



- GENERATIONAL ASSET WITH EXCEPTIONAL LOCATION NEAR INTRACOSTAL
- HIGH BARRIERS TO ENTRY IN DENSE IN-FILL LOCATION OF FORT LAUDERDALE
- CVS RENT IS WELL BELOW MARKET RENT LEAVING TREMENDOUS UPSIDE WHEN OPTIONS EXPIRE
- ALL TENANTS HAVE BEEN AT LOCATION FOR OVER 20 YEARS
- EXCEPTIONAL DEMOGRAPHICS WITH OVER 18,000 RESIDENTS IN 1-MILE AND AVERAGE HHI OF \$105,249



**Exclusive Sale Offer**



# PURCHASE

OPPORTUNITY AT  
**CORAL RIDGE PLAZA**

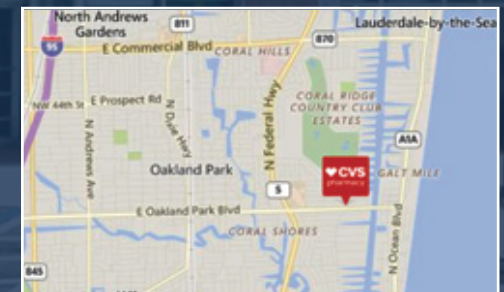
## FINANCIAL HIGHLIGHTS

PRICE ..... \$5,895,000

CAP RATE ..... 5.42%

NET OPERATING INCOME ... \$320,000 +/-

2801-2811 NE 31st St  
Fort Lauderdale, FL 33306



**T: (954) 232.8494**

**F: (954) 567.9640**

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## INVESTMENT HIGHLIGHTS

- CVS NN ANCHORED RARE TROPHY INFILL MUTI-TENANT RETAIL
- OUTSTANDING DRUGSTORE LOCATION ON HARD SIGNALIZED CORNER IN EAST FORT LAUDERDALE
- LONG-TERM TENANTS-CVS CORPORATION WITH INVESTMENT QUALITY CREDIT
- HIGH INCOME AND HIGH GROWTH AREA OF EAST FORT LAUDERDALE
- LOCATED AT THE ENTRY OF THE PRESTIGIOUS CORAL RIDGE COUNTRY CLUB NEIGHBORHOOD
- CVS HAS 2 (5 YEAR) OPTIONS LEFT ON EXISTING LEASE (EXPIRATION 2033)
- EXTREMELY LOW SALES TO RENT RATIO AT APPROX 3%
- FEE SIMPLE OWNERSHIP 100% TO BE DELIVERED FREE AND CLEAR

### TENANT ROSTER:

TENANT	SQ. FT.	% Of SHOPPING CENTER
CVS	9,777 Sq. Ft.	67.63 %
THE UPS STORE	1,040 Sq. Ft.	7.19 %
LAS VEGAS CUBAN CUISINE	2,600 Sq. Ft.	17.98 %
HAIR CUTTERY	1,040 Sq. Ft.	7.19 %
TOTAL	14,457 Sq. Ft.	100.00 %

Located in prestigious Coral Ridge Country Club area of East Fort Lauderdale at the corner of intersection of E. Oakland Park Boulevard & Bayview Drive. Great exposure on the corner of Bayview Drive and Oakland Park Boulevard, with easy access for both eastbound and westbound vehicles to enter.

Coral Ridge Plaza is located a few blocks east of Coral Ridge shopping mall which is home to Target Publix Marshall's T.J. Maxx and many more national retailers. Dining, Entertainment, Beach & Intracoastal Waterway are nearby. Easy Access to major arteries including Federal Highway (2.7 blocks) and I-95 (3.0 miles).



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## PROPERTY SUMMARY

### BUILDING

**Type:** Retail

**Subtype:** Storefront Retail

**Tenancy:** Multiple

**Year Built:** 1994

**GLA:** 15,820 SF

**Floors:** 1

### LAND

**Land Area:** 0.81 AC

**Zoning:** CB

**Parcel:** 49-42-24-03-0440

### KEY TENANTS

**CVS:** 9,777 SF

**The UPS Store:** 1,200 SF



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## OFFERING SUMMARY

Bonvie Realty, as exclusive agent on behalf of the Owner, is proud to offer for sale a Fee Simple 100% interest in 2801-2811 NE 31st "Coral Ridge Plaza" in Fort Lauderdale, Florida (the "Property"). The offering totals 15,820 square feet ("SF") of gross leasable area among four tenants and the site consists of 35,471 square feet ("SF") of land. The Center is anchored by CVS Pharmacy and has other superior Tenants including The UPS Store, Hair Cuttery, and Las Vegas Cuban Cuisine.

