

FOR SALE

Mixed Use Site

Multi-Family
Light Industrial



THE LANCORE GROUP

Boca Raton, Florida

10500 W COMMERCIAL BLVD | SUNRISE, FL



Description:	First property off the Sawgrass Expwy at Commercial Blvd
Size:	8.57 ± Acres
Frontage:	1,300 feet on Commercial Blvd
Current Zoning:	LI (PUD & SB102)
Proposed Use:	± 575 residential units
Parking:	Negotiable

CONTACT

MERV MCDONALD
President | CEO
561-212-4894

mmcdonald@lancorerealty.com

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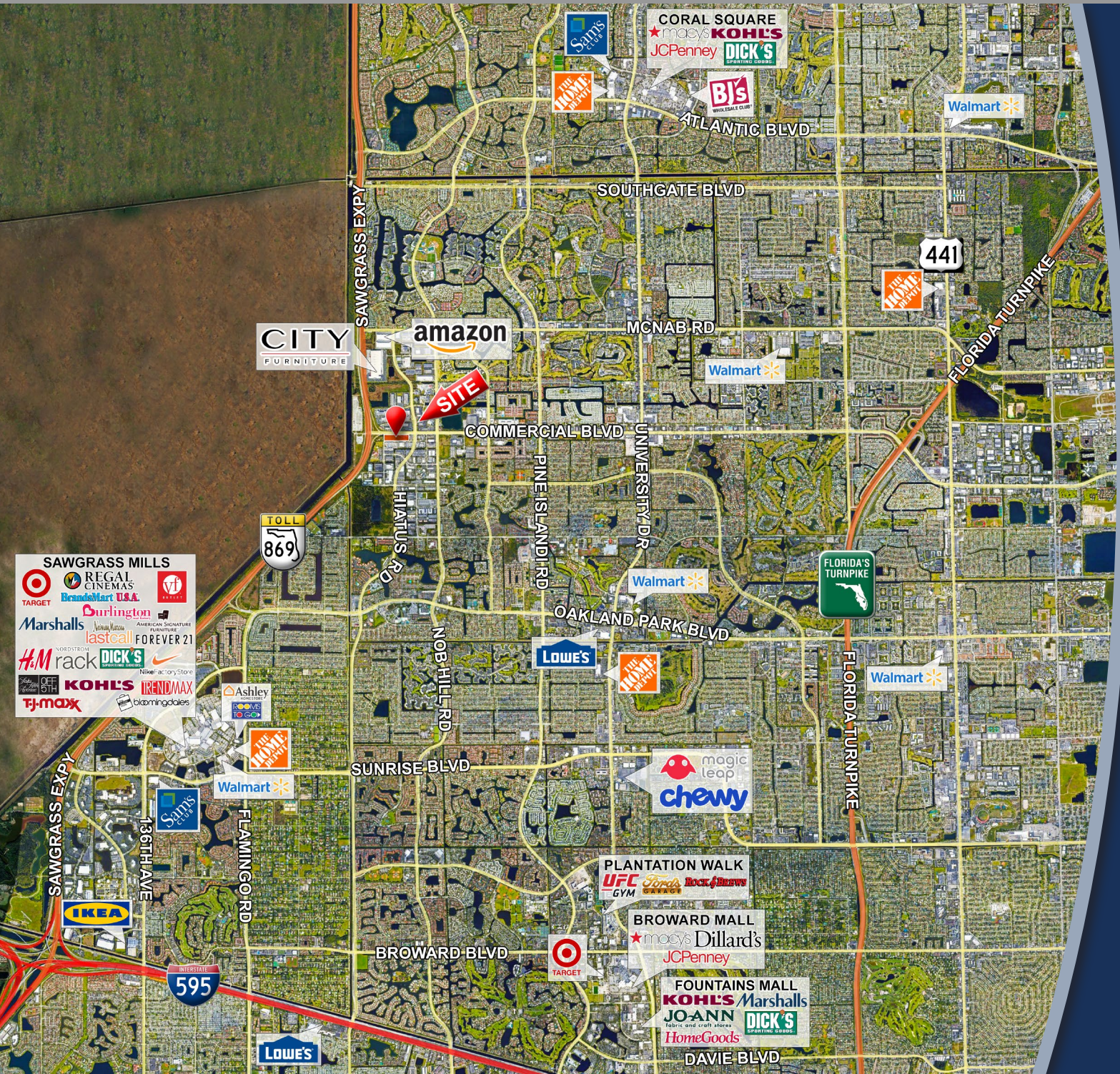
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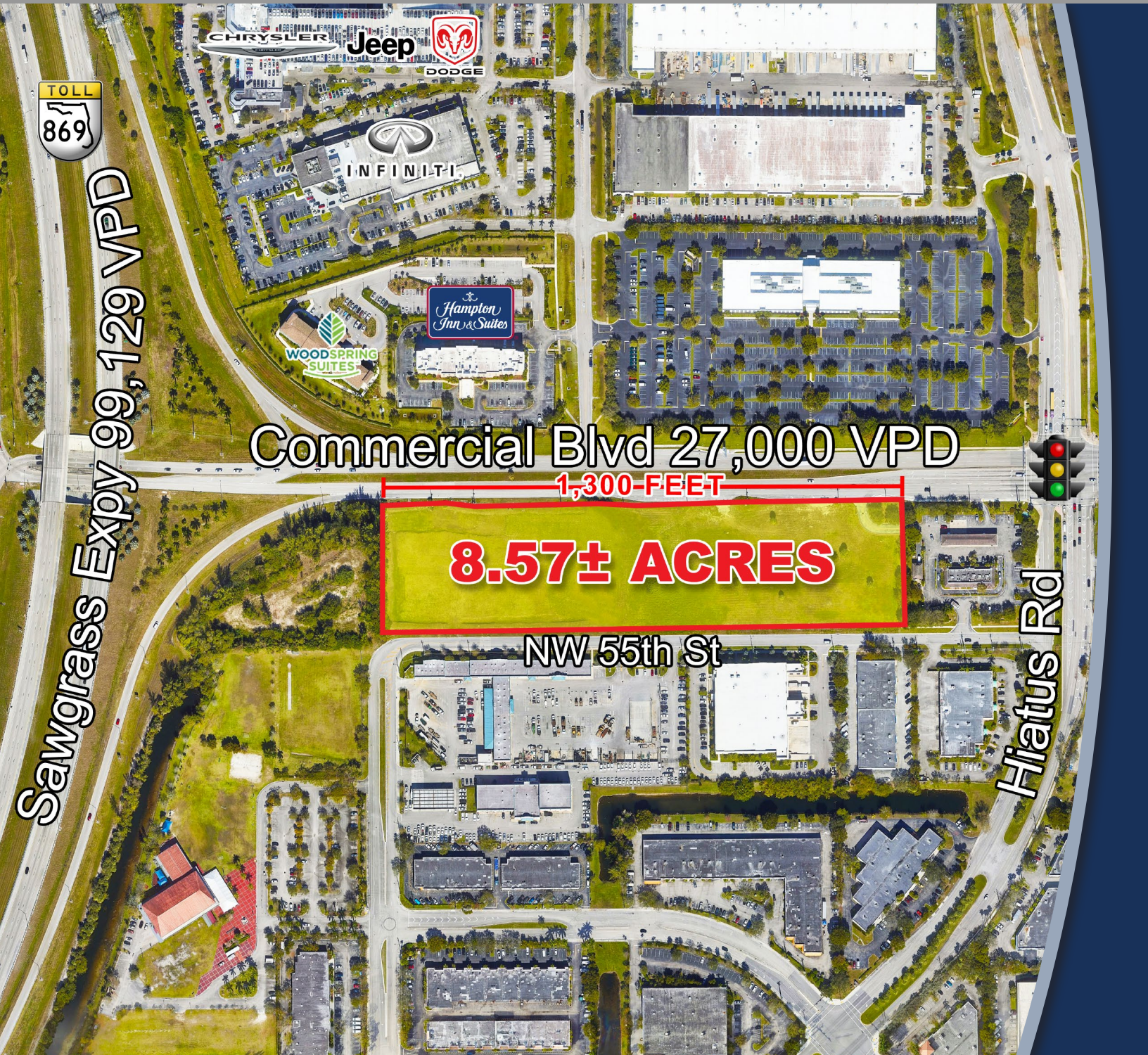
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TOLL
869

