



# *Incredible Retail Multi-Tenant Building*

1451 NW 31st Ave  
Lauderhill, Florida 33311

*For Sale*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

Are you searching for a prime investment opportunity in the vibrant city of Lauderhill, Florida? Look no further!

This exceptional retail multi-tenant building is a dream investment for both Owner-Users and Investors.



**Purchase Price: \$ 2,657,200**

**Annual Operating Income: \$183,200**

**Annual Operating Expenses: \$48,960**

**CAP Rate Proj.: 5.1%**

**Total Building Size: 8,176 SF**

**Property Type: Retail**

**Lot Size: 65,381 SF**

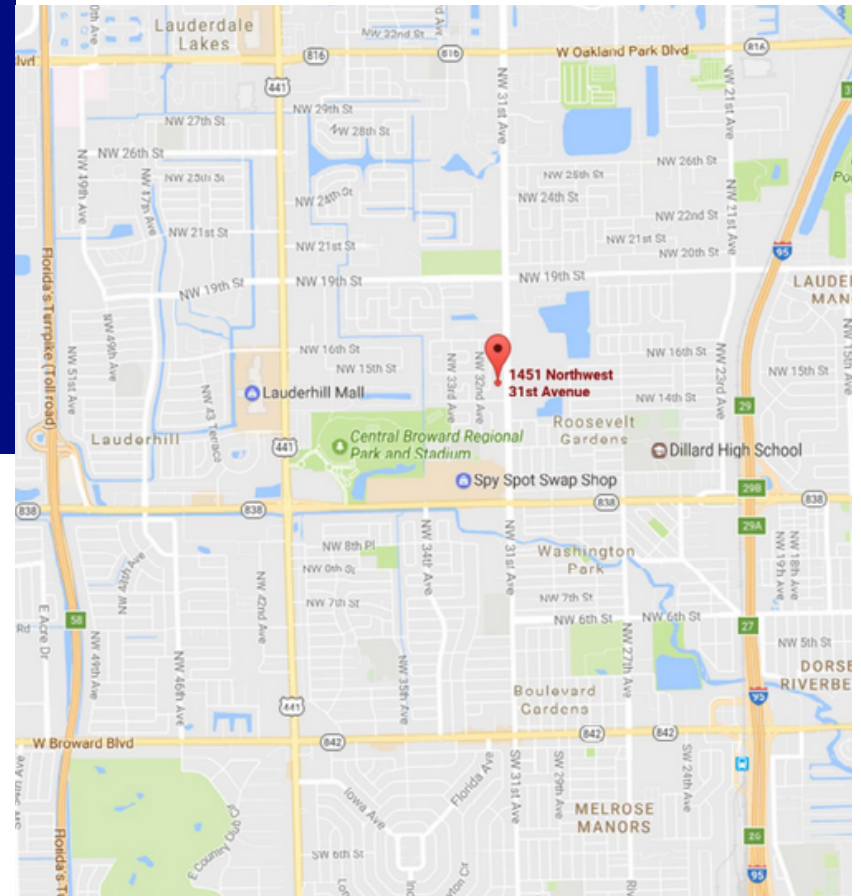
## HIGHLIGHTS

- Prime Location
- Diverse Tenant Mix
- Income Potential
- Well-Maintained
- Ample Parking
- Proximity to Amenities
- High Growth Potential: The Fort Lauderdale City Commission has approved a plan for the creation of a \$164 million film studio on a 61-acre plot at 1400 NW 31st Avenue.
- Ease of Management

## DEMOGRAPHICS

	2 mile	5 mile	10 mile
<b>2023 Population</b>	84,924	430,002	1,241,882
<b>2023 Households</b>	29,358	173,146	503,745
<b>Average Household Income</b>	\$52,610	\$77,958	\$84,703

