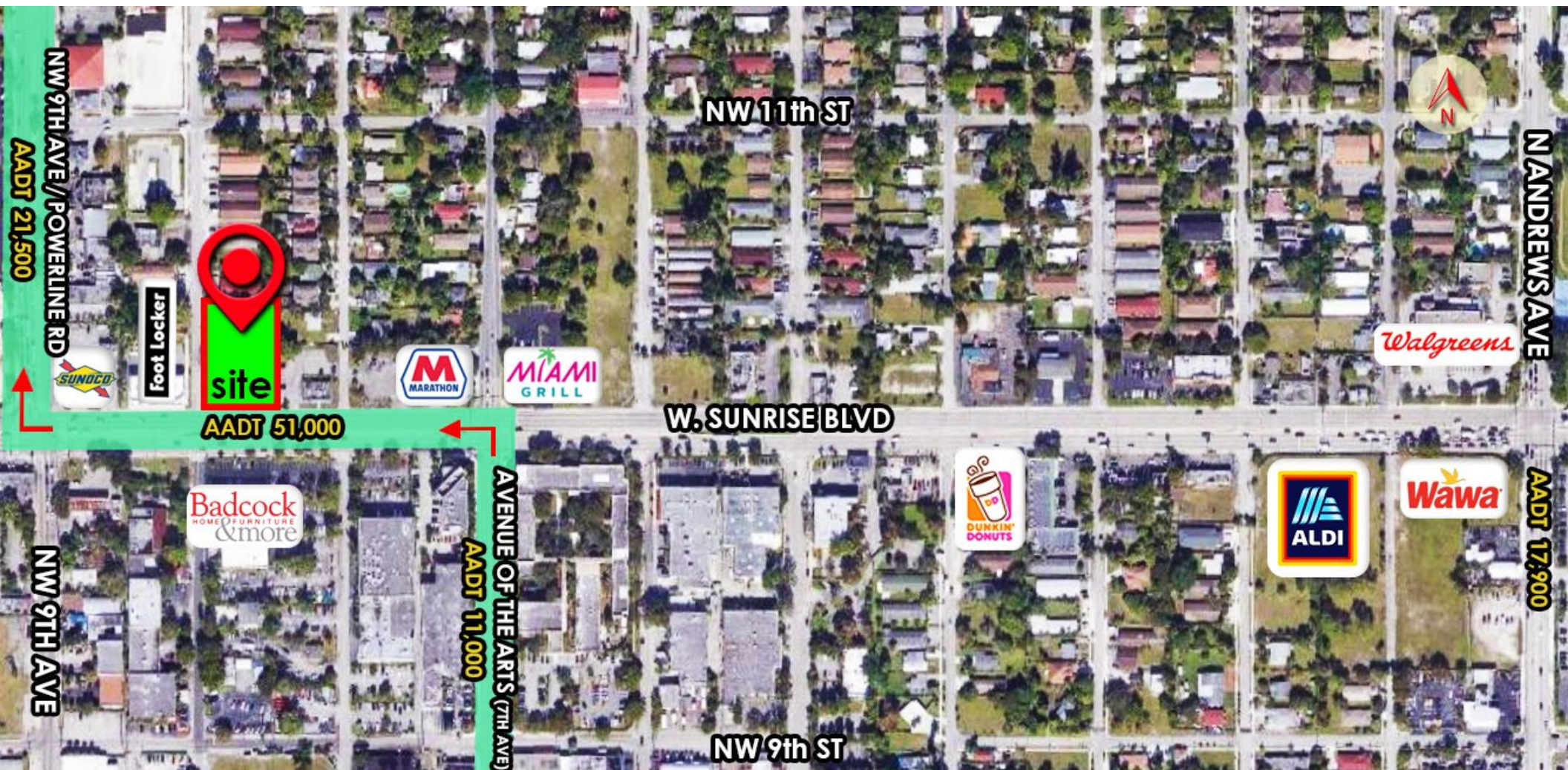


LAND
FOR SALE

FOR SALE 0.73 ACRE OF VACANT RETAIL LAND

723 WEST SUNRISE BLVD, FT. LAUDERDALE, FL 33311



Ray Walsh
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The
Rotella Group Inc.
COMMERCIAL REAL ESTATE



- .73 Acre of Vacant Retail Land For Sale
- Superb Sunrise Boulevard Exposure
- Full Access on NW 8th Ave
- 1 mile and Easy Access to I-95
- B-1 Zoning and RD15 Zoning

