

OFFICE CONDO FOR SALE

± 1,494 SF AVAILABLE

3650 CORAL RIDGE DRIVE 109A, CORAL SPRINGS, FL 33065

PLEASE DO NOT DISTURB
EXISTING TENANT AND CONTACT
BROKERS FOR ANY SHOWINGS



ASKING PRICE OF \$495,000

EXCLUSIVE LISTING

KATZ & ASSOCIATES

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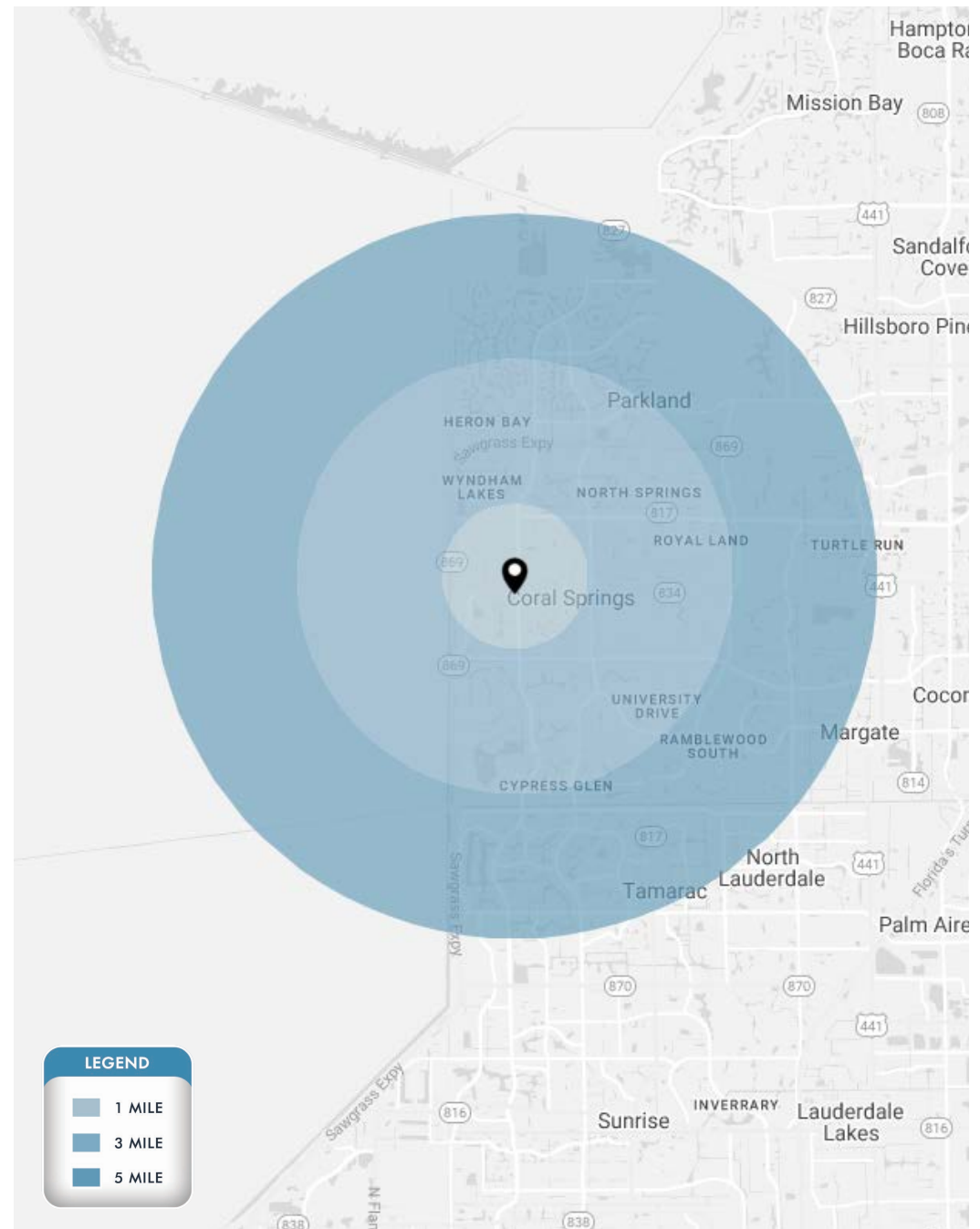
PROPERTY OVERVIEW

