

- MOVE IN READY
- OFFICES RECENTLY REMODELED
- NEAR AIRPORT, PORT & DOWNTOWN

±7,200 SF WAREHOUSE BUILDING FOR LEASE
10 SW 23rd Street, FORT LAUDERDALE, FL 33315



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The
RG **Rotella Group Inc.**
COMMERCIAL REAL ESTATE
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**PROPERTY
AERIAL**

±7,200 SF WAREHOUSE BUILDING FOR LEASE
10 SW 23rd Street, FORT LAUDERDALE, FL 33315



±7,200 SF WAREHOUSE BUILDING FOR LEASE

10 SW 23rd Street, FORT LAUDERDALE, FL 33315



- Size: 7,200± Square Feet
- 10% New Office
- Small Yard Available
- Clear: 13' 10" clear
- Rolandan Shutters
- Refurbished Roof 10/15/23
- CBS Construction
- 100% HVAC
- 2 Roll up doors
- Folio: # 5042 15 01 7570
- Zone: TOC- South
- Built: 1958



PROPERTY
WAREHOUSE PHOTOS

±7,200 SF WAREHOUSE BUILDING FOR LEASE
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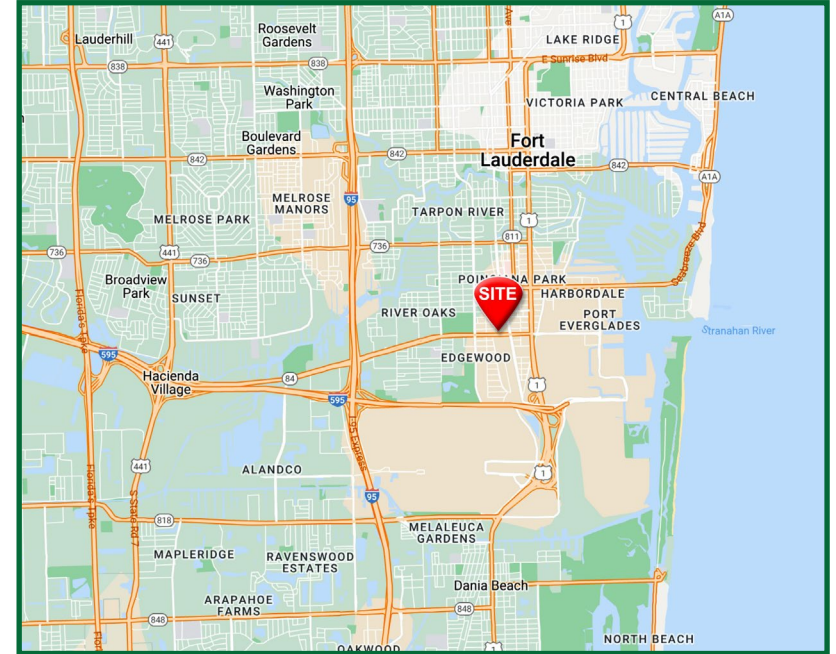




PROPERTY DEMOGRAPHICS

±7,200 SF WAREHOUSE BUILDING FOR LEASE

10 SW 23rd Street, FORT LAUDERDALE, FL 33315



TRAFFIC COUNTS 2021 AADT	
ST RD 84 / MARINA BLVD	31,500
ANDREWS AVE	10,700

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
EST POPULATION	8,340	88,029	250,811
AVG HH INCOME	\$81,163	\$105,007	\$92,533
MEDIAN AGE	41.9	41.1	41.4
TOTAL BUSINESSES	2,091	13,381	26,322
TOTAL DAYTIME POP	26,443	159,552	320,170

Source: esri

Source: FDOT



The Rotella Group, Inc.

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