

**1 ACRE YARD
FOR LEASE**



5331 NE 14th Ave, Ft. Lauderdale, FL 33334



±1.05 Acre Yard (80 parking spaces) For Lease

Clint Casey | 954-568-9015 | clint@rotellagroup.com
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The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



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PROPERTY HIGHLIGHTS

- ±1.05 Acre Yard for Lease
- 80+ Striped Parking Spaces
- Fenced in Yard
- Paved Lot
- 3,900 SF Building
- Zoned Industrial
- June Occupancy
- \$13,000 NNN per month

TRAVEL TIMES

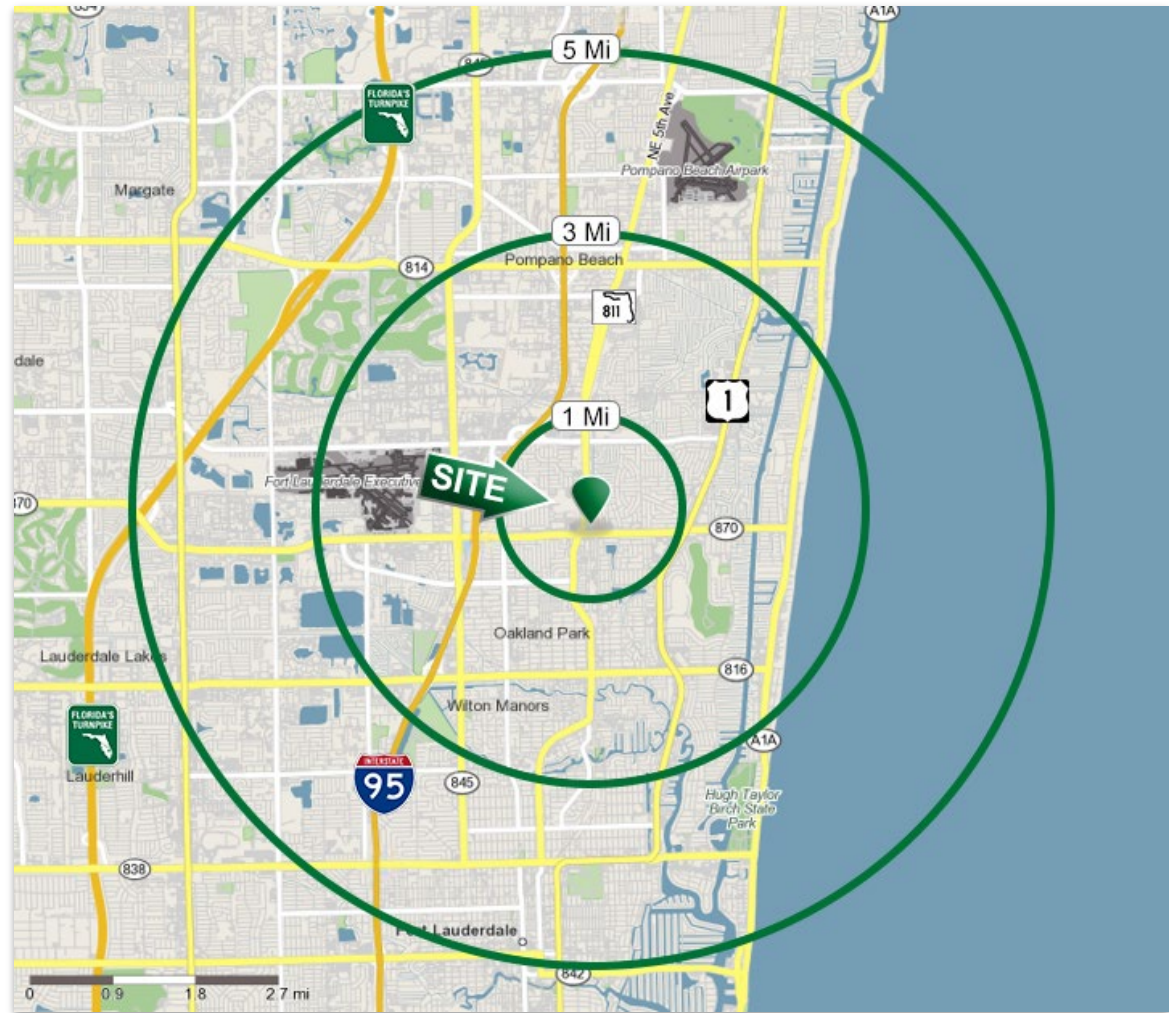
To I-95 5 Minutes

To US Hwy 1 5 Minutes

To Tri-Rail 5 Minutes

Abundance of Dining Minutes Away

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,166	122,697	315,980
Av. HH Income	\$98,368	\$105,991	\$93,066
Median Age	44.0	48.0	44.0
Total Businesses	2,145	15,952	32,022
Total Daytime Pop	33,502	173,029	398,701



