

RAINBOW PLAZA 81-101 SW 31ST AVENUE

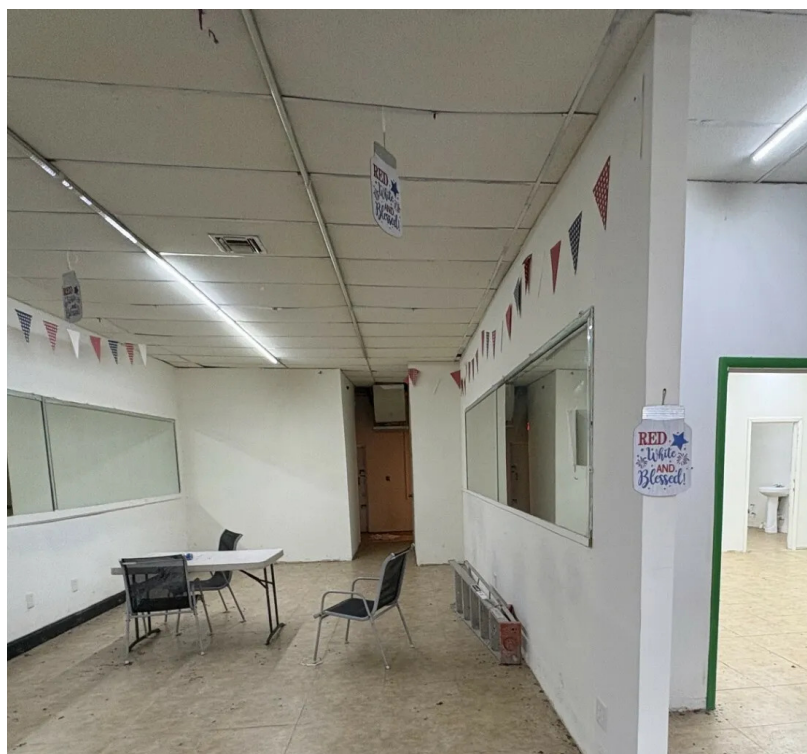
81-101 SW 31ST AVENUE, FORT LAUDERDALE, FL 33312

91 SW 31ST AVE



SPACE HIGHLIGHTS

- 2,850 SF; additional 900 SF possible for 3,750 SF
- Part of 6,100 SF Strip Center on 1/2 Acre Site
- Ideal Space for a Restaurant, Shop, Office or Church
- Recently painted and parking lot resurfaced
- Primarily Open Space with Individual Rooms
- One mile west of I-95
- Fronting MLK Blvd. one block South of Broward Blvd.
- Current tenants include convenience store and restaurant



