

# MULTIBAY WAREHOUSES AT A+ STORAGE FOR LEASE

4021 SW 47th Avenue | Davie, FL

## OFFERING MEMORANDUM

SUBJECT PROPERTY

Bay 1  
SFT:1,250  
PSFT \$24  
RENT READY

Bay 7  
SFT:4,000 SFT  
PSFT \$24  
RENT READY

Bay 6  
SFT:5,000 SFT  
PSFT \$24

ONE | Sotheby's  
INTERNATIONAL REALTY

# THE PROPERTY

Location	4021 SW 47th Avenue Davie, FL 33314
County	Broward
APN	50-41-25-19-0130

## HIGHLIGHTS

- Bay 1- 1,250 SFT \$24 PSF
- Bay 6- 5,000 SFT \$24 PSF
- Bay 7- 4,000 SFT \$24 PSF
- The property is situated in the outskirts of the City of Davie, with easy access to Florida Turnpike, Interstate 595 Expy and State Rd 7
- Ideally located in a highly desired industrial area, just a few miles from Fort Lauderdale International Airport, near Hollywood and Fort Lauderdale
- Ample on-site Parking totaling well over 40 spaces
- Warehouse spaces totaling 10,250 SFT

### POPULATION

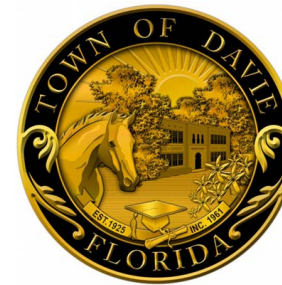
1.00 MILE	3.00 MILE	5.00 MILE
7,552	111,914	359,318

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,180	\$103,681	\$102,989

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,790	41,781	135,590



Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
Bay 7	1	4,000	\$24	Modified Gross	The 4,000 SFT unit provides ample room for larger-scale operations. Bay 1 includes Grade level loading dock, two bathrooms, two offices and wide open space.
Bay 1	1	1,250	\$24	Modified Gross	Bay 1 is ideal for businesses looking for large storage or a more intimate operational environment which comes with one restroom and ample parking.
Bay 6	1	5,000	\$24	Modified Gross	Bay 6 contains 5,000 SFT of flex Warehouse space. This unit is ideal for business seeking a combination of storage and administrative functionality.

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## PROPERTY FEATURES

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BUILDING SF	105,240
GLA (SF)	10,250
LAND SF	205,603
LAND ACRES	4.72
YEAR BUILT	2002
ZONING TYPE	IU
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	50

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## PROPERTY SUMMARY

- One Sotheby's International Realty is pleased to present three premium warehouse leasing opportunities at A+ Storage in Davie. Whether you're seeking a smaller, efficiently designed 1,250 SFT, a 5,000 SFT flex space or a 4,000 SFT unit with Grade level docking. All are well equipped to handle a wide range of commercial and industrial uses.
- Bay 7 provides ample room for larger-scale operations. The 4,000 SFT Unit includes a Grade level Loading Dock, two bathrooms, two offices and wide open space. Bay 1 is ideal for businesses looking for large storage or a more intimate operational environment which comes with one restroom and ample parking. Bay 6 is designed to maximize productivity while maintaining proximity to the warehouse area. Making it ideal for logistics and distribution.
- All three spaces benefit from 10 foot ceilings, easy access to major transportation routes, and modern infrastructure to support many kinds of industrial and commercial operations. These warehouses are perfect for companies looking to enhance their operation in a central location.
- With flexible leasing terms and competitive rates, these spaces offer exceptional value for businesses seeking growth in the heart of Davie.