	2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	EST POPULATION	27,098	172,236	344,217
	AVG HH INCOME	\$60,092	\$88,631	\$85,311
	MEDIAN AGE	34.2	41.0	41.7
	TOTAL BUSINESSES	1,630	15,684	30,394
	TOTAL DAYTIME POP	24,101	193,323	393,885

Source: esri

TRAFFIC COUNTS 2020 AADT	  
W SUNRISE BOULEVARD	51,000
NW 9TH AVENUE / POWERLINE RD	21,500
ANDREWS BLVD	17,900
AVENUE OF THE ARTS	11,000

Source: FDOT

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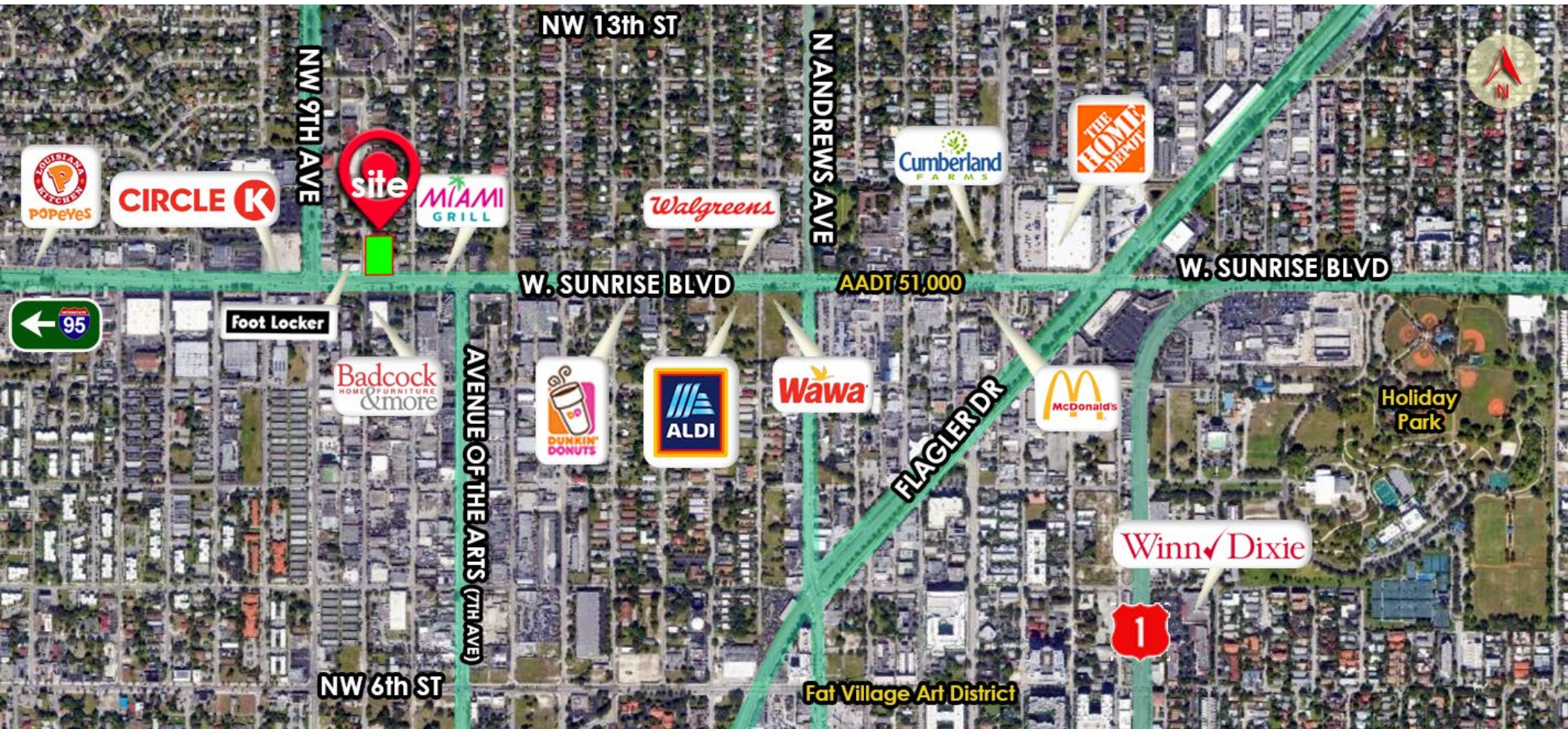
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AERIAL

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