

4601 W Hallandale Beach Blvd West Park, FL 33023

FOR LEASE

Former Used Car Dealership

For more information
please contact:

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**Green Capital Realty
Advisors, LLC**

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Available Spaces

- 315 SF Building on 16,500 SF of Land

Rental Rate

\$5,150/per mo

Features

- Liberal B-3 Zoning
- Easy access to I-95, 441 (State Road 7), and the Florida Turnpike
- Corner Lot with 150' SF of Frontage

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Subject to errors, omissions, prior withdrawal, lease or sale without notice



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Realty Advisors
 Commercial Real Estate Services

Aerial Map



The city is undergoing an FDOT improvements to streets, asphalt, drainage, and road median landscaping.

Demographics

2018	1 mile	3 miles	5 miles
Population:	19,454	191,177	540,366
Average Income:	\$40,304	\$43,909	\$47,679
Average Age:	35	38	39

Traffic Count

➤ 28,000 — Average Daily Traffic