With approximately 35,000 vehicles per day at the intersection of Oakland Park Blvd and Bayview Drive, the Property is situated at a premier location in the prime east Fort Lauderdale market.

The site consists of 203' on Bayview Drive and 140' on Oakland Park Boulevard. The East Fort Lauderdale trade area features an ideal combination of population density and high household income levels, which make the retail market one of the strongest in South Florida.



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# AERIAL



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**FOR MORE INFORMATION, PLEASE CONTACT  
Rick Bonvie:**

**Bonvie Realty & Development**

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F: (954) 567.9640**

**4100 GALT OCEAN DRIVE SUITE #1111  
FORT LAUDERDALE, FL 33308**

**[rick@bonviedevelopment.com](mailto:rick@bonviedevelopment.com)**

\*All data provided herewith has been furnished to Broker, or obtained from other sources. This information is deemed reliable, but such has not been independently verified, nor is its accuracy guaranteed by Bonvie Realty & Development.\*



## **BROKER INFO**

Bonvie Realty & Development is a full service commercial real estate and development firm based in South Florida. The services provided are a one stop resource for brokerage, land acquisition and disposition, comprehensive pre-construction planning, and all other related development services.

Rick Bonvie, owner, brings an entrepreneurial, innovative approach when working with private clients to evaluate investment opportunities and take advantage of current market conditions.

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# DEMOGRAPHICS



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	20,533		121,403		265,370	
2017 Estimate	18,807		113,815		248,775	
2010 Census	14,300		101,942		222,775	
Growth 2017 - 2022	9.18%		6.67%		6.67%	
Growth 2010 - 2017	31.52%		11.65%		11.67%	
2017 Population by Hispanic Origin	1,953		20,508		39,187	
2017 Population	18,807		113,815		248,775	
White	17,742	94.34%	92,366	81.15%	171,645	69.00%
Black	415	2.21%	16,400	14.41%	67,107	26.97%
Am. Indian & Alaskan	37	0.20%	398	0.35%	783	0.31%
Asian	394	2.09%	2,602	2.29%	4,862	1.95%
Hawaiian & Pacific Island	18	0.10%	134	0.12%	239	0.10%
Other	201	1.07%	1,915	1.68%	4,139	1.66%
U.S. Armed Forces	56		118		219	
Households						
2022 Projection	11,443		59,997		123,146	
2017 Estimate	10,538		56,547		115,922	
2010 Census	8,242		51,769		105,321	
Growth 2017 - 2022	8.59%		6.10%		6.23%	
Growth 2010 - 2017	27.86%		9.23%		10.07%	
Owner Occupied	7,818	74.19%	33,603	59.42%	65,834	56.79%
Renter Occupied	2,720	25.81%	22,944	40.58%	50,087	43.21%
2017 Households by HH Income	10,536		56,548		115,920	
Income: <\$25,000	1,781	16.90%	12,123	21.44%	27,301	23.55%
Income: \$25,000 - \$50,000	1,942	18.43%	12,913	22.84%	27,536	23.75%
Income: \$50,000 - \$75,000	1,572	14.92%	9,400	16.62%	20,070	17.31%
Income: \$75,000 - \$100,000	1,130	10.73%	5,907	10.45%	12,107	10.44%
Income: \$100,000 - \$125,000	1,296	12.30%	5,071	8.97%	9,251	7.98%
Income: \$125,000 - \$150,000	474	4.50%	2,140	3.78%	4,071	3.51%
Income: \$150,000 - \$200,000	900	8.54%	3,558	6.29%	6,310	5.44%
Income: \$200,000+	1,441	13.68%	5,436	9.61%	9,274	8.00%
2017 Avg Household Income	\$105,249		\$87,020		\$80,032	





