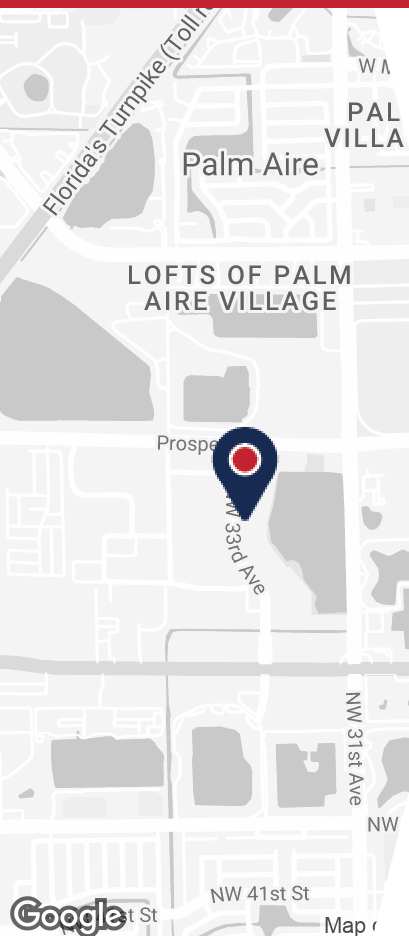


FOR LEASE

5420 NW 33RD AVENUE, FORT LAUDERDALE



PROPERTY DETAILS

- Suite 5 - (5,135 sf) available
- Suite 7 - (3,102 sf) available
- Base rent: \$15.00/sf NNN
- 2023 Estimated CAM: \$6.92/sf
- Excellent proximity to I-95, FL Turnpike & SR 441
- Conveniently close to FXE (Fort Lauderdale Executive Airport)
- New roll up door could be installed to make space flex configuration.

ABOUT PROPERTY



PRICE  
\$15.00 SF/yr (NNN)



YEAR BUILT  
1984



AVAILABLE SF  
8,237 +/-



PARKING  
Surface



LOCATION  
Ft. Lauderdale

For more information:

**Lawrence Oxenberg**

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bergercommercial.com

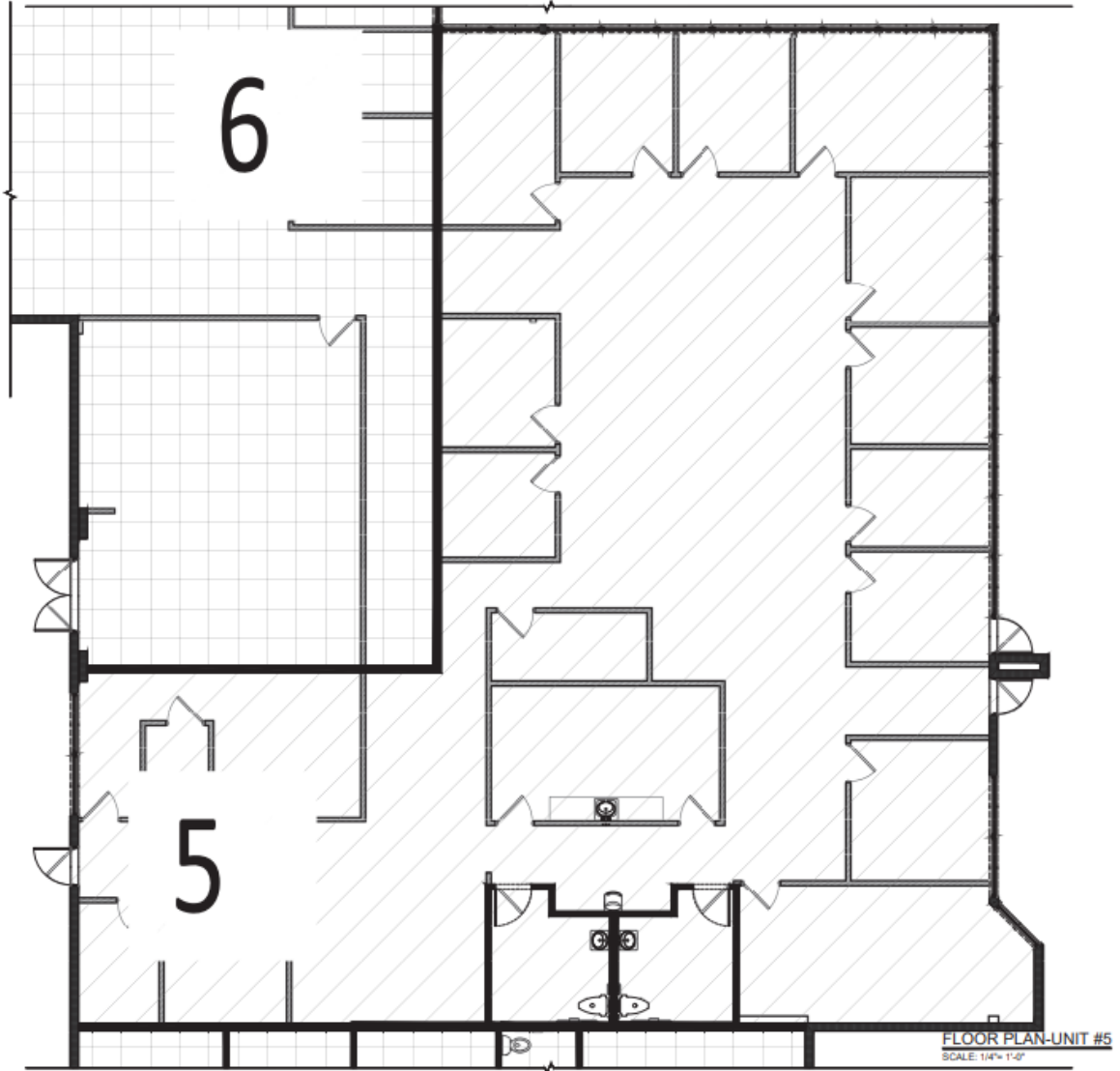
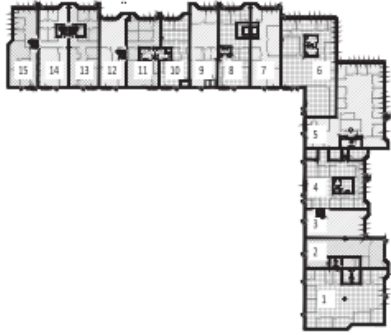
**Keith R. Graves, CCIM, SIOR**

