

# EXECUTIVE SUMMARY FT. LAUDERDALE REDEVELOPMENT OPPORTUNITY

3650-3660 W Commercial Blvd., Tamarac, FL 33309

**TIKTIN**  
— Real Estate —  
INVESTMENT SERVICES



Ft. Lauderdale Redevelopment  
Opportunity  
3.0 Acre Site

## FT. LAUDERDALE REDEVELOPMENT OPPORTUNITY

3650 - 3660 West Commercial Blvd, Tamarac, FL

### OFFERING PRICE

Price	\$3,395,000
Down Payment	100%/\$3,395,000
Lot Size (SF)	133,932 SF
Price/SF	\$25.35
Lot Size (Acres)	3.07
Price/Acre	\$1,14,2460
NOI*	\$23,316
Type of Ownership	Fee Simple

\*Annual Income generated by Cell Phone Tower. Monthly lease payments consist of \$1,943.06, which commenced on January 2017.



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### Investment Highlights

- Prime Retail Center Location
- Directly Adjacent to The Atlantic - New Luxury 420 Unit Apartment Complex
- Over 310 Lineal Feet of Frontage on Commercial Boulevard
- Over 53,000 Vehicles Per Day
- Area Boasts Demographics of Over 180,000 Residents Within a 3-Mile Radius
- Income From Cell Tower

## EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present the Ft. Lauderdale Redevelopment Opportunity. This Redevelopment site consists of two (2) parcels totaling 133,932 Square Feet. The Parcels are zoned B-3 which allows for Intense Commercial Business.

The subject property has 310' of frontage on Commercial Blvd, with three ingress/egress access points. Commercial Blvd, is a six (6) lane, major East/West corridor with an excess of 53,000 vehicles per day. The property is directly in front of the new 420 unit apartment complex called The Atlantic at Cypress Creek which is scheduled to be completed later this year.

National retailers in the immediate area include, Winn Dixie, Publix, Bank of America, CVS, Walgreen's, Wendy's, and Boston Market, amongst others.

### TIKTIN REAL ESTATE INVESTMENT SERVICES

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