Aventura

Hard Rock Hotel and Casino

SUBJECT PROPERTY

LKQ Used Auto Parts

## BAY 1 ENTRANCE



## BAY 1 OPEN SPACE



## BAY 1 OPEN SPACE



## BAY 1 RESTROOM



## BAY 7 ENTRANCE



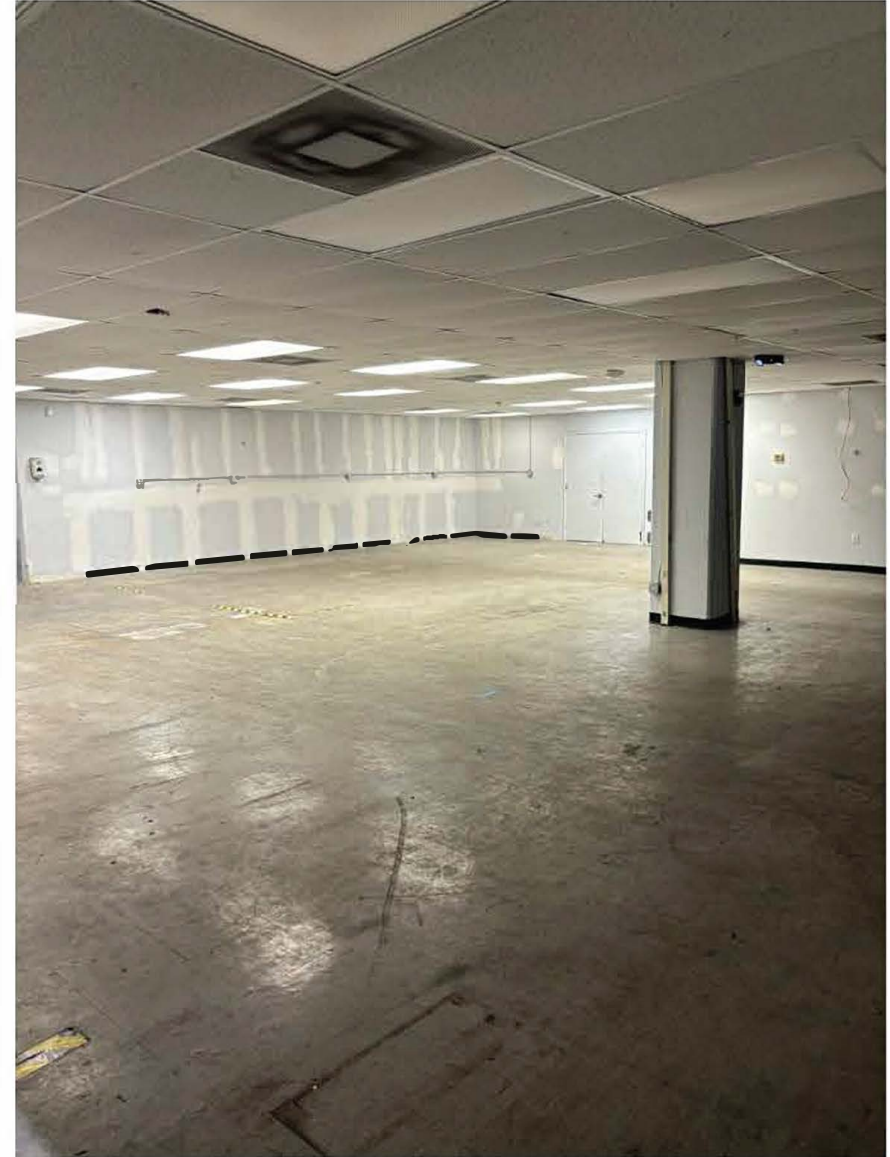
## BAY 7 ENTRANCE AREA



## BAY 7 OFFICE/ OPEN SPACE



## BAY 7 OPEN SPACE





# BAY 7 OPEN SPACE



# BAY 7 OFFICE



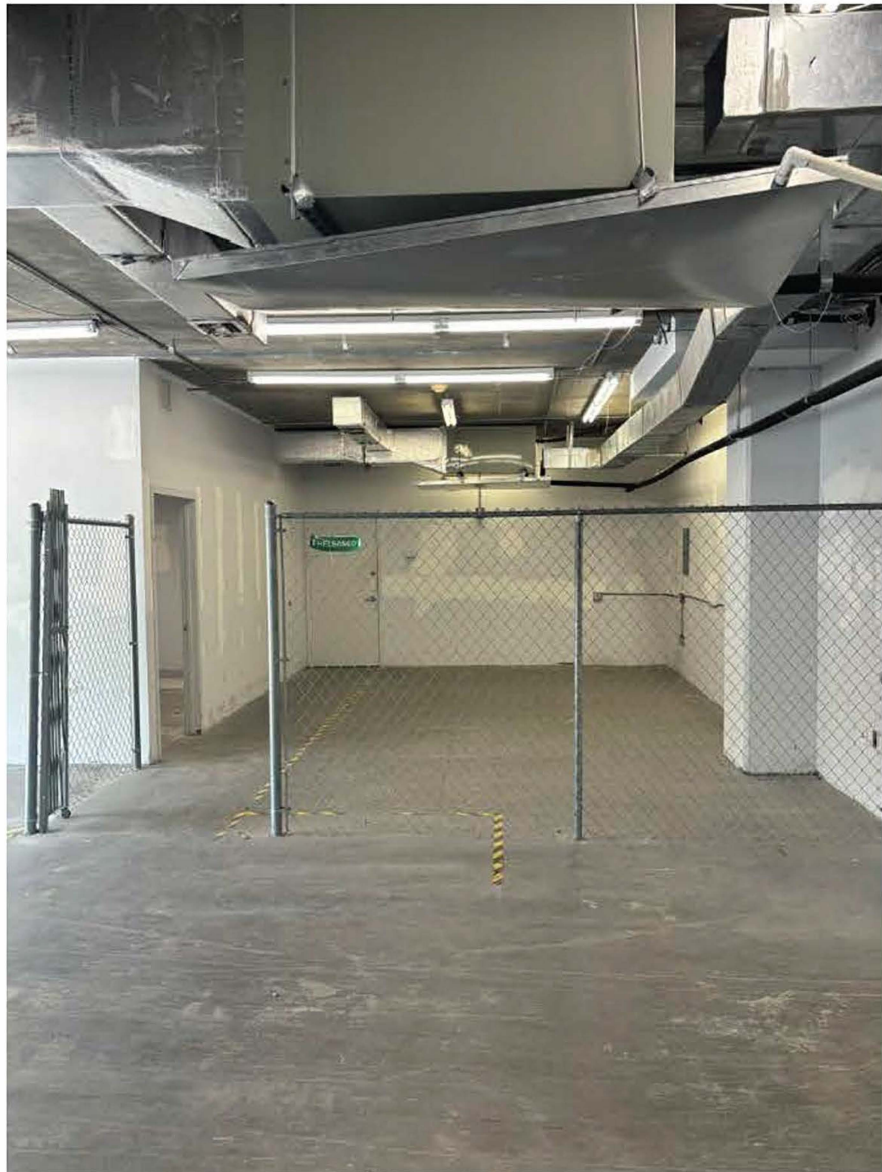
# BAY 7 OPEN SPACE



# BAY 7 OPEN SPACE



## BAY 7 FENCED AREA



## BAY 7 GRADE LEVEL DOCKING