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EXTERIOR PHOTOS



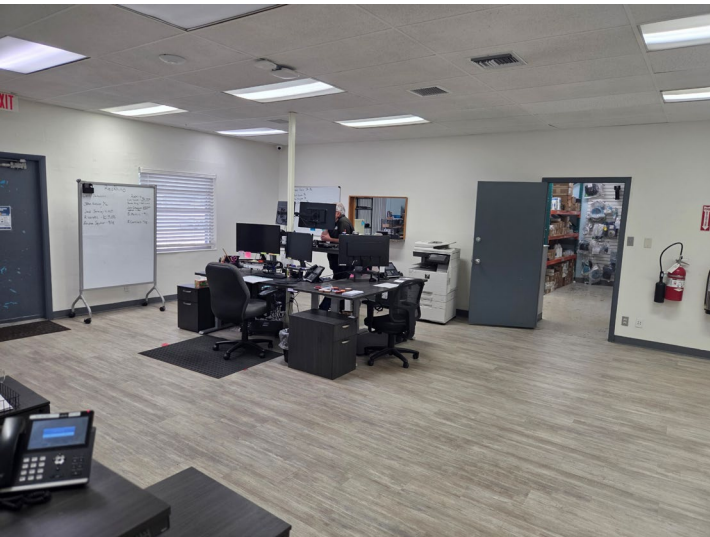
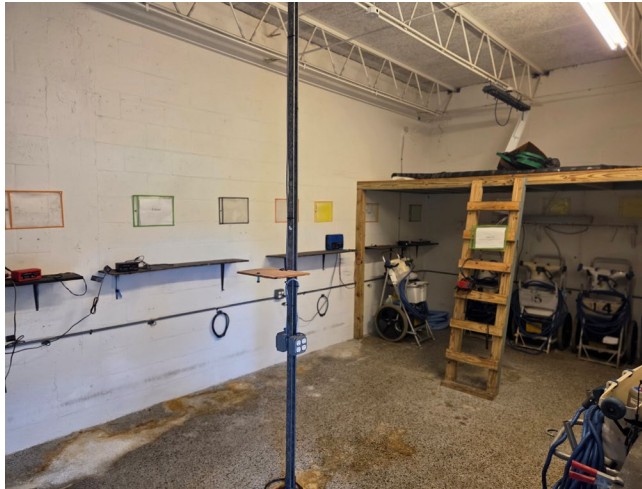
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INTERIOR PHOTOS



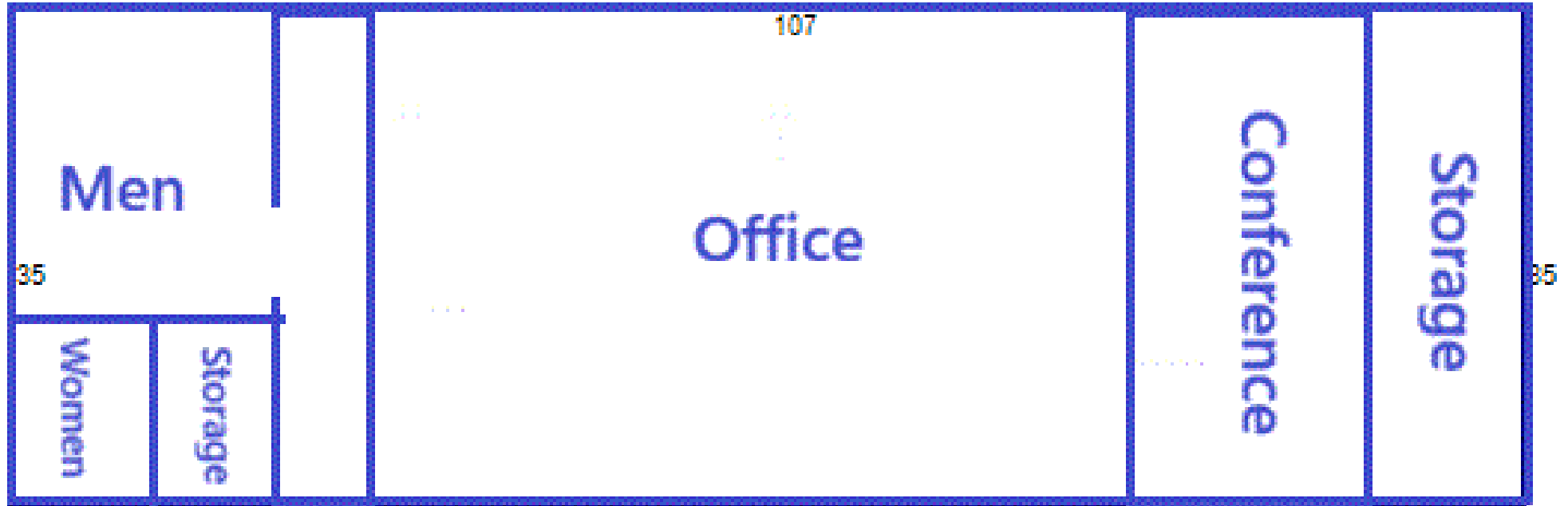
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FLOOR PLAN



