

# FREE STANDING BUILDING FOR LEASE OR FOR SALE



Former Bally's Total Fitness

750 W Sunrise Blvd, Fort Lauderdale, FL 33311

**FLORIDA**  
EQUITIES  
COMMERCIAL

# PROPERTY SUMMARY

## PROPERTY FACTS

SALE PRICE: \$2,869,440.00

LEASE PRICE: \$10.00/SF/YEAR NNN

ADDRESS: 750 W SUNRISE BLVD  
FORT LAUDERDALE, FL 33311

TOTAL SQUARE FEET: 40,992 SF  
FIRST FLOOR: 34,992 SF  
MEZZANINE: 6,000 SF

LOT SIZE: 2.62 ACRES

YEAR BUILT: 1981

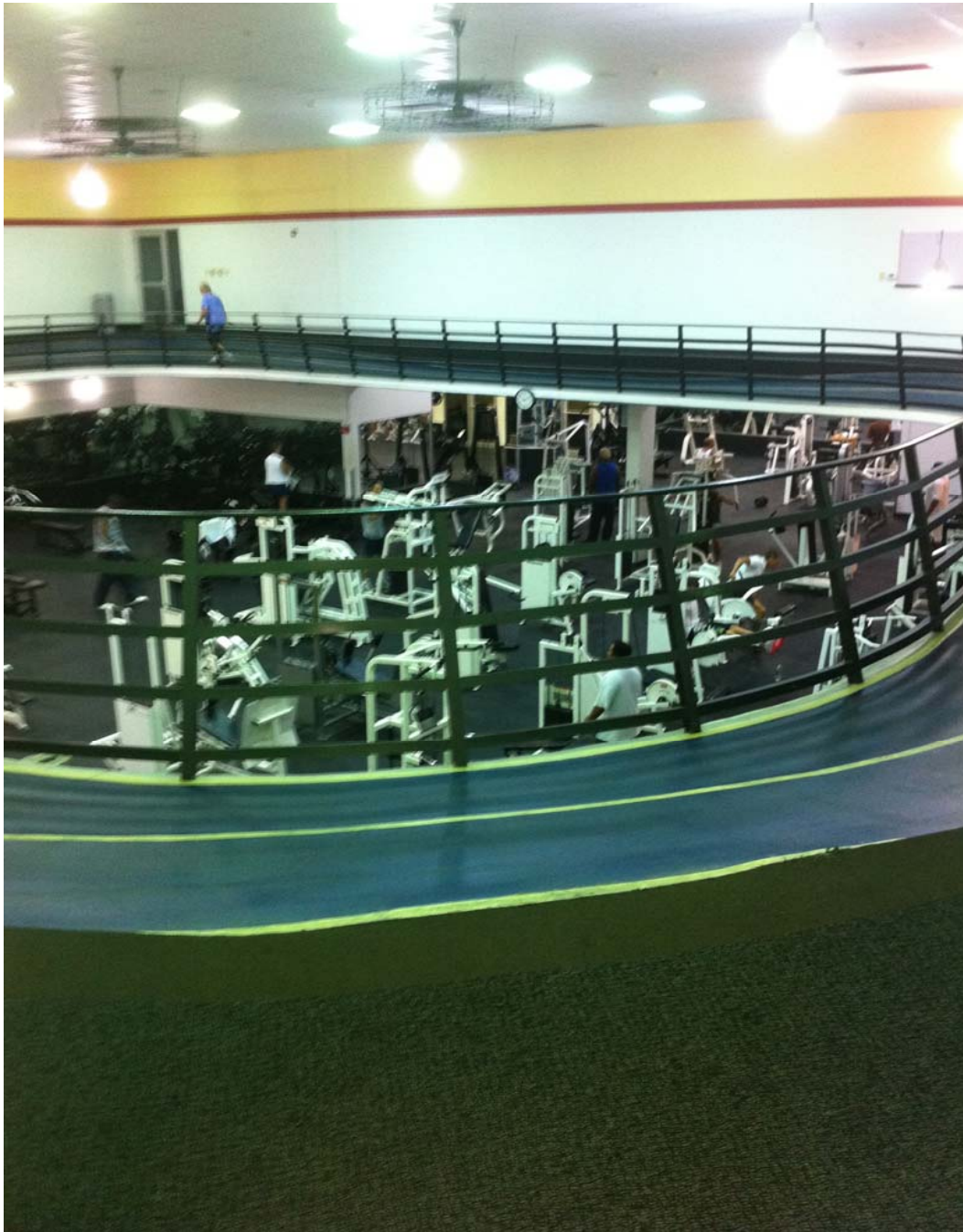
ADT: 41,000

## LOCATION SUMMARY

Located on busy Sunrise Blvd near downtown Fort Lauderdale just west of Federal Hwy. The parking lot has a total of 195 parking spaces. The property is located in zone B-3: Heavy Commercial/Light Industrial Business District.