**BAY 7 OFFICE**



**BAY 7 OPEN SPACE**



## WEST PARKING LOT



## OUTDOOR GRADE LEVEL DOCKING



## EAST PARKING LOT



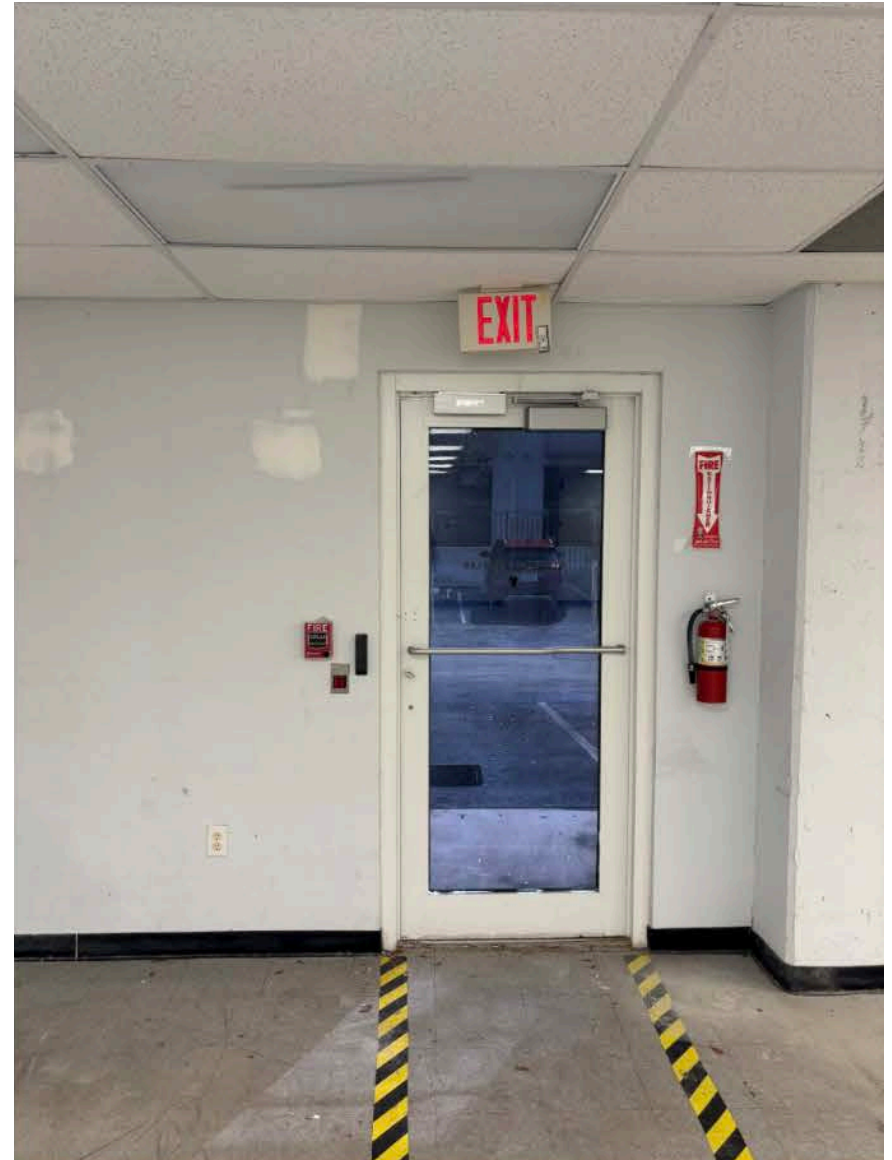
## WEST PARKING LOT



## BAY 7 OUTDOOR VIEW



## BAY 7 ENTRANCE/ EXIT





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Demographics

Demographics

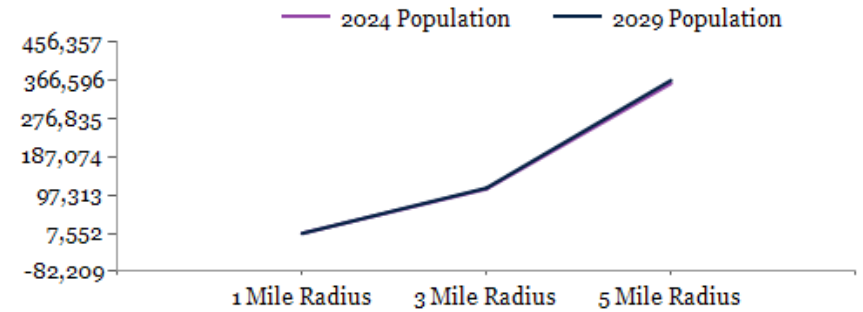
Demographic Charts



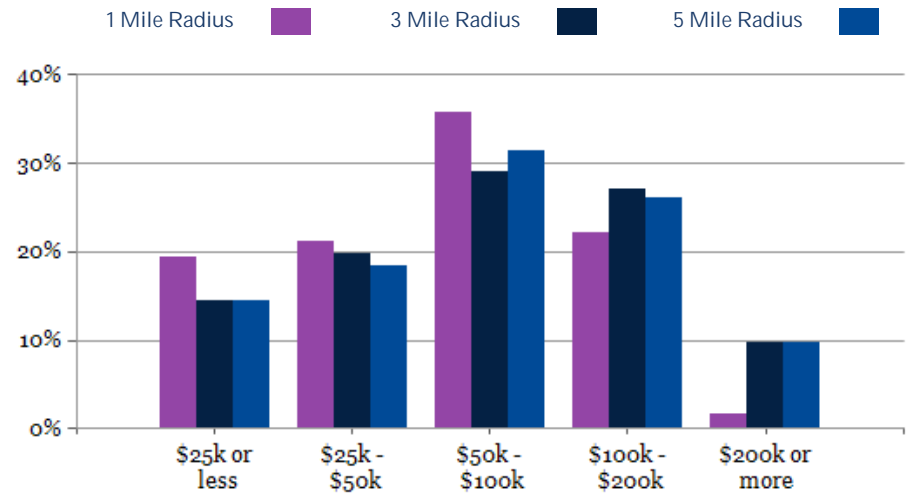
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,572	91,511	305,641
