FOR LEASE OR GROUND LEASE

±12,738 SF FREESTANDING BUILDING ON ±2.05 ACRES

10000 W COMMERCIAL BOULEVARD, SUNRISE, FL 33351

FORMER PHARMACY WITH DRIVE-THRU

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

DAVID EMIHOVICH
MANAGING PARTNER, SOUTHEAST
demihovich@katzretail.com
(561) 869-4345

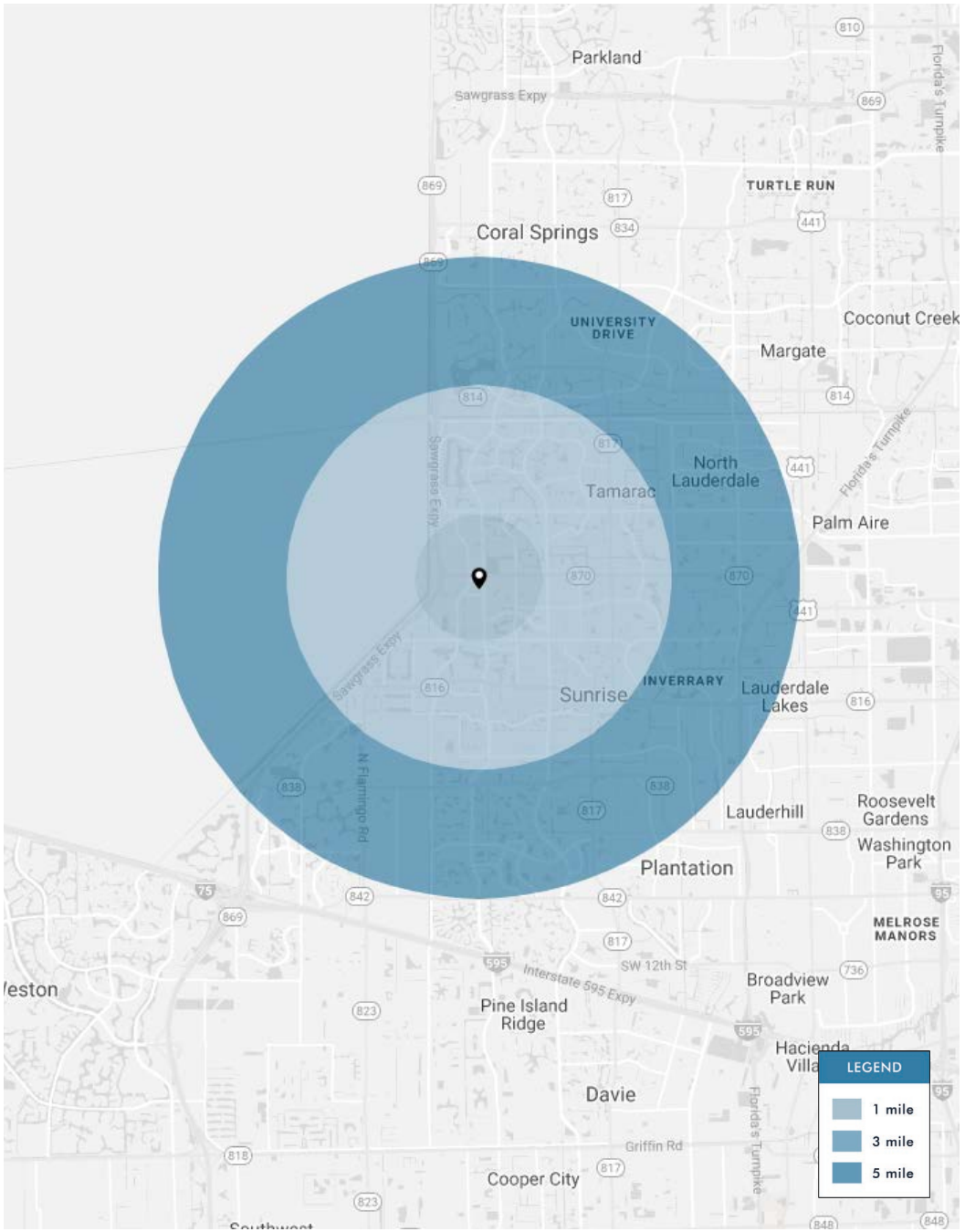
PROPERTY OVERVIEW

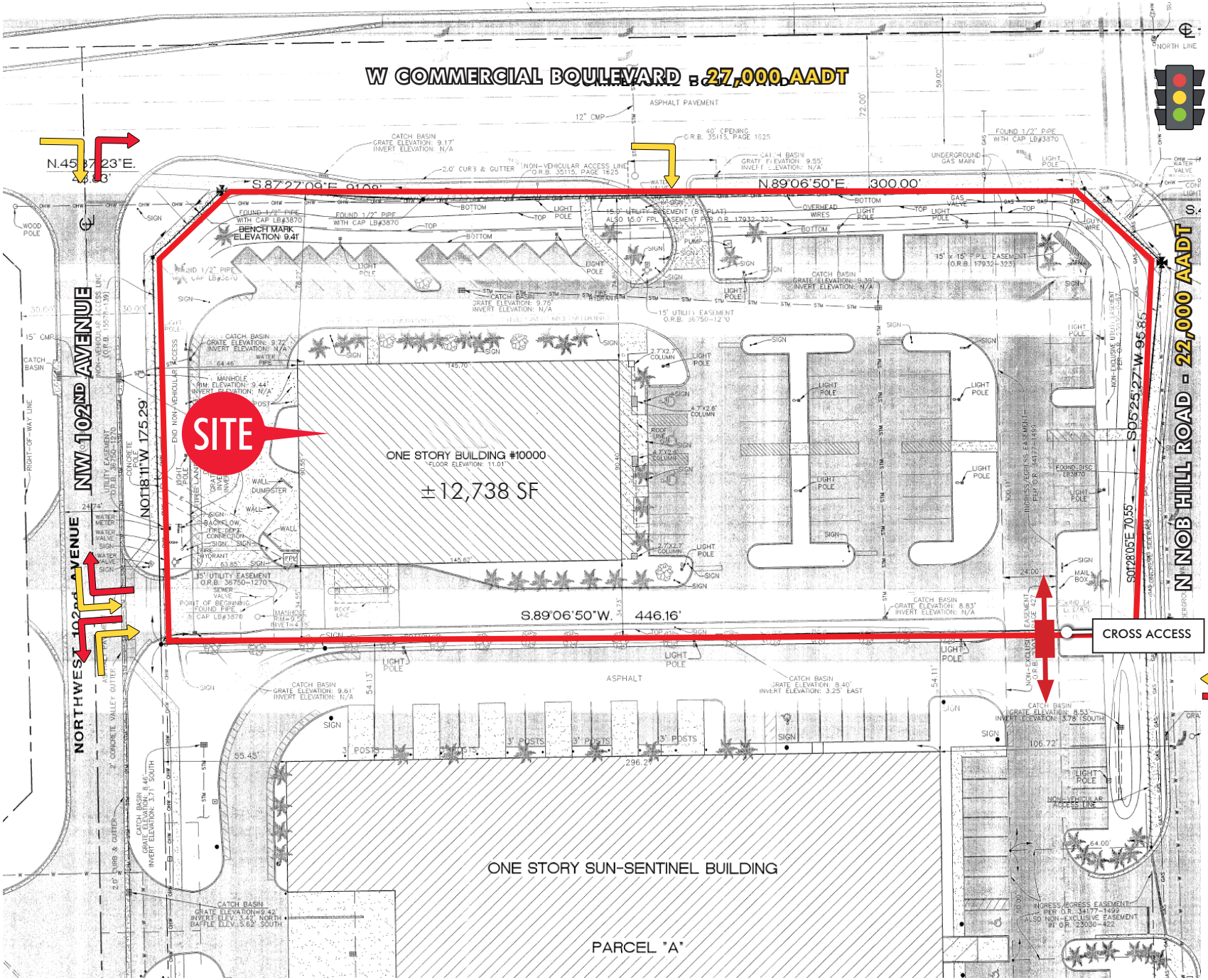
HIGHLIGHTS

- For lease or ground lease
- ±12,738 SF freestanding building on ±2.05 acres
- Hard corner signalized intersection
- Former pharmacy with drive-thru
- Will lease the building or would consider one or two ground leases
- Just east of the Sawgrass Expressway exit with heavy daytime population in addition to strong residential demographics
- Seeking medical, retail, and restaurant uses
- High traffic counts of 49,000 ADT at the intersection
- City of Sunrise (B-3 Zoning)

