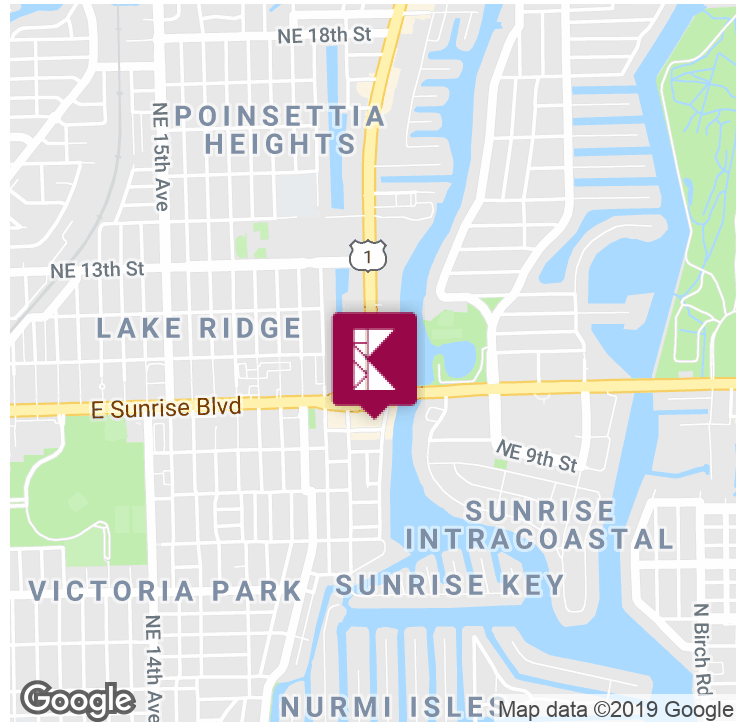


# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	0.04 Acres
Year Built:	1963
Building Size:	1,579 SF
Zoning:	B-1
Traffic Count:	35,000
Price / SF:	\$313.49

## PROPERTY OVERVIEW

Freestanding retail available with 2 bays. 1 bay leased until 2012 and the other is vacant. Vacant space can be leased for additional income or is ready for Owner/user. Excellent location and building is flexible for retail or office use.

Property is located in the upscale Victoria Park neighborhood of Ft. Lauderdale and serves this stable, mature, upscale community. Common parking is available for the center.

Gateway Shopping Center has tons of restaurants and other services, and is a real draw

## PROPERTY HIGHLIGHTS

- Seldom available retail/office opportunity
- Located in highly desirable Victoria Park neighborhood
- Great demographics
- Capitalize on E. Sunrise and Galleria Mall growth
- End cap space