



Radius	Est 2016 Pop	Average HHI	Daytime Pop
1 Mile	14,649	\$53,259	16,366
3 Mile	90,019	\$67,288	91,713
5 Mile	271,717	\$66,774	225,006

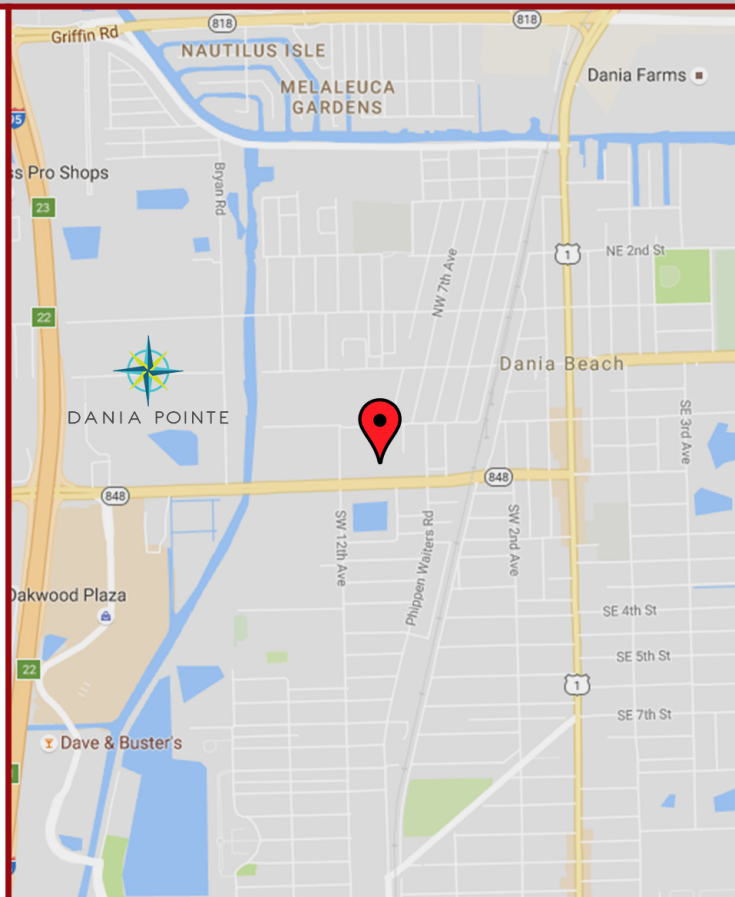
Available 4th Quarter 2018

Property Information

- 9,750 SF Multi-Tenant Building Ideal for Quick Service Restaurants with outdoor seating, Convenience Retailers, and Medical Users
- Drive-Thru Available at End Cap
- Located on the North side of Stirling Road, a major East/West corridor linking Federal Highway and I-95
- Approximately 1,700 feet East of Dania Pointe (2.5M Square Foot Mixed-Use Development)
- Less than 3/4 of a mile from I-95 & Federal Highway

Traffic Counts

- Stirling Road - 37,500 AADT
- I-95 South of Griffin Rd - 325,000 AADT
- US 1 South of Dania Beach Blvd - 35,000 AADT