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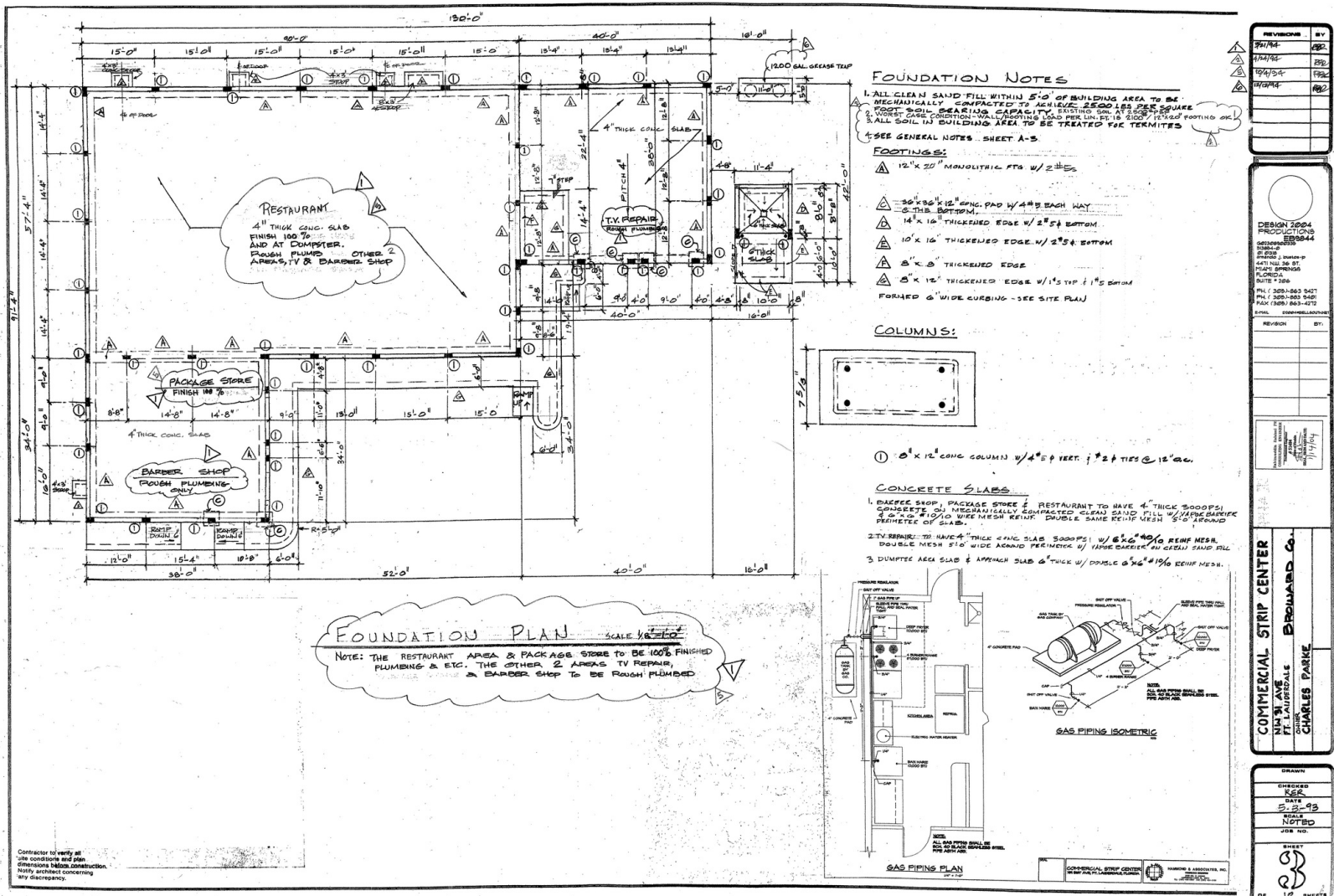












# Floor Plan

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## *Aerial Shot*

1451 NW 31st Ave  
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Gus Martinez, P.A.  
954.394.7078  
GusMartinez@KW.com