HIGHLIGHTS

- Asking price of \$495,000
- ±1,494 SF office space available
- Turn key with kitchen, bathroom and shower
- Close proximity to W Sample Road
- Three (3) dedicated parking spaces
- Multiple entrances to the building
- New HVAC units
- 4 minute drive to Sawgrass Expressway
- Being sold vacant

DEMOGRAPHICS

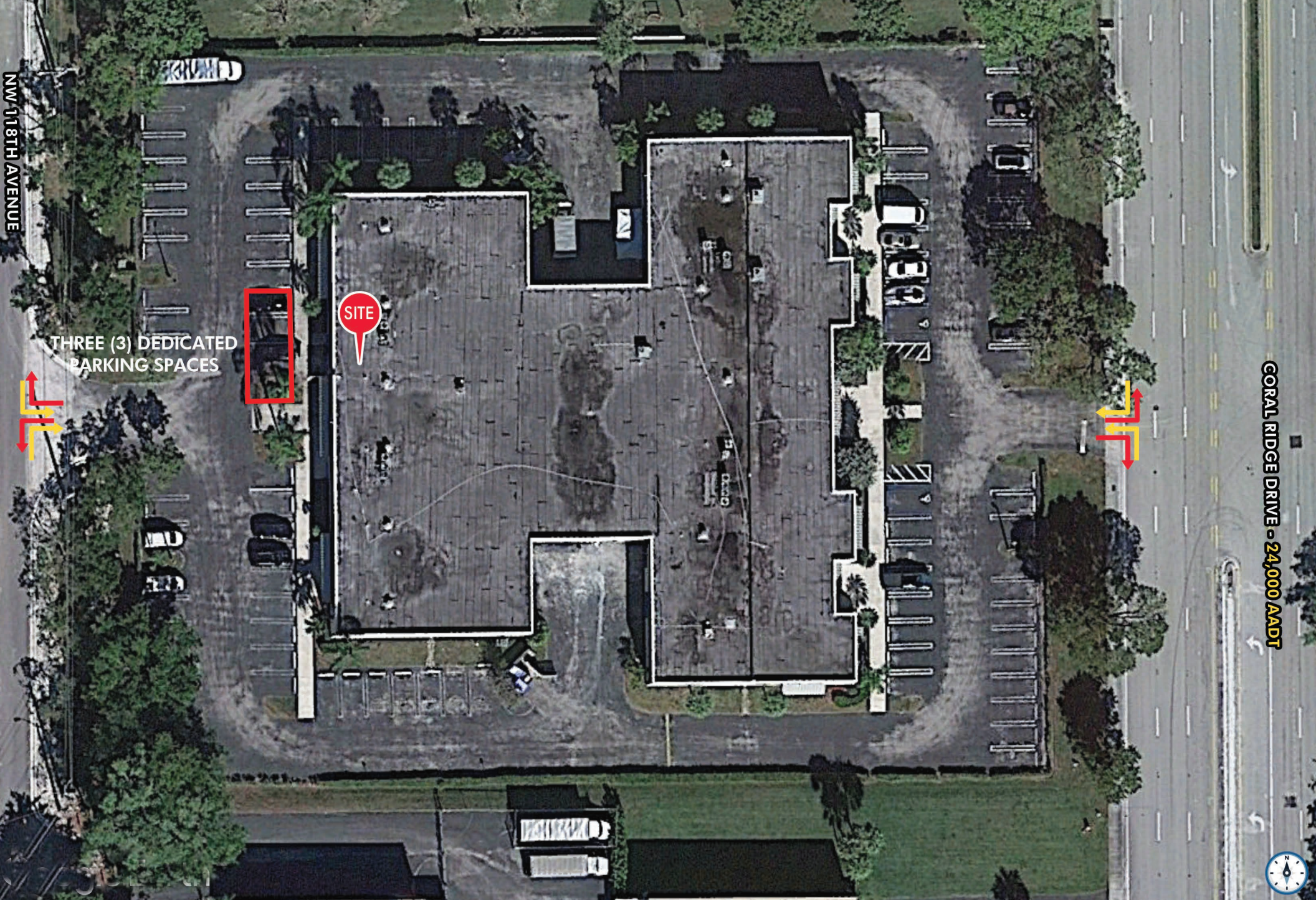
	1 Mile	3 Miles	5 Miles
POPULATION	17,237	105,241	240,612
HOUSEHOLDS	5,482	35,814	87,164
DAYTIME EMPLOYEES	13,453	84,356	196,204
AVERAGE HH INCOME	\$86,270	\$105,460	\$103,394
	5 Minutes	10 Minutes	15 Minutes
POPULATION	38,052	144,545	282,505
HOUSEHOLDS	12,247	51,745	103,769
DAYTIME EMPLOYEES	30,139	117,034	230,624
AVERAGE HH INCOME	\$99,292	\$103,472	\$99,117



