

30,656 SF SHOWROOM - FLEX - WAREHOUSE BUILDING FOR LEASE
3705 W COMMERCIAL BOULEVARD, TAMARAC, FLORIDA 33309



- 30,656 SF SHOWROOM - FLEX - WAREHOUSE BUILDING FOR LEASE
- POTENTIAL USES INCLUDE: CAR SALES, BREWERY, WHOLESALE FOODS, ARTESIAN, MUSEUM, RETAIL WITH ABUNDANT STORAGE, ADULT DAY CARE, ETC.
- 6' DOCK HIGH DOORS / 16' CLEAR / 3 PHASE / 45% UNDER AIR CONDITIONING
- SPRINKLERED / NEW ROOF & HVAC / 2:100 PARKING / ZONED MUC - TAMARAC
- MINUTES TO TURNPIKE, I-95 AND STATE ROAD 7

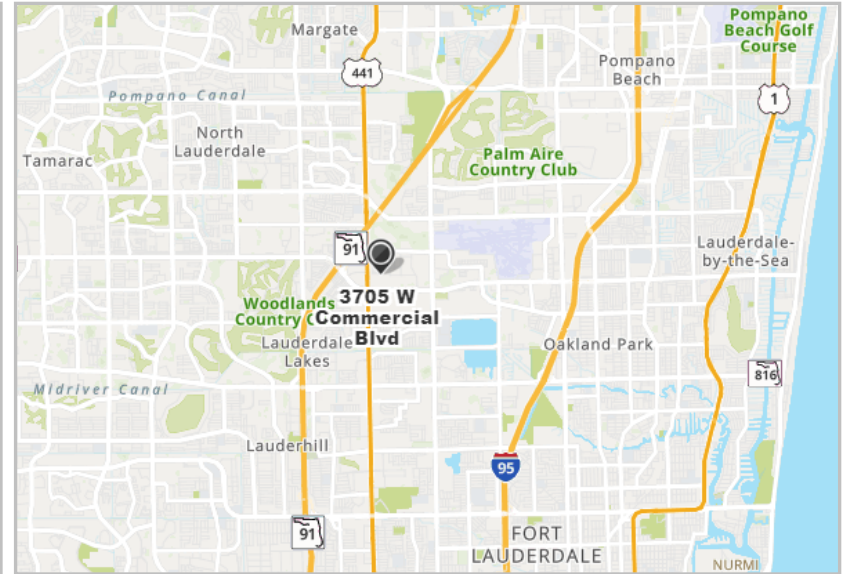
The Rotella Group Inc.
Commercial Real Estate

CLINT CASEY CLINT@ROTELLAGROUP.COM

XTEAM
RETAIL ADVISORS

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

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2020 POPULATION	13,567	182,643	478,913
 AVG HH INCOME	\$56,519	\$56,739	\$62,132
 MEDIAN AGE	41.8	38.5	40.5
 TOTAL BUSINESSES	1,268	8,665	26,072
 TOTAL DAYTIME POP	12,728	70,536	198,679



TRAFFIC COUNTS
2019 FDOT AADT

W COMMERCIAL BLVD E OF STATE ROAD 7 - 54,000

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