DEMOGRAPHICS

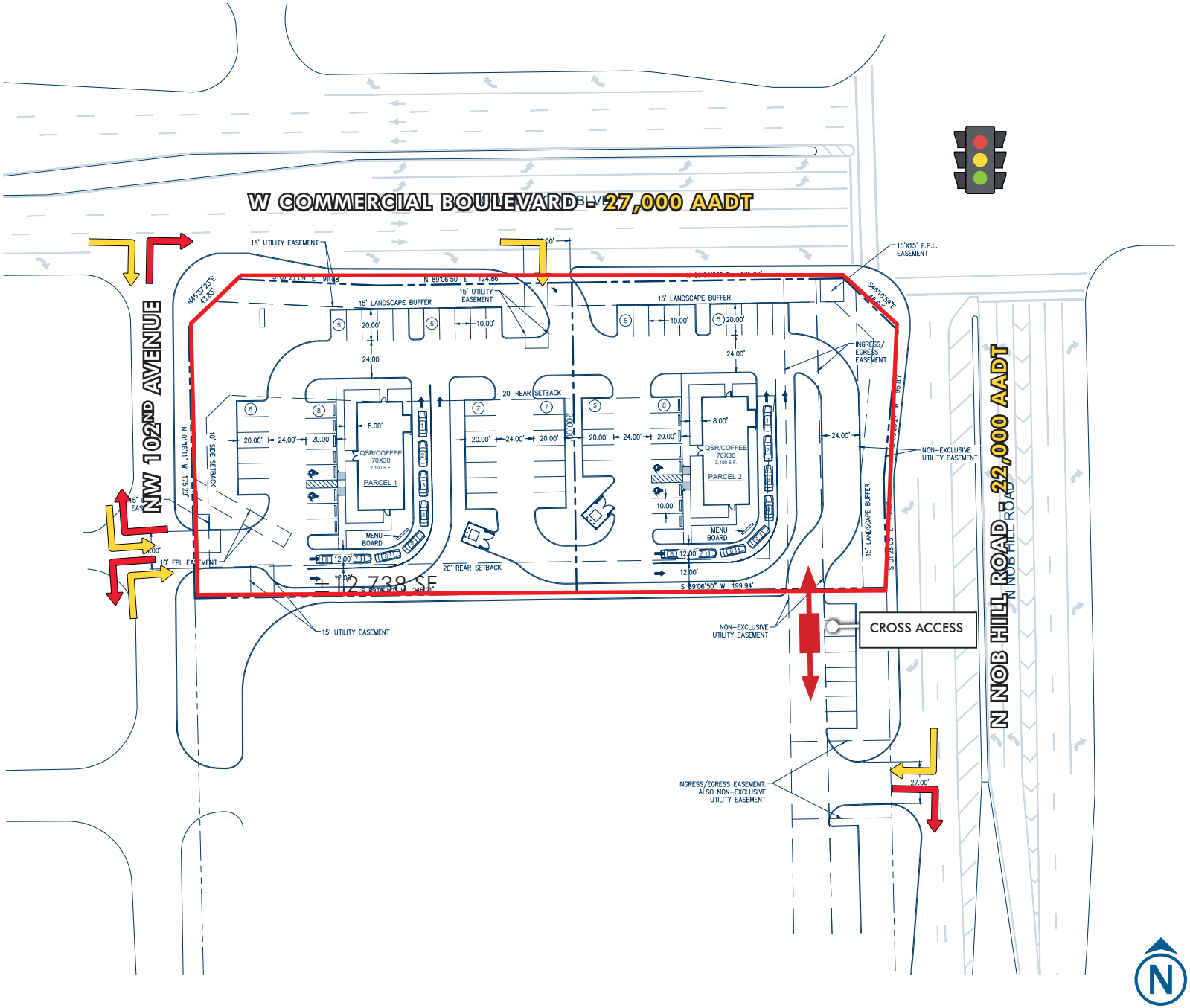
	1 Mile	3 Miles	5 Miles
POPULATION	9,777	130,022	344,321
HOUSEHOLDS	3,867	54,633	135,830
DAYTIME EMPLOYEES	7,815	105,779	276,208
AVERAGE HH INCOME	$67,545	$71,751	$74,607
	5 Minutes	10 Minutes	15 Minutes
POPULATION	46,033	184,600	457,661
HOUSEHOLDS	19,138	76,242	175,780
DAYTIME EMPLOYEES	37,177	149,852	366,798
AVERAGE HH INCOME	$70,114	$77,318	$77,417





