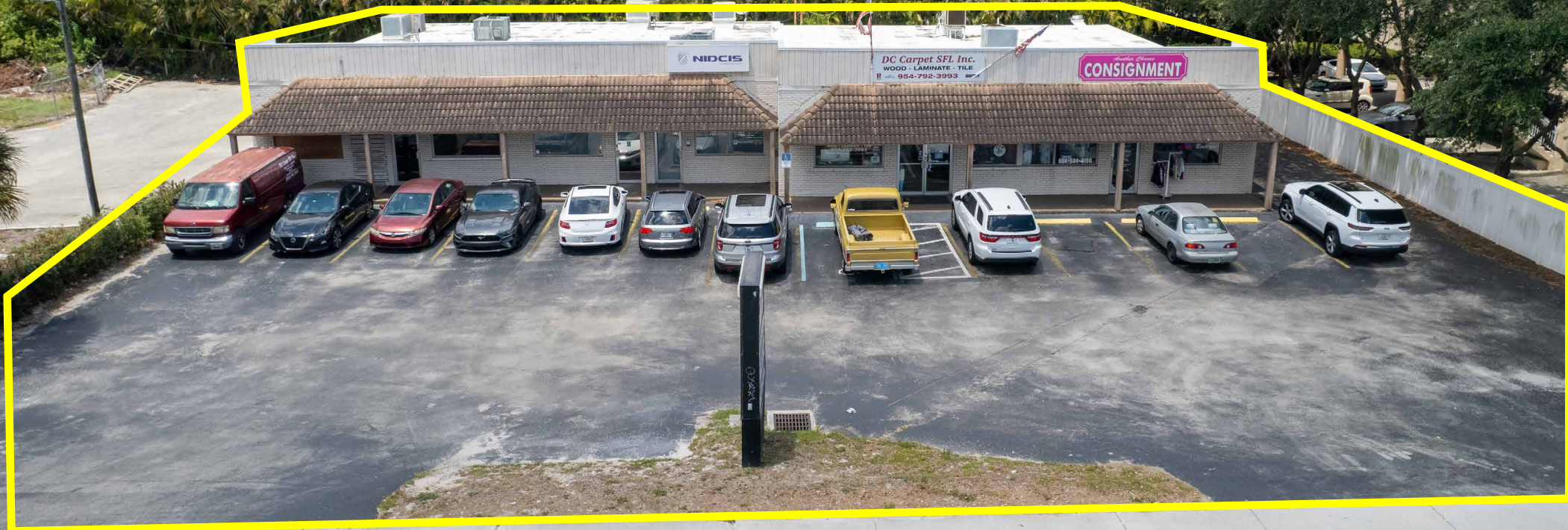


VICTORIA PLAZA

6125 STIRLING RD

DAVIE, FL 33314



FOR SALE
VALUE-ADD SHOPPING CENTER

JAMIE ROSE MANISCALCO
VICE PRESIDENT
201 264 0113
JAMIE@APEXCAPITALREALTY.COM