2010 Population	5,742	96,061	316,210
2024 Population	7,552	111,914	359,318
2029 Population	7,639	114,047	366,596
2024-2029: Population: Growth Rate	1.15%	1.90%	2.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	199	3,200	10,871
\$15,000-\$24,999	343	2,834	8,770
\$25,000-\$34,999	270	2,807	7,790
\$35,000-\$49,999	322	5,421	17,023
\$50,000-\$74,999	518	6,526	22,983
\$75,000-\$99,999	477	5,630	19,577
\$100,000-\$149,999	432	7,127	22,159
\$150,000-\$199,999	185	4,199	13,305
\$200,000 or greater	45	4,037	13,112
Median HH Income	\$60,208	\$75,339	\$75,336
Average HH Income	\$73,180	\$103,681	\$102,989

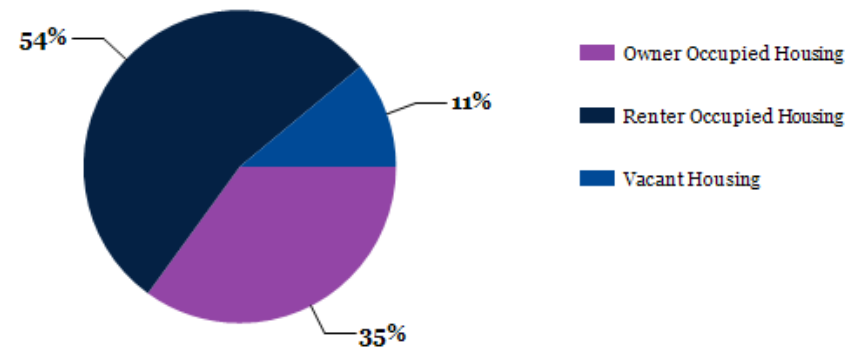
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,004	39,153	128,824
2010 Total Households	2,178	36,190	120,160
2024 Total Households	2,790	41,781	135,590
2029 Total Households	2,852	42,960	139,952
2024 Average Household Size	2.70	2.65	2.63
2024-2029: Households: Growth Rate	2.20%	2.80%	3.20%



