



OFFICE BUILDING FOR SALE



13,878 SF Corner Lot w/ 1,583 SF Office Building

400 SE 18th Street, Fort Lauderdale, FL 33316

Michael Rotella | 954-802-3203 | mike@rotellagroup.com

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rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE



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Property sits just south of Downtown Fort Lauderdale, minutes away from Fort Lauderdale-Hollywood International Airport, Port Everglades as well as Interstate 595 which conveniently connects to all the interstates in South Florida

Proximity to Broward Health Medical Center and Whole Foods which brings plenty of traffic

Ample Land for Parking

Zoning RO - Residential / Office Zoning

Expansion of existing structure or possibly redevelopment



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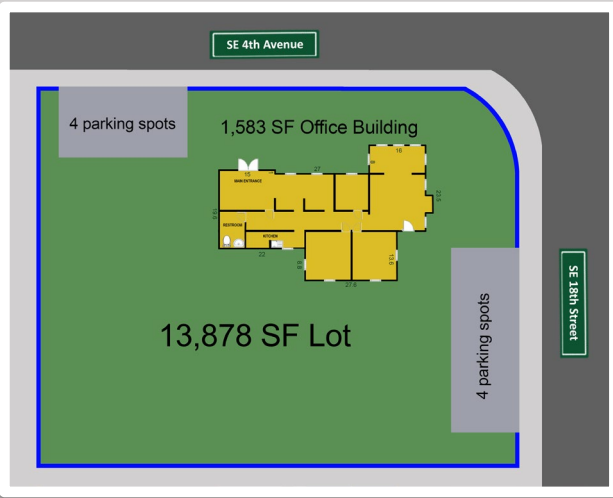
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Floorplan



DISCLAIMER: This Floorplan is intended to give an indication of the layout only, and it is shown just for illustrative purposes. The dimensions can be inaccurate and are not intended to form part of any contract. This image is for guidance only and may not necessarily represent a true and accurate depiction of the condition of the property. It is your responsibility to independently confirm its accuracy and completeness.