10000 W COMMERCIAL BOULEVARD | **SURVEY**

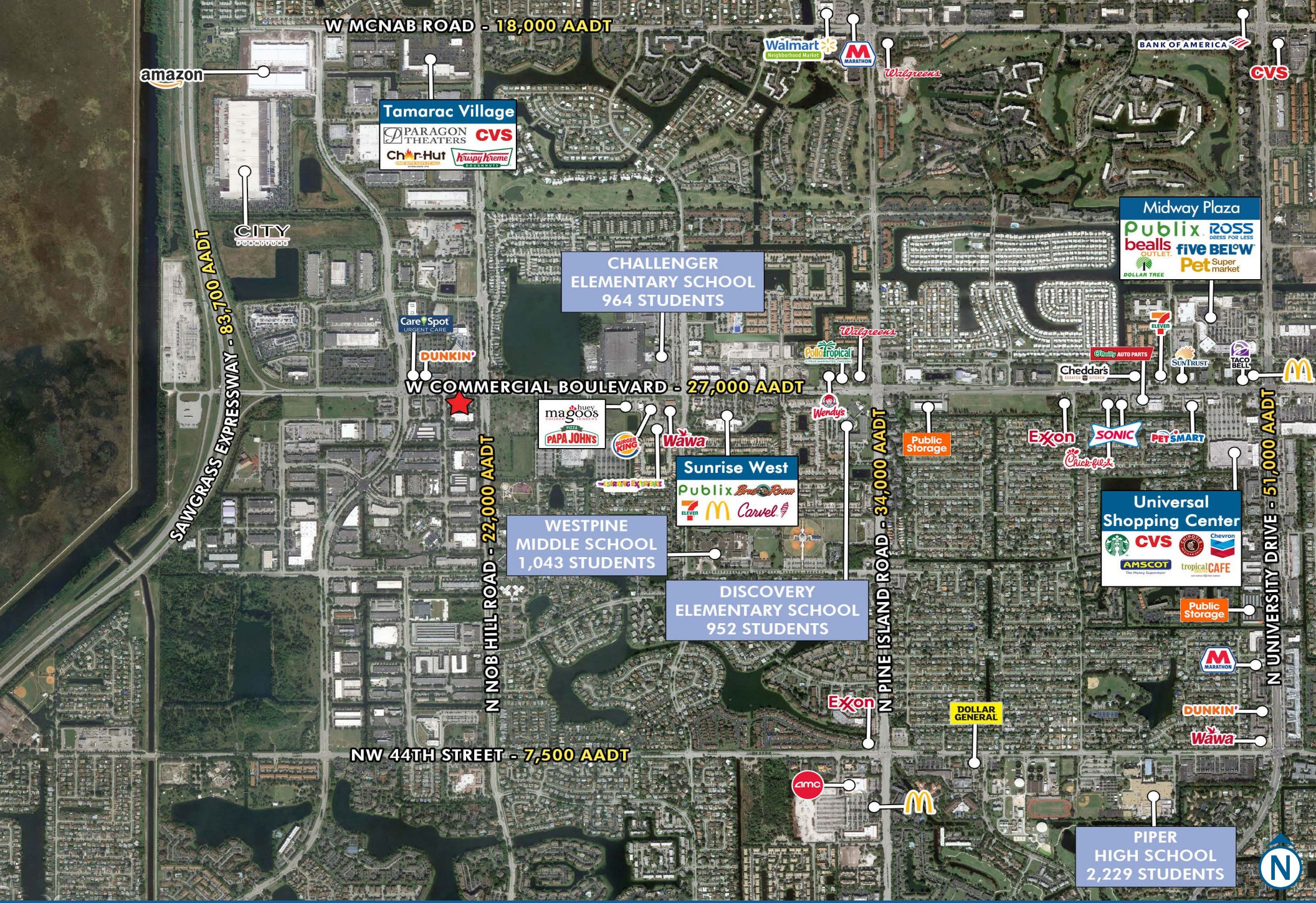
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS