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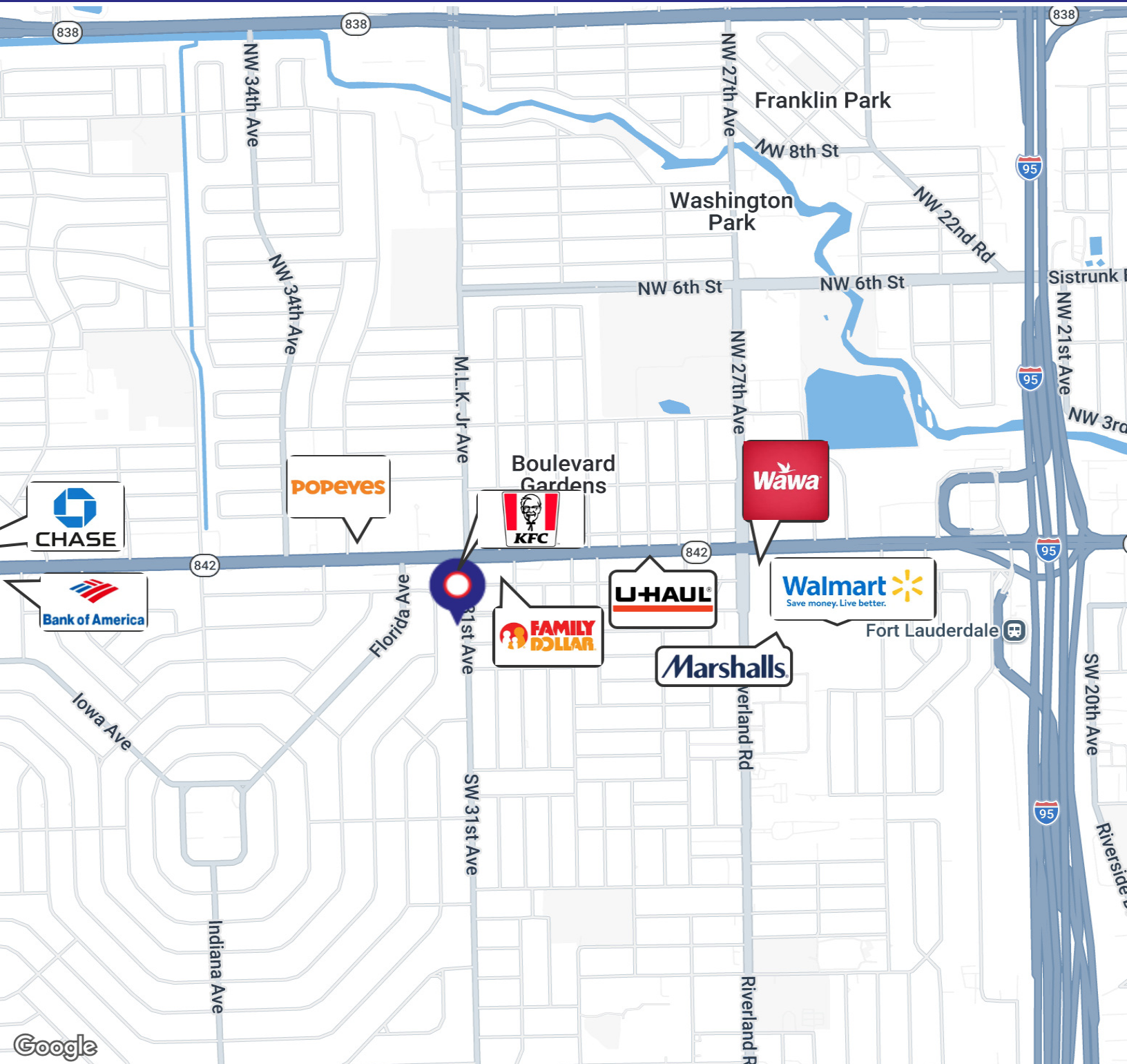
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RETAILER MAP



