

**8530-8698 NW 44 St.,
Sunrise, FL 33351**

Lat 26.171, Long -80.282

PROPERTY HIGHLIGHTS

- **End Cap Available**
- Zoning: B-3
- End Cap Unit
- Parking Ratio: 6/1,000 Sq. Ft.
- 3 Brand New 4 ton HVAC Systems
- Traffic Count: 18,674 ADT

AVAILABLE

- 8698: 4,100 Sq. Ft.

RENT

- \$12 NNN / Sq. Ft.
- \$6 CAM / Sq. Ft.

DEMOGRAPHICS

	1 Mile Radius	3-Mile Radius	5-Mile Radius
2020 Population	22,948	176,724	426,468
2025 Projection	23,686	184,570	446,495
Avg. HH Income	\$71,251	\$64,947	\$68,912

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Leasing Contact:

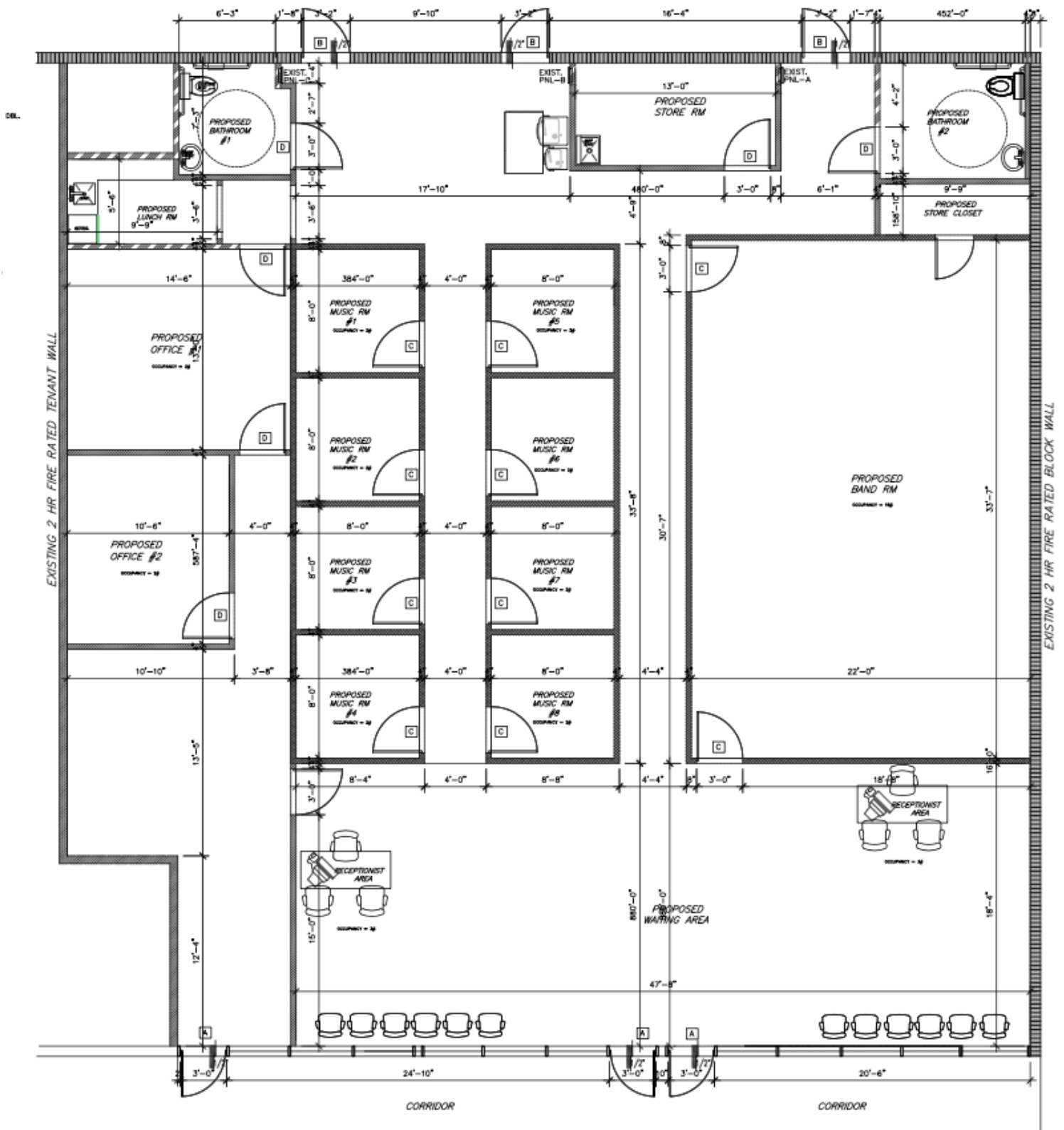
Alex Rich

954-554-1526

Alex@rcgroupe.com



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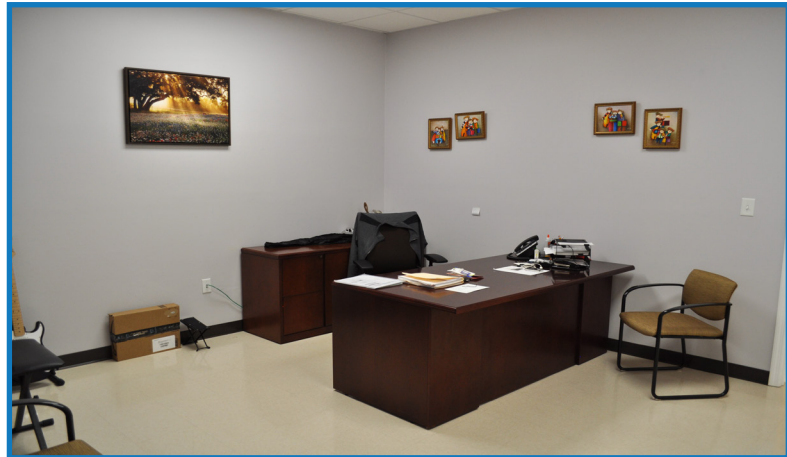
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