## HIGHLIGHTS

- Multiple racquetball courts
- Indoor track
- Pool



# PHOTOGRAPHS



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# AREA OVERVIEW

## 750 W Sunrise Blvd., Fort Lauderdale, Florida

1.00 mi radius    3.00 mi radius    5.00 mi radius

### POPULATION

2009 Total Adult Population	17,684	130,914	259,194
2009 Total Daytime Population	25,453	209,787	446,869
2009 Total Daytime Work Population	13,439	140,537	301,109
2009 Total Population	26,677	171,045	338,960
2009 Total Households	9,249	74,873	148,404
% Population Change 1990-2009	14.09%	8.78%	10.36%
% Household Change 1990-2009	19.99%	16.88%	15.07%

2009 Median Age Total Population	28	35	36
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### HOUSEHOLDS

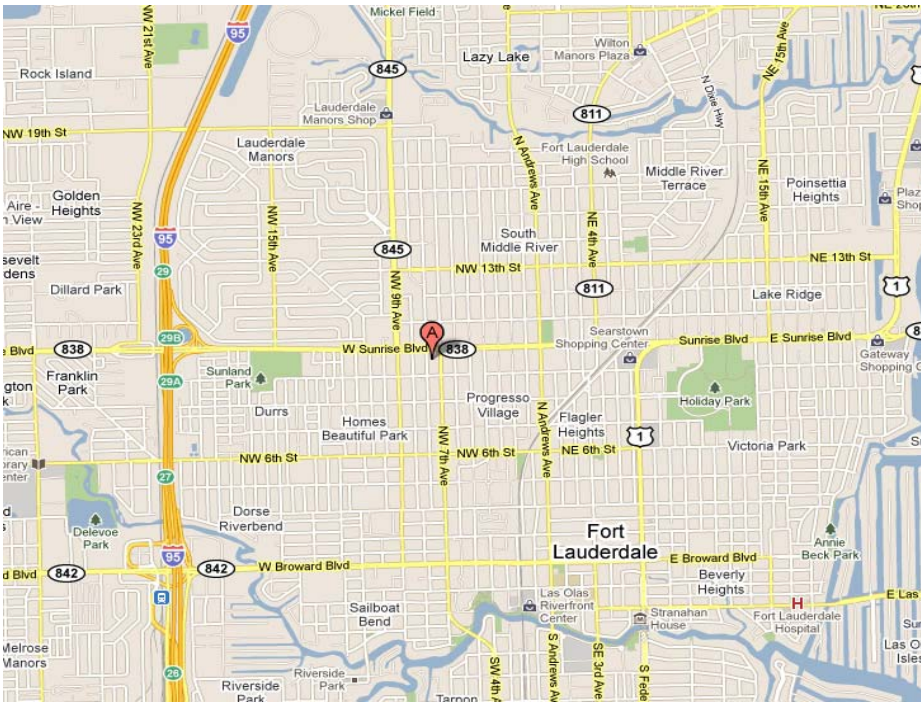
2000 Total Housing Units	8,416	73,327	151,455
2000 Occupied Housing Units	7,486	65,860	132,895
2000 Owner Occupied Housing Units	2,772	33,213	76,612
2000 Renter Occupied Housing Units	4,713	32,647	56,282
2000 Vacant Housing Units	931	7,467	18,560
Historical Annual Growth 1990 to 2005	0.6%	0.4%	0.4%
Projected Annual Growth 2005 to 2010	1.8%	0.7%	0.6%