2024 Household Income

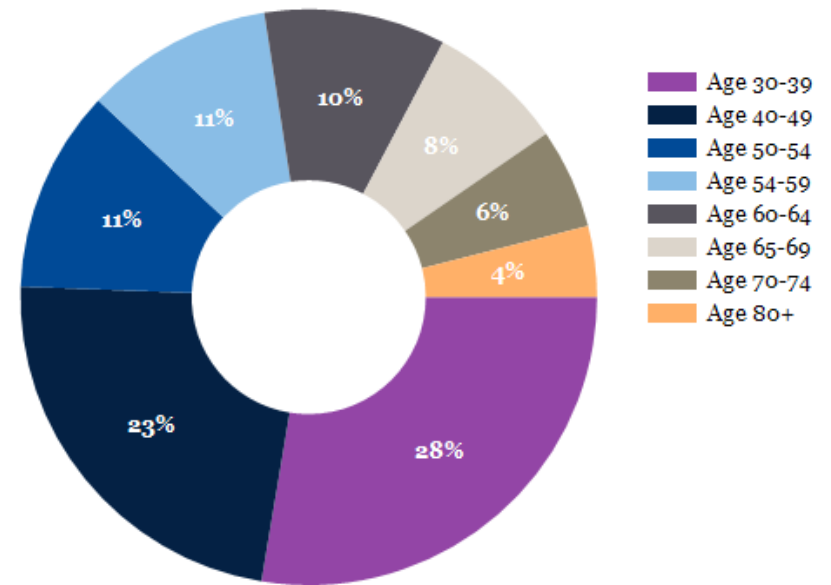


2024 Own vs. Rent - 1 Mile Radius

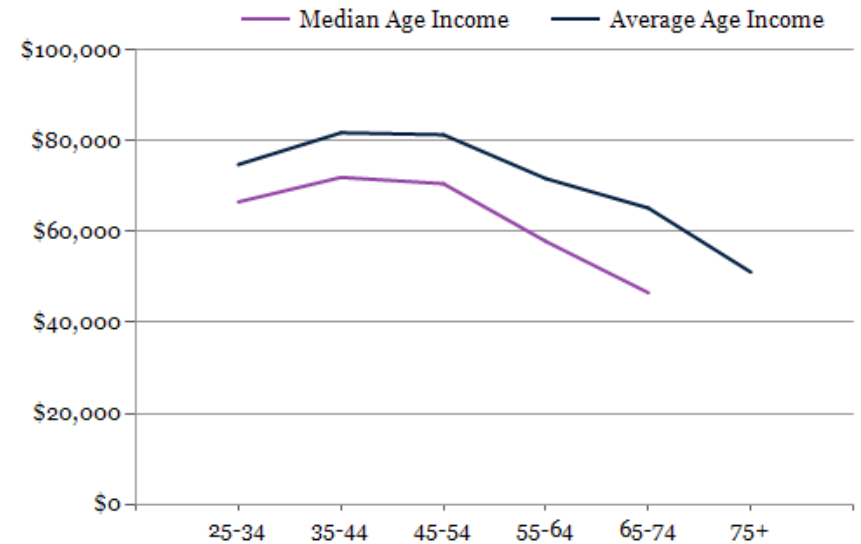


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	632	8,547	26,381
2024 Population Age 35-39	582	8,111	25,777
2024 Population Age 40-44	530	8,027	25,739
2024 Population Age 45-49	479	7,110	23,140
2024 Population Age 50-54	500	7,181	23,989
2024 Population Age 55-59	464	7,005	23,538
2024 Population Age 60-64	447	7,020	24,005
2024 Population Age 65-69	338	5,726	19,900
2024 Population Age 70-74	247	4,426	15,204
2024 Population Age 75-79	175	3,229	11,203
2024 Population Age 80-84	99	1,934	6,747
2024 Population Age 85+	83	1,706	6,639
2024 Population Age 18+	5,937	89,194	286,988
2024 Median Age	36	38	40
2029 Median Age	38	39	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$66,563	\$73,663	\$73,944
Average Household Income 25-34	\$74,798	\$93,153	\$95,264
Median Household Income 35-44	\$71,978	\$90,748	\$89,996
Average Household Income 35-44	\$81,793	\$120,519	\$119,607
Median Household Income 45-54	\$70,579	\$92,875	\$92,556
Average Household Income 45-54	\$81,374	\$123,470	\$123,127
Median Household Income 55-64	\$57,892	\$80,153	\$79,969
Average Household Income 55-64	\$71,707	\$111,123	\$110,022
Median Household Income 65-74	\$46,557	\$59,908	\$59,506
Average Household Income 65-74	\$65,214	\$91,181	\$86,510
Average Household Income 75+	\$51,111	\$69,343	\$67,538





Manny Chamizo III  
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

# Spacious Warehouses at A+ Storage



***“Connect with the well connected.”***

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*Exclusively Marketed by:*



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