Sawgrass Expy 99, 129 VPD

Commercial Blvd 27,000 VPD
1,300-FEET

8.57± ACRES

NW 55th St

Hiatus Rd

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Hiatus Rd

**8.57±
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	1 Mile	3 Mile	5 Mile
2022 Demographics:			
Total Population	5,242	114,188	317,728
Total Households	2,033	49,633	129,793
Age:			
Median Age	41.5	44.4	40.9
Race and Ethnicity			
Asian	7.1%	4.2%	4.0%
Black	30.9%	29.8%	37.3%
White	53.3%	57.1%	50.0%
Other	3.9%	4.8%	4.5%
Multi-Race	4.6%	3.8%	3.8%
Household Income:			
Average Household Income	\$77,783	\$71,227	\$75,440
Median Household Income	\$67,667	\$54,083	\$55,725
Per Capita Income	\$30,683	\$31,046	\$30,883
2022 Daytime Population			
Total Daytime Population	16,588	110,870	287,896
Population aged 16 and under (Children)	4,564	19,388	54,402
Daytime Population Age 16+	12,024	91,482	233,494
Civilian 16+, at Workplace	10,438	56,171	146,882
Civilian 16+, Unemployed	139	2,853	8,708
Civilian 16+, Work at home	75	2,776	8,591
Homemakers Age 16+	227	7,129	17,125
Retired population Age 65+	870	22,018	47,996
Student popn: Pre-kindergarten to 8th	4,171	13,983	36,290
Student popn: 9th grade-12th grade	287	2,820	11,003
Student popn: Post-secondary students	323	4,919	15,359

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