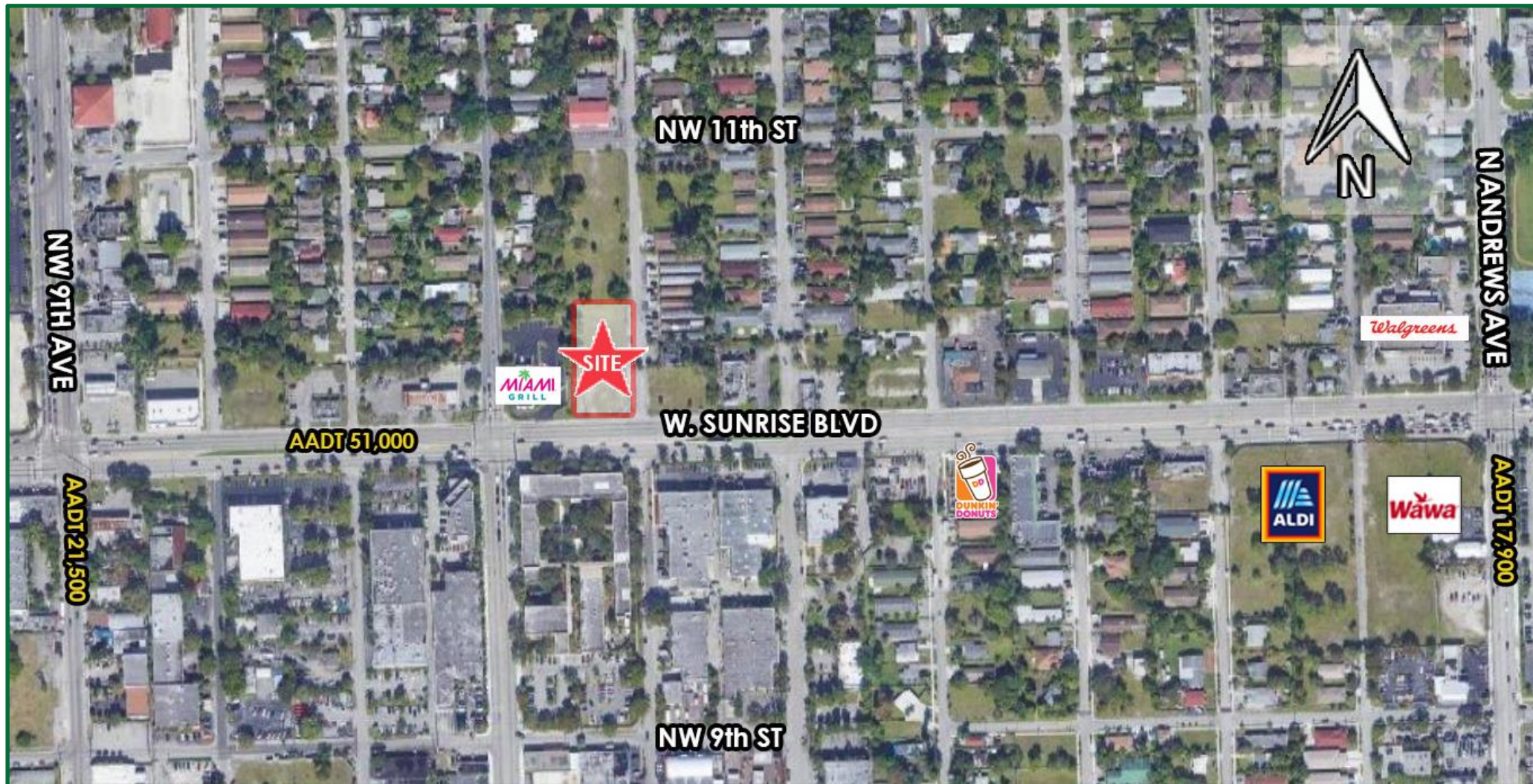


FOR SALE

601 WEST SUNRISE BOULEVARD FORT LAUDERDALE, FLORIDA 33311

.81 ACRE OF VACANT RETAIL LAND FOR SALE



Ray Walsh | Ray@RotellaGroup.com
o: 954-568-9015
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www.RotellaGroup.com

The
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COMMERCIAL REAL ESTATE

FOR SALE

601 WEST SUNRISE BOULEVARD FORT LAUDERDALE, FLORIDA 33311

.81 ACRE OF VACANT RETAIL LAND FOR SALE



- .81 Acre of Vacant Retail Land For Sale
- Superb Sunrise Boulevard Exposure
- 1.23 miles and Easy Access to I-95
- B-1 Zoning and RD15 Zoning