Terry Salzman

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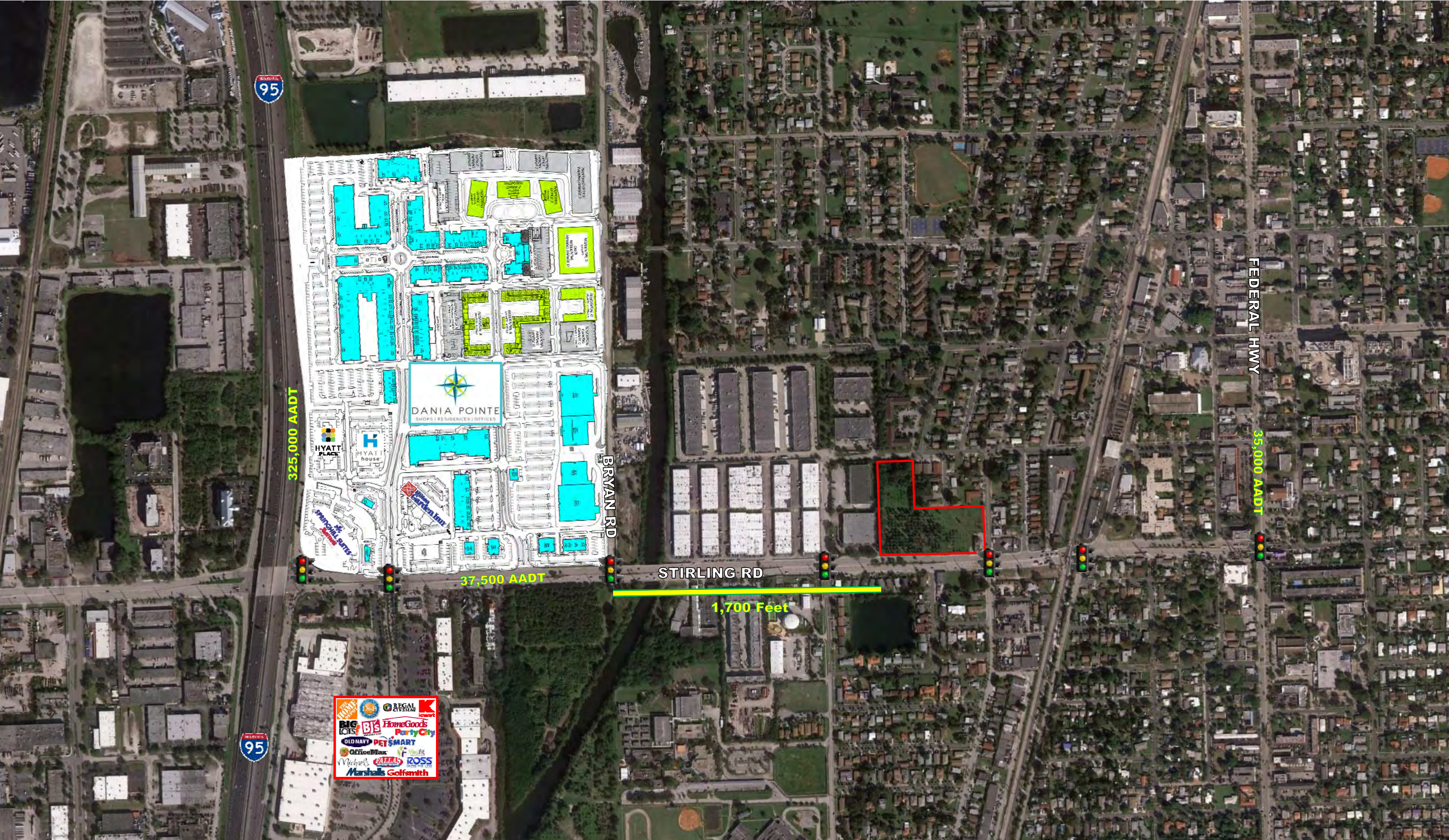
954.358.3920 | krodriquez@salzmanrea.com

