



5761 SW 40th AVENUE

Dania Beach, Florida 33314



**City of Dania Beach Process: The parcel has a single family (RS-6000) zoning. Therefore 1 single family home may be developed with no more than 2-stores up to 25 feet. To do anything additional it will require site plan review and approval (min, \$5,500 application fee), rezoning (\$2,500-\$6,000 application fee) and allocation of flexibility units (min \$4,100 application fee). This process will require 2 staff meetings with the DRC and 3 advertised public hearings.*

PROPERTY FOR SALE

- Asking price for it is \$800,000
- 1.66 acres for sale
- In close proximity to I-95, The Hard Rock Hotel & Casino, Fort Lauderdale-Hollywood International Airport
- Ability to build 8 single family homes
- Prime residential site in a rapidly growing area

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	119,690	363,731
Median age	39.1	39.1
Estimated average household income	\$71,991	\$69,588
Estimated median household income	\$52,258	\$50,935

Cohen Commercial Realty, Inc.

Bryan S. Cohen | info@cohencommercial.com

Office: 561.471.0212 • Leasing: 561.471.1299 • Fax: 561.471.5905

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LICENSED REAL ESTATE BROKER

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty, or representation about it. It independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

AERIAL MAP



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