

1210 NE 8th Ave Fort Lauderdale, FL 33304

Owner/User Opportunity



Lawrence Oxenberg

Vice President

954-652-2017

loxenberg@bergercommercial.com



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

Senior Vice President

954-599-8512

kgraves@bergercommercial.com

FL 520060

OFFERING MEMORANDUM

FOR SALE



PRICE
\$1,900,000



AVAILABLE SF
4,609



YEAR BUILT
1968



PARKING
13 Uncovered Spaces



LOCATION

1210 NE 8th Ave, Fort Lauderdale, FL 33304

Property Details

Presenting a prime owner-user opportunity located just minutes from downtown Fort Lauderdale, with immediate proximity to US-1 and Sunrise Blvd.

1210 NE 8th Ave is a freestanding, 4,609 SF industrial flex building that is 100% climate-controlled and move-in ready.

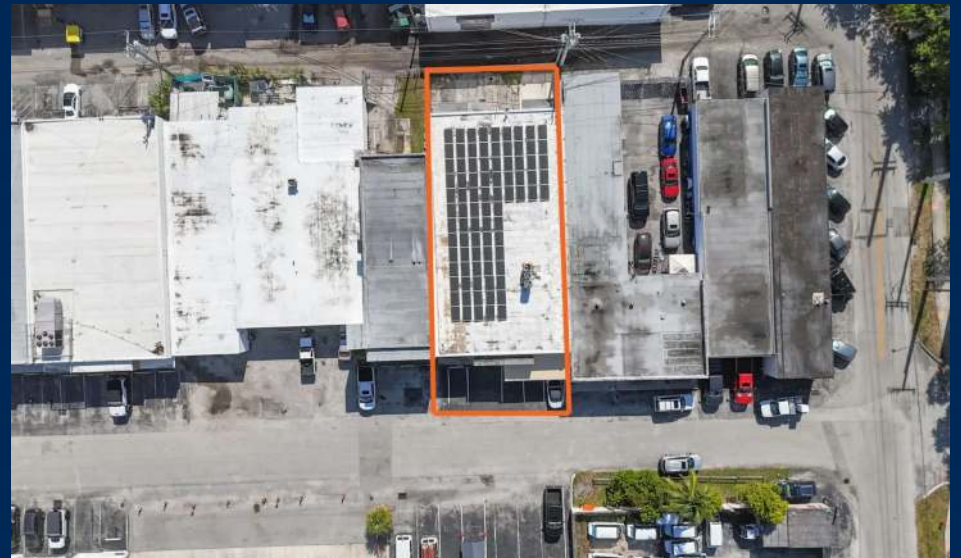
The property boasts significant infrastructure upgrades, including a fully owned solar power array to drastically reduce utility costs, and a robust 3-phase, 208V, 200-Amp electrical service ideal for specialized light manufacturing, showrooms, or distributors.

Built with a durable Twin-T concrete roof, the building provides peace of mind having successfully completed its 40-year recertification.

Operational efficiency is maximized with convenient loading via three 10' x 12' ground-level doors located on both sides of the building, a secure fenced rear yard, and multiple private parking spaces [1].

Featuring highly desirable B-3 (Heavy Commercial/Light Industrial) zoning, this facility offers an outstanding location and turnkey functionality in a core East Fort Lauderdale market

Property Photos



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Interior Photos



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AERIAL MAP



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Demographics



Population
182,247
Growth 2022-2027* -0%



Households
78,652
Growth 2022-2027* -2%



Median Age
42.9
US Median Age 38.5



Median Household Income
\$66,994
US Median Household Income \$75,149

Highlights

- Population: Approximately 182,760 residents
- Median Age: 42.9 years, slightly older than the US median age of 38.5 years
- Median Household Income: \$66,994, lower than the US median of \$75,149



	5% 0-4 Years	14% 5-19 Years	5% 20-24 Years
	28% 25-44 Years	28% 45-64 Years	20% 65+ Years
	1 Mile	3 Miles	5 Miles
Radius Metrics Highlights in 3-mile radius			
Total population	24,172	148,673	315,804
5 year projected total population	25,552	183,596	372,969
Total households	12,512	67,387	129,939
Current Median Household Income	\$72,281	\$81,367	\$77,251
5 year projected median household income	\$89,723	\$112,837	\$106,172
Current Per Capita Income	\$63,501	\$61,469	\$49,593
5 year projected per capita income	\$102,679	\$89,399	\$70,805
Median home value	\$484,117	\$496,617	\$437,180

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Contact Us

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Berger Commercial Realty | 550 S. Andrews Avenue, Suite 400 Fort Lauderdale, FL 33301 | www.bergercommercial.com

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