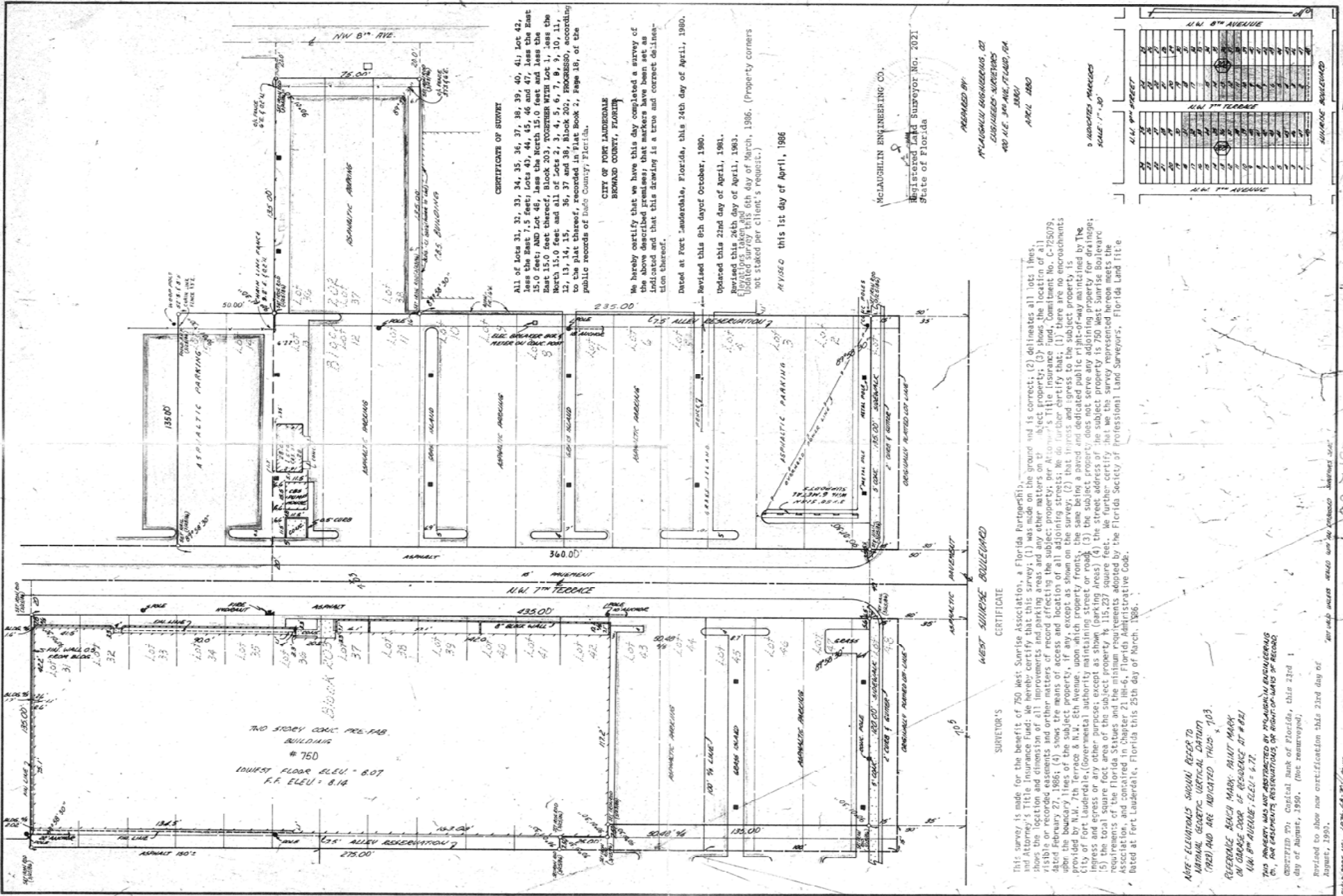
### INCOME

2009 Median Household Income	\$35,415	\$47,983	\$45,569
2009 Per Capita Income	\$23,707	\$37,724	\$34,910
2009 Average Household Income	\$68,378	\$86,180	\$79,736

### BUSINESS

Number of Businesses	1,455	10,966	22,140
Total Number of Employees	14,682	97,307	209,983
Employee Population per Business	10.1	8.9	9.5
Residential Population per Business	18.5	15.3	15.9





This survey is made for the benefit of 750 West Sunrise Association, a Florida Partnership, and Attorney's Title Insurance Fund. We hereby certify that this survey; (1) was made on the ground and is correct; (2) delineates all lots lines, shows the location and dimension of all improvements and parking areas and any other matters on the subject property; (3) shows the location of all easements, encroachments and other matters of record affecting the subject property; per Attorney's Title Insurance Fund, Commitment No. C-725079, dated February 24, 1986; (4) shows the location and dimension of all adjoining streets; We do further certify that; (1) there are no encroachments upon the boundary lines of the subject property, if so indicated on this drawing; (2) the subject property is not subject to any other claims or interests of any kind; (3) the subject property does not serve any adjoining property for drainage; (4) the subject property is not subject to any other claims or interests of any kind; (5) the total square foot area of the subject property is 115,237 square feet. We further certify that we the survey represented herein meets the requirements of the Florida Statutes and the minimum requirements adopted by the Florida Society of Professional Land Surveyors, Florida Land Title Act as amended in Chapter 281-6, Florida Administrative Code. Dated at Fort Lauderdale, Florida this 25th day of March, 1986.

NOTE - ELEVATIONS SHOWN REFER TO NATIONAL GEODESIC VERTICAL DATUM (1988) AND ARE INDICATED THUS: 103.  
 ELEVATION BENCH MARK: PAINT MARK ON GARAGE DOOR OF RESIDENCE AT # 821  
 NW 8th AVENUE, ELEV. = 6.77  
 THIS PROPERTY WAS NOT ABSTRACTED BY McLAUGHLIN ENGINEERS, PC, AND EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD CERTIFIED TO: Central Bank of Florida, this 23rd day of August, 1950. (Not re-surveyed)

Revised to show new certification this 23rd day of August, 1995.

NW 9th STREET		NW 7th TERRACE		NW 9th AVENUE	
1	2	1	2	1	2
3	4	3	4	3	4
5	6	5	6	5	6
7	8	7	8	7	8
9	10	9	10	9	10
11	12	11	12	11	12
13	14	13	14	13	14
15	16	15	16	15	16
17	18	17	18	17	18
19	20	19	20	19	20
21	22	21	22	21	22
23	24	23	24	23	24
25	26	25	26	25	26
27	28	27	28	27	28
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31	32	31	32	31	32
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93	94	93	94	93	94
95	96	95	96	95	96
97	98	97	98	97	98
99	100	99	100	99	100

## CONTACT INFORMATION

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