PLEASE CALL LISTING AGENTS FOR PRICE

	2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	EST POPULATION	27,602	167,945	340,827
	AVG HH INCOME	\$66,010	\$90,348	\$85,630
	MEDIAN AGE	34.3	41.3	41.7
	TOTAL BUSINESSES	1,875	16,258	30,177
	TOTAL DAYTIME POP	31,304	193,672	390,648

Source: esri



TRAFFIC COUNTS 2020 AADT	
W SUNRISE BOULEVARD	51,000
NW 9 TH AVENUE	21,500
ANDREWS BLVD	17,900

Source: FDOT

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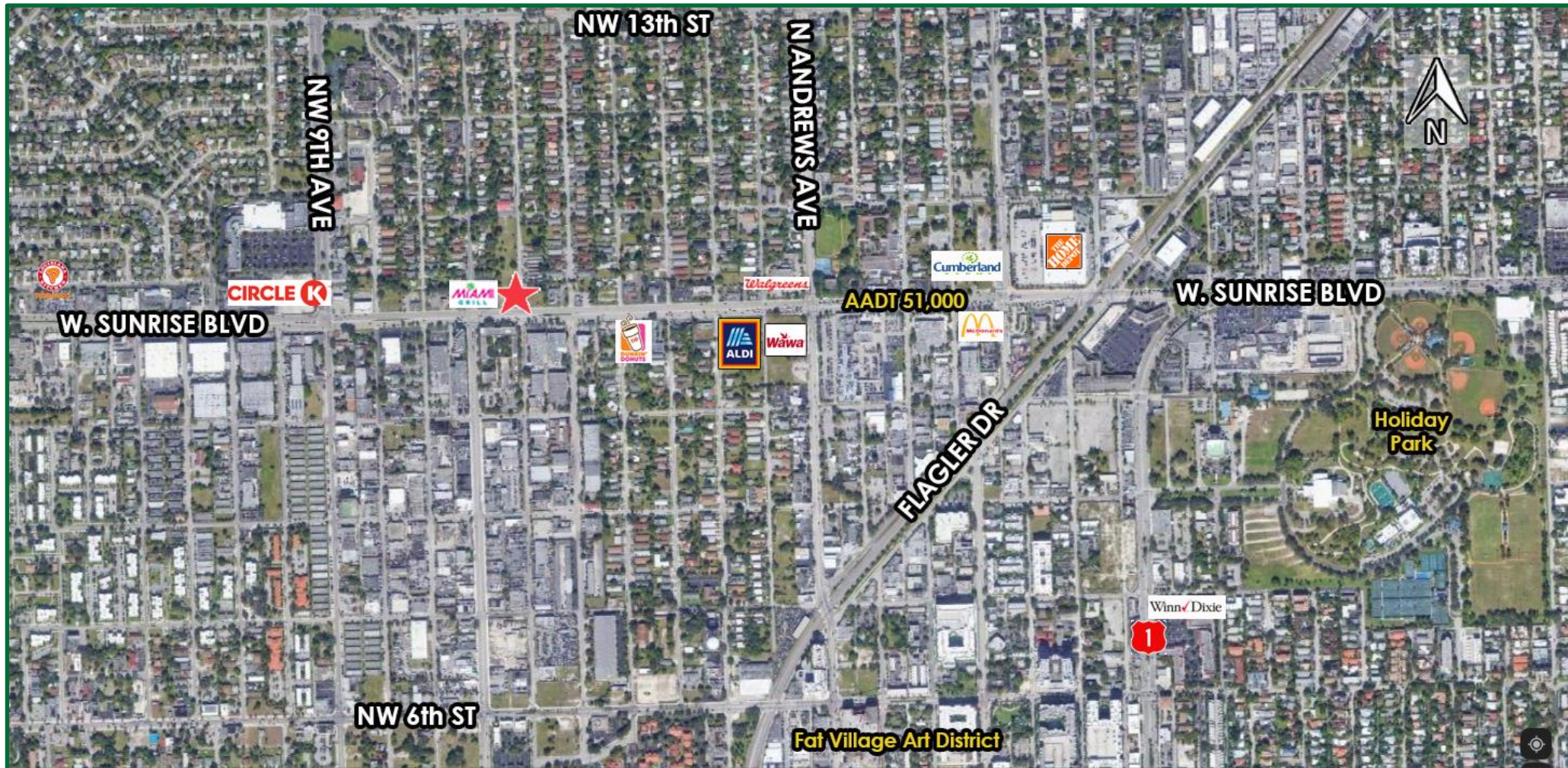
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