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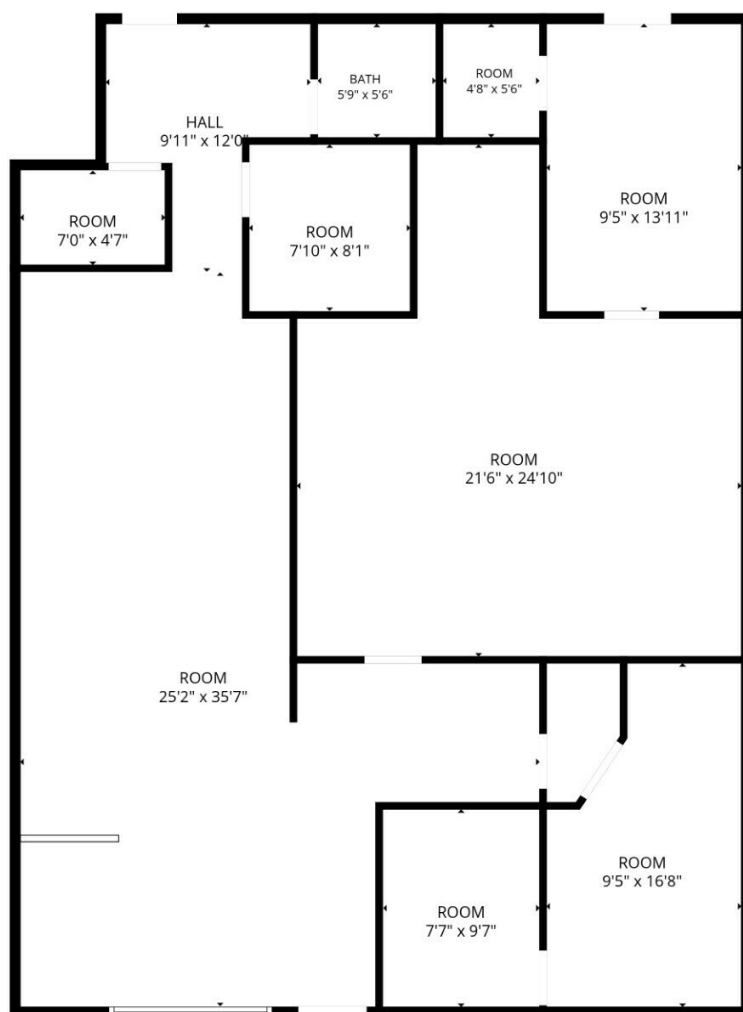
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91 SW 31ST AVENUE 2,850 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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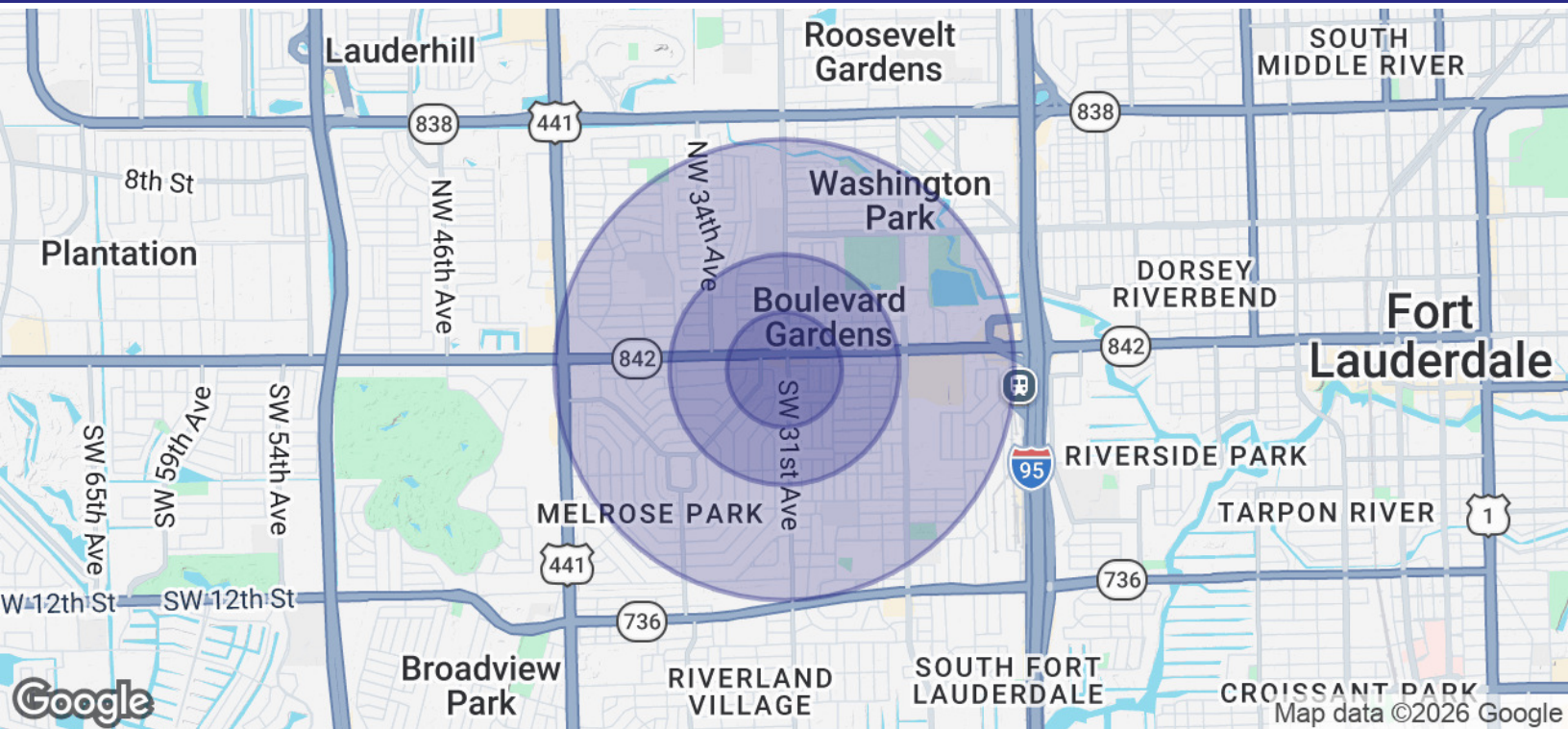
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,371	5,249	21,111
Average Age	38.5	36.1	35.6
Average Age (Male)	44.4	39.2	34.6
Average Age (Female)	41.1	37.0	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	389	1,478	5,946
# of Persons per HH	3.5	3.6	3.6
Average HH Income	\$85,767	\$81,706	\$77,921
Average House Value	\$391,315	\$366,598	\$322,434

2023 American Community Survey (ACS)

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