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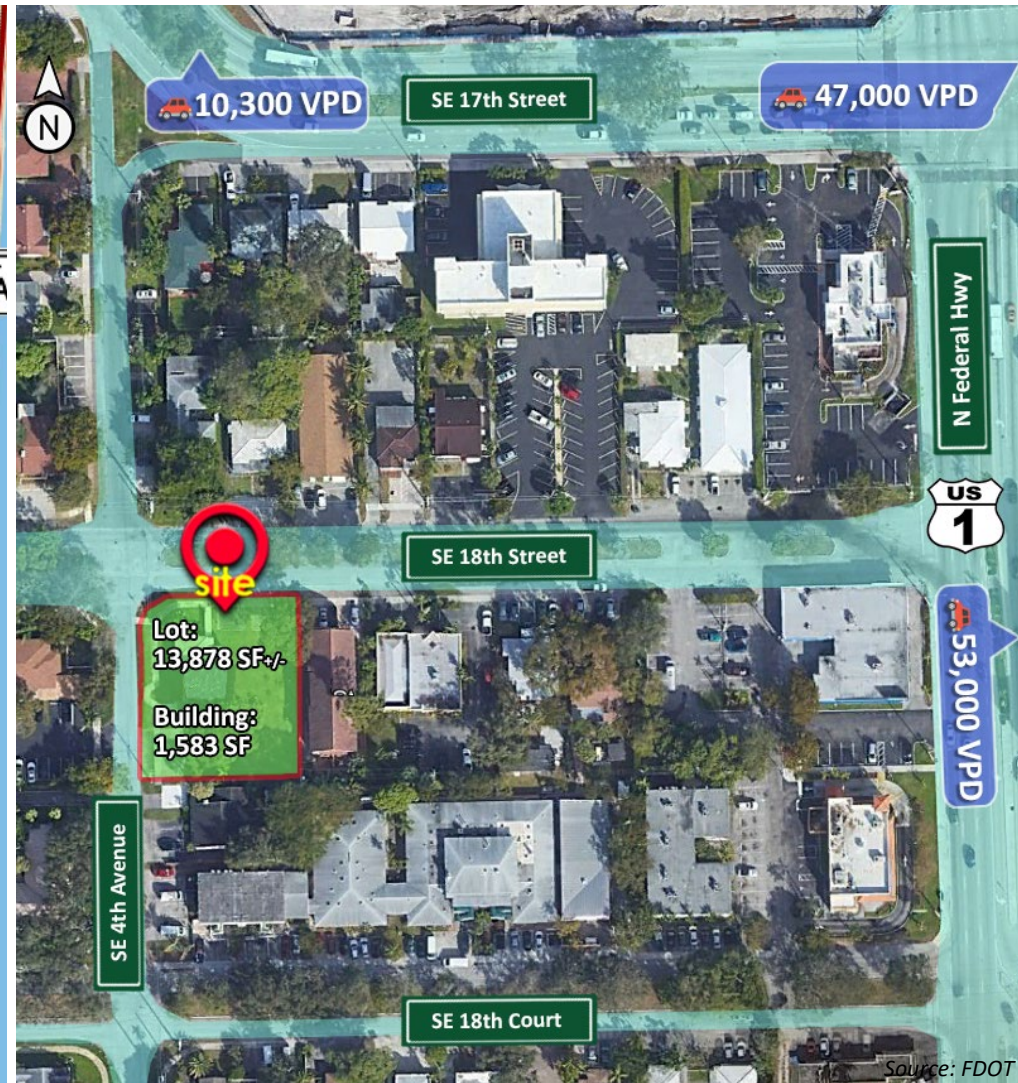
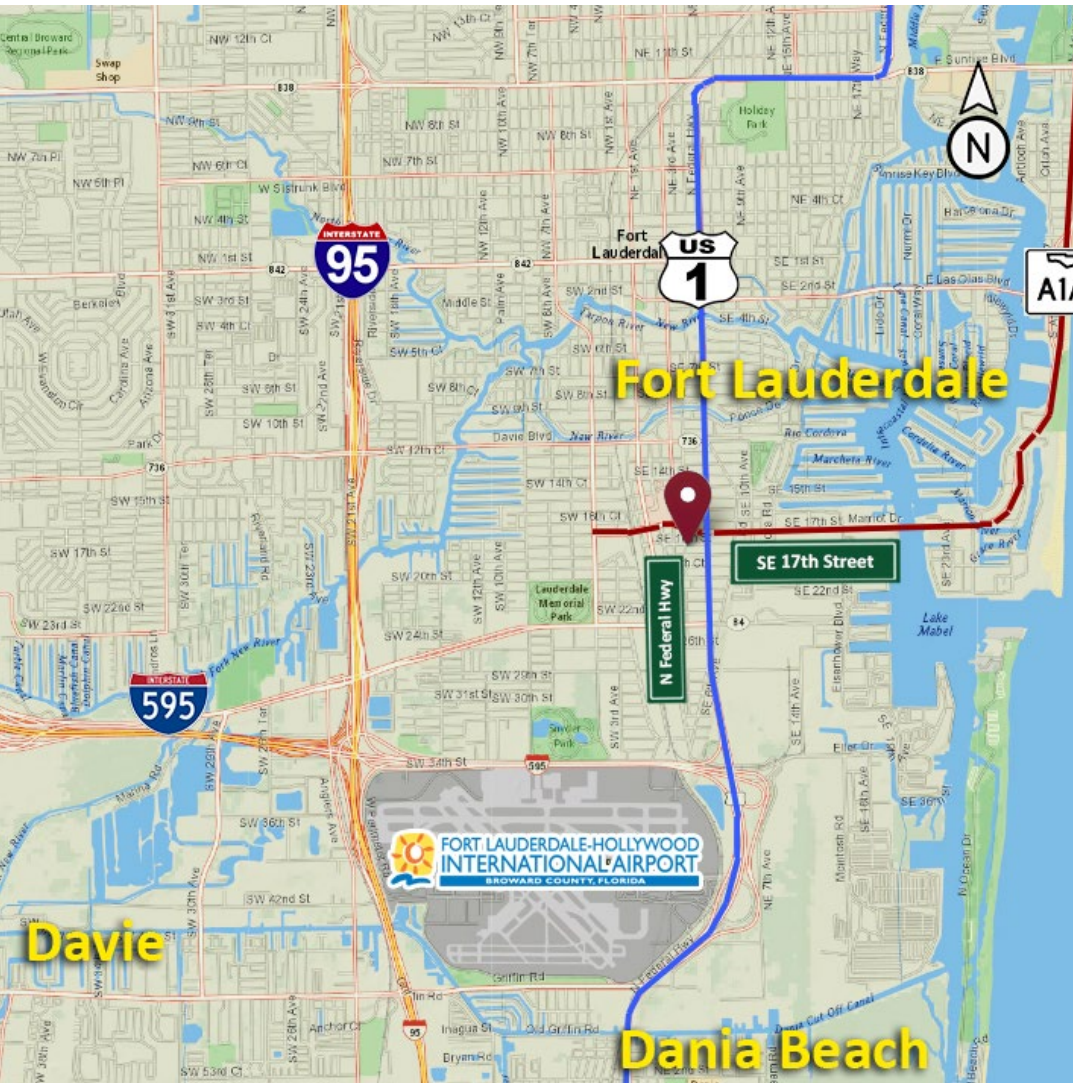
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Area map and Traffic Counts 2022