3650 CORAL RIDGE DRIVE | EXECUTIVE SUMMARY



3650 CORAL RIDGE DRIVE | INTERIOR PHOTOS



NW 118TH AVENUE

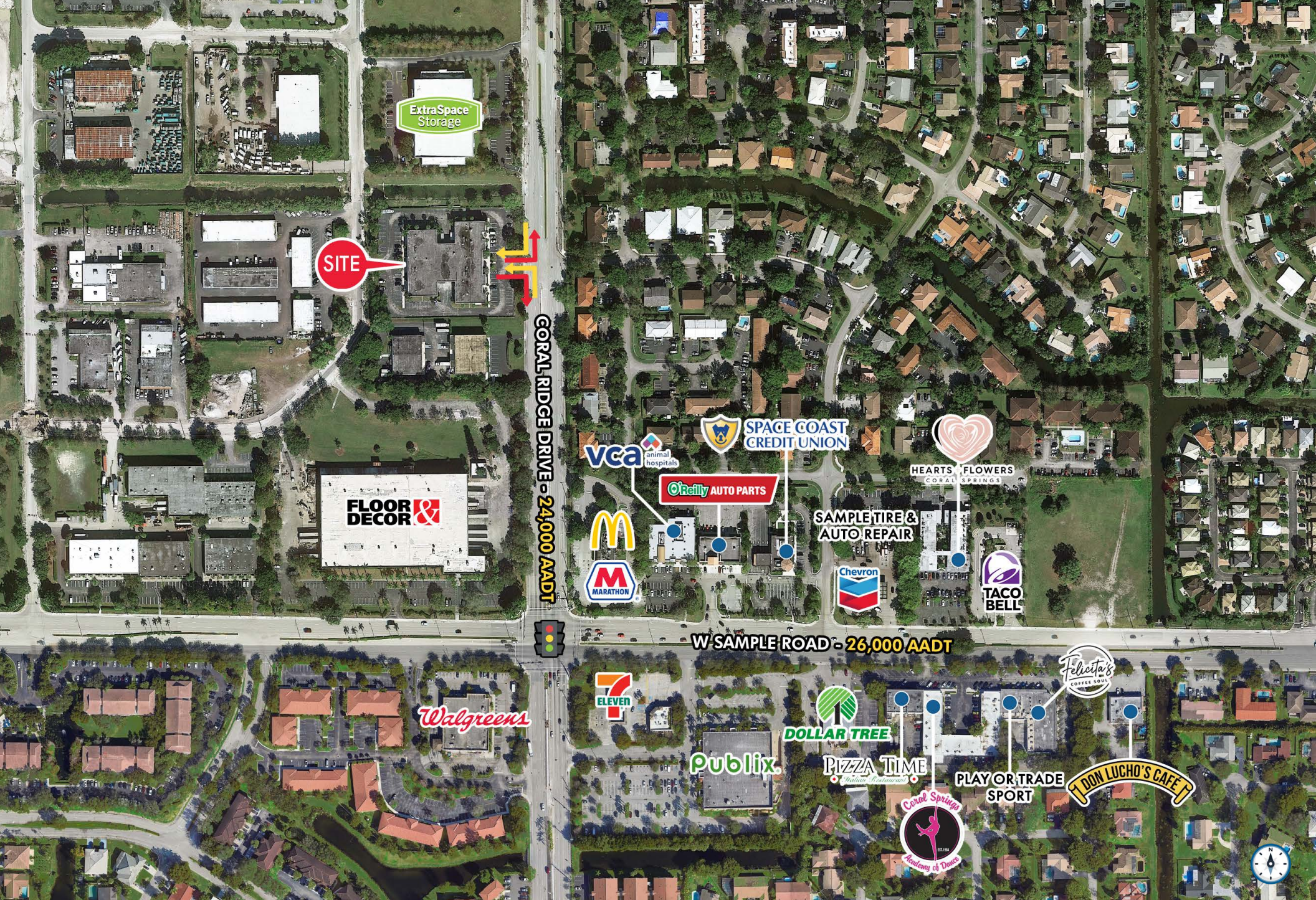
THREE (3) DEDICATED
PARKING SPACES

SITE

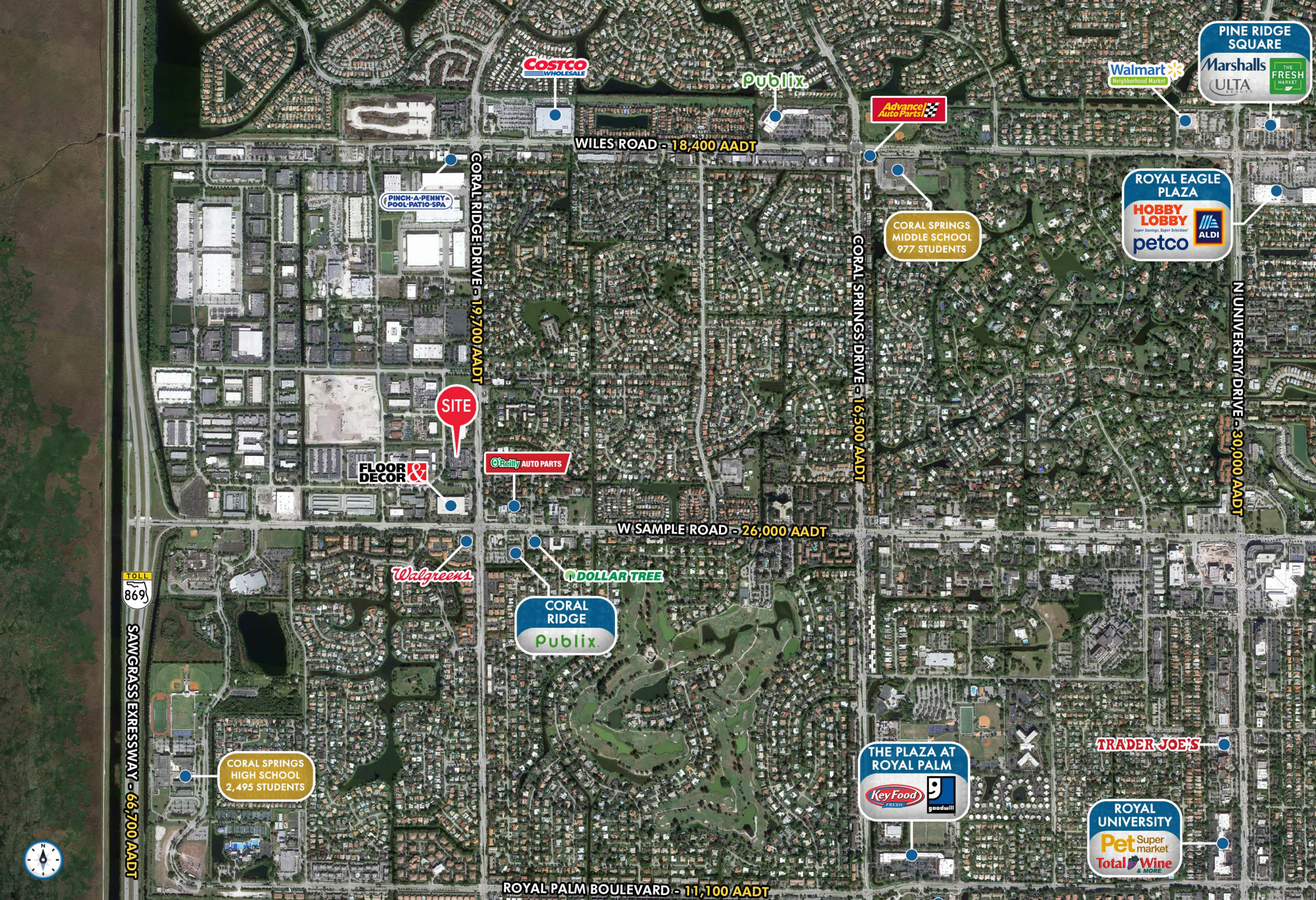
CORAL RIDGE DRIVE - 24,000 AADT

3650 CORAL RIDGE DRIVE | CLOSE AERIAL

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3650 CORAL RIDGE DRIVE | CLOSE INTERSECTION AERIAL



3650 CORAL RIDGE DRIVE | TRADE AERIAL



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