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MARKET AERIAL



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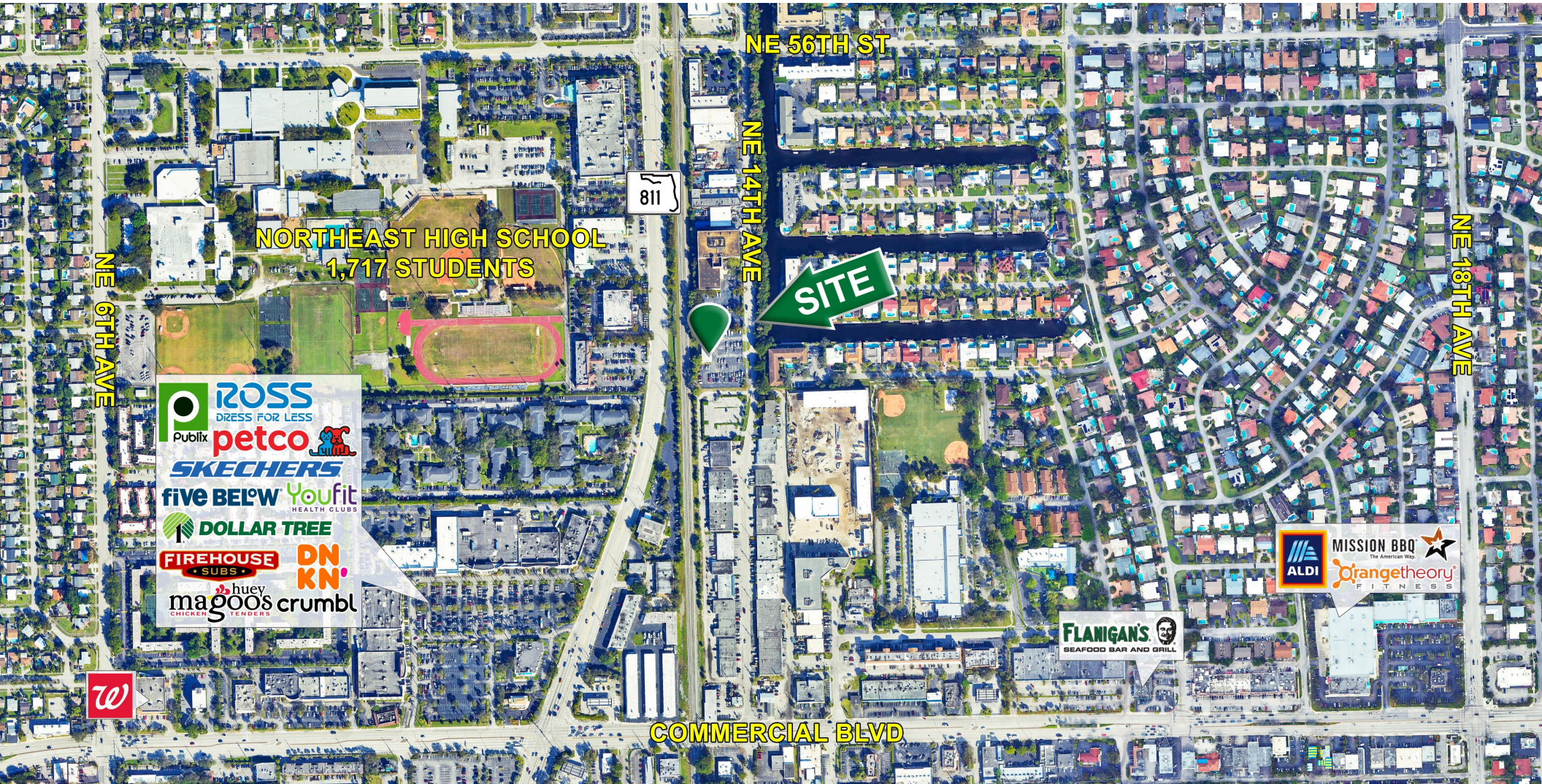
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CLOSE AERIAL



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