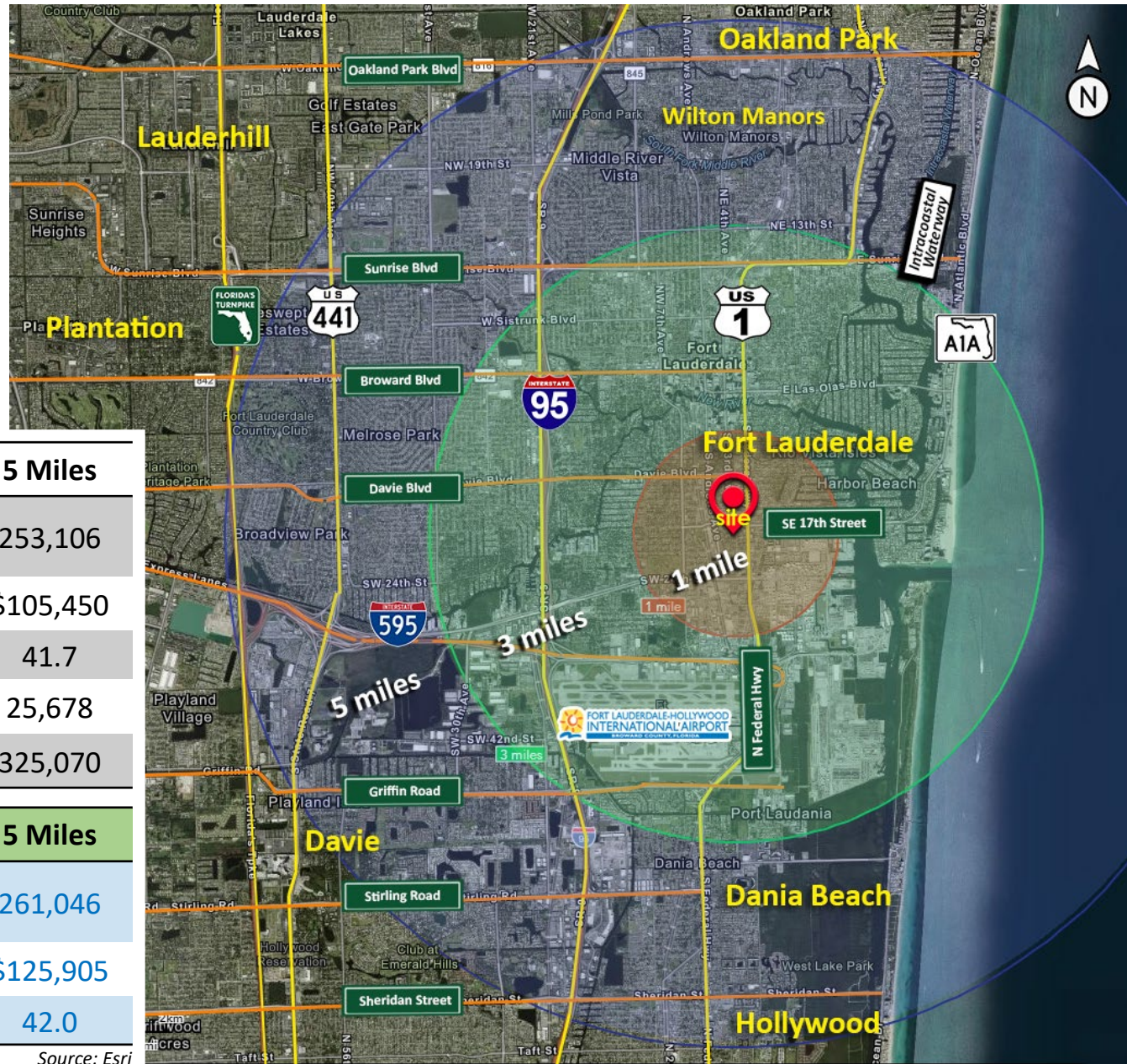
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2022 Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,182	101,277	253,106
Average HH Income	\$103,627	\$120,493	\$105,450
Median Age	43.0	41.6	41.7
Total Businesses	3,185	13,370	25,678
Total Daytime Population	29,127	167,093	325,070

2027 Forecast	1 Mile	3 Miles	5 Miles
Total Population	12,621	106,976	261,046
Average HH Income	\$126,174	\$142,885	\$125,905
Median Age	43.0	42.0	42.0

Source: Esri

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