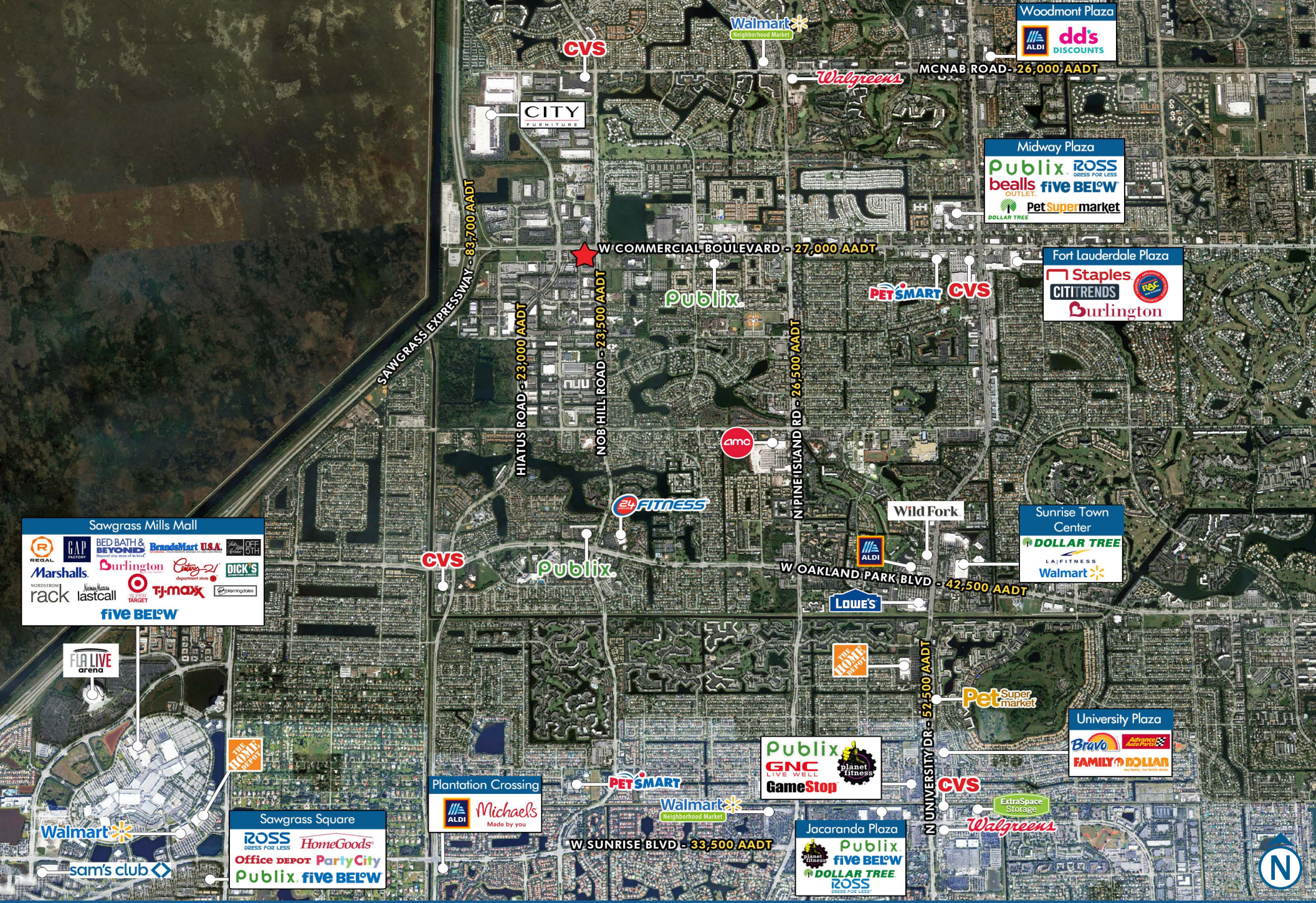
10000 W COMMERCIAL BOULEVARD | CONCEPTUAL SITE PLAN QSR REDEVELOPMENT OPTION

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

10000 W COMMERCIAL BOULEVARD | **CLOSE AERIAL**



10000 W COMMERCIAL BOULEVARD | MID MARKET AERIAL



10000 W COMMERCIAL BOULEVARD | MARKET AERIAL

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

CONTACT AGENTS

DANIEL SOLOMON, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

DAVID EMIHOVICH
MANAGING PARTNER, SOUTHEAST
demihovich@katzretail.com
(561) 869-4345

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS
katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 03.07.22