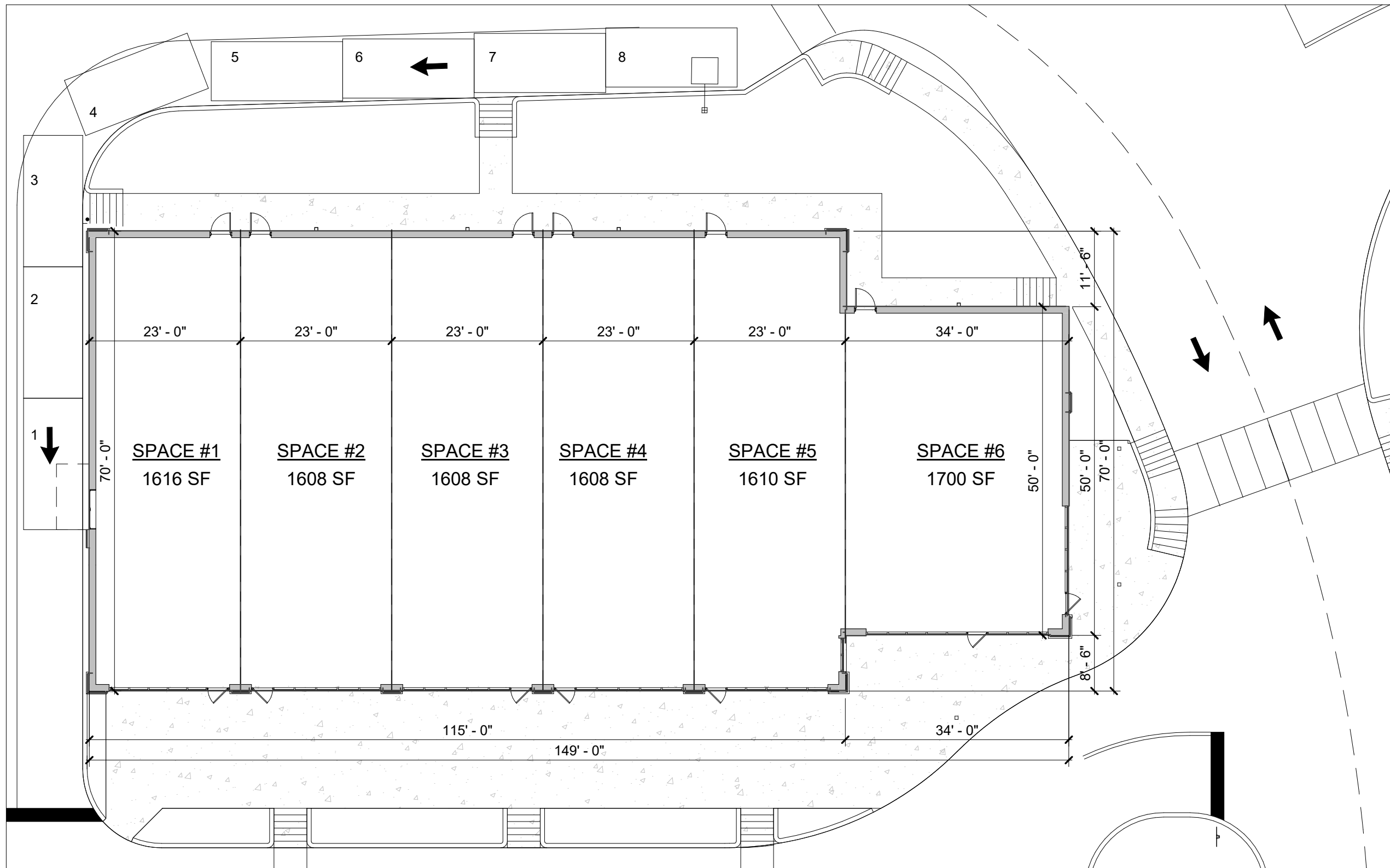
Salzman Real Estate Advisors, 2860 W State Road 84, #118, Dania Beach, Florida 33312

This information contained herein was obtained from sources deemed to be reliable; however Salzman Real Estate Advisors makes no guarantees warranties or representations as to the completeness or accuracy thereof.



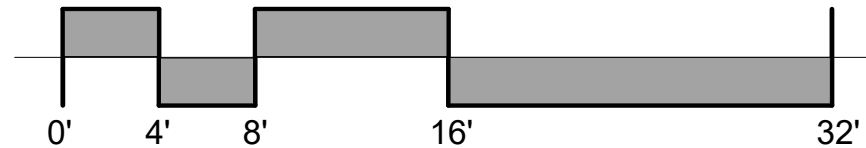
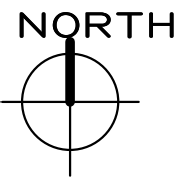
Stirling Square
Dania Beach, Florida





LEASING AREA SCHEDULE	
NAME	LEASING AREA
SPACE #1	1,616 SF
SPACE #2	1,608 SF
SPACE #3	1,608 SF
SPACE #4	1,608 SF
SPACE #5	1,610 SF
SPACE #6	1,700 SF
TOTAL LEASABLE AREA	9,750 SF

1
SK. LEASING
1/16" = 1'-0"



SK.
01.05.2018
2017-193

STIRLING SQUARE
DANIA BEACH, FLORIDA

SALTZ MICHELSON
ARCHITECTS



SW. 12th AVE.

SW 1st ST.

SW 7th AVE.

STIRLING RD.

PHIPPEN WAITERS RD.