954.652.2031 | Kgraves@Bergercommercial.Com



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# FLOOR PLANS



LAYOUT AS SHOWN IS FOR REFERENCE ONLY

FLOOR PLAN-UNIT #5  
SCALE: 1/4" = 1'-0"

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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INTERIOR PHOTOS



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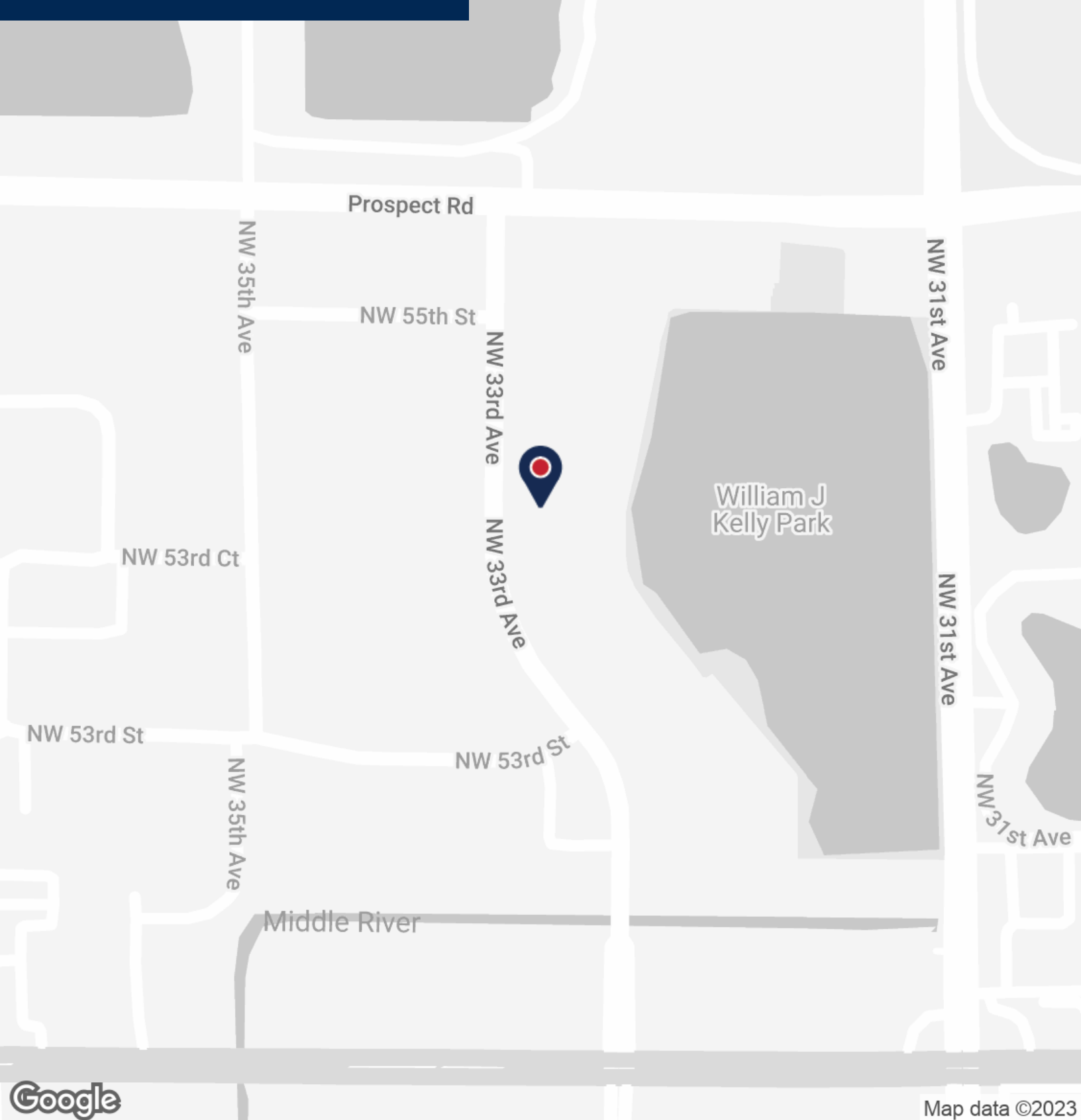
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*Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.*

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LOCATION MAP



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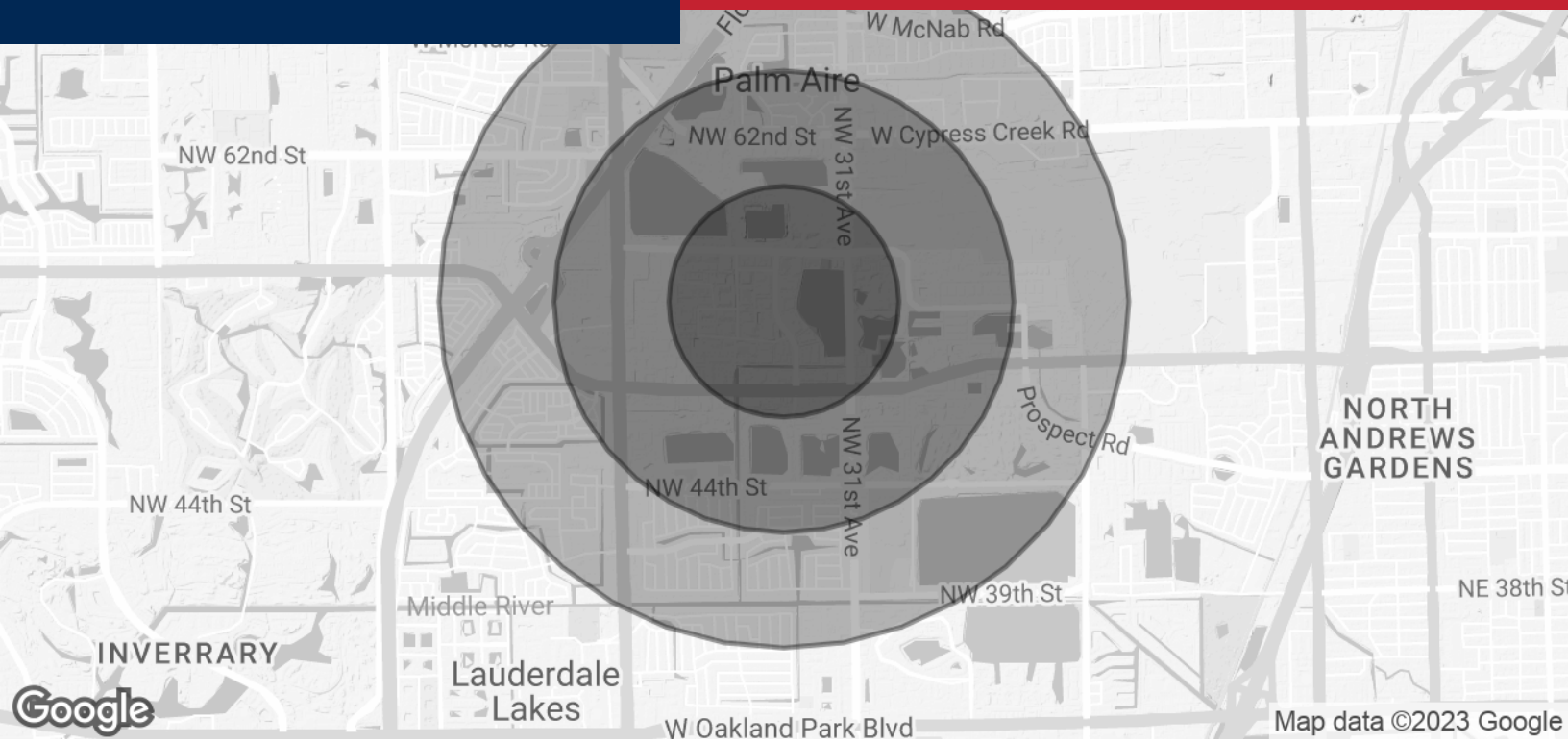


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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,560	10,780	28,851
Average Age	30.4	34.4	38.7
Average Age (Male)	30.3	32.1	36.0
Average Age (Female)	29.6	36.4	40.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	458	3,738	11,858
# of Persons per HH	3.4	2.9	2.4
Average HH Income	\$51,231	\$59,115	\$57,153
Average House Value	\$383,019	\$290,423	\$250,665

\* Demographic data derived from 2020 ACS - US Census

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