,935	\$74,537	\$77,023
 MEDIAN AGE	39.9	43.2	41.9
 TOTAL BUSINESSES	1,420	17,212	31,070
 TOTAL DAYTIME POP	9,226	108,052	205,103



TRAFFIC COUNTS

2020 FDOT AADT

I-95 N OF COUNTY LINE ROAD - 197,000

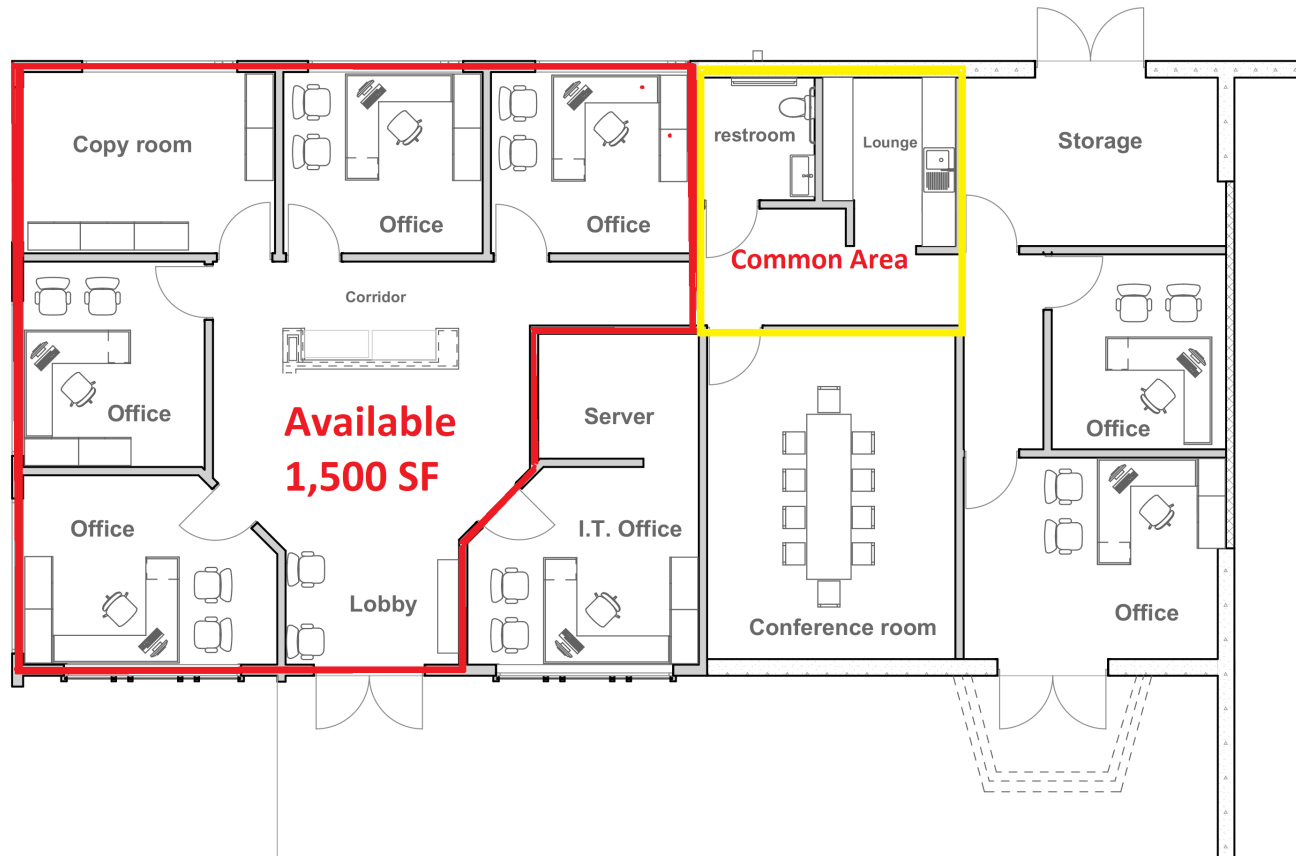
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scale 1:100

Floor plan

1:100

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