

SHOWROOM BUILDING FOR SALE OR LEASE / OWNER - USER OPPORTUNITY

8210 WEST STATE ROAD 84, DAVIE, FLORIDA 33324



- 29,500 SF OF SHOWROOM SPACE / 2 STORY BUILDING WITH ATRIUM / RECORDING STUDIO
- CONTACT LISTING AGENT FOR SALE AND LEASE PRICING / **DO NOT DISTURB TENANT**
- 1.44 ACRES WITH OVER 300' FRONTAGE / INCREDIBLE VISIBILITY FACING I-595
- (2) DOCK HIGH DOORS WITH SMALL WAREHOUSE / (75) PARKING SPACES
- FOR MORE INFORMATION: WWW.595SHOWROOM.COM

The Rotella Group Inc.

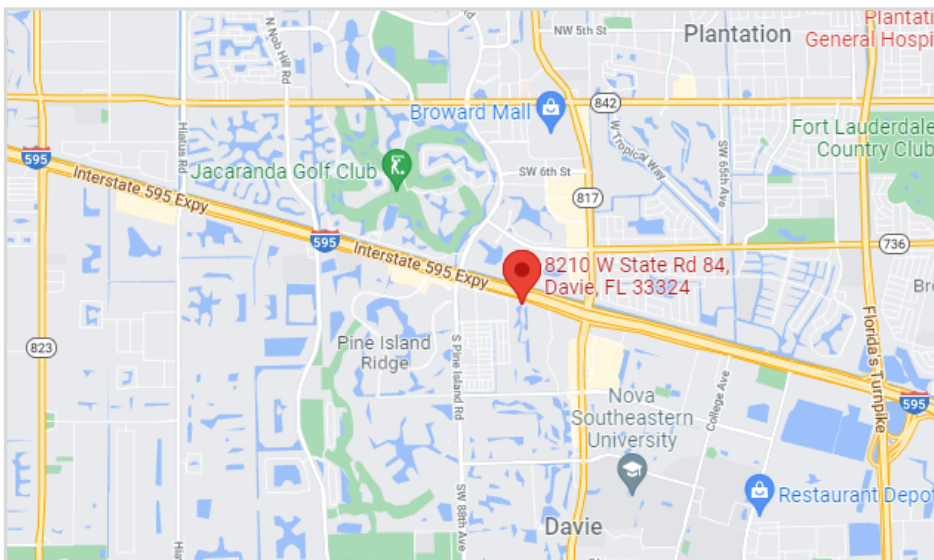
Commercial Real Estate

CONTACT: 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

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 2021 POPULATION	13,723	113,688	346,331
 AVG HH INCOME	\$84,368	\$95,244	\$85,851
 MEDIAN AGE	45.6	40.7	39.8
 TOTAL BUSINESSES	1,542	6,289	17,197
 TOTAL DAYTIME POP	12,818	56,059	135,389



TRAFFIC COUNTS 2020 FDOT AADT

COMBINED:

I-595 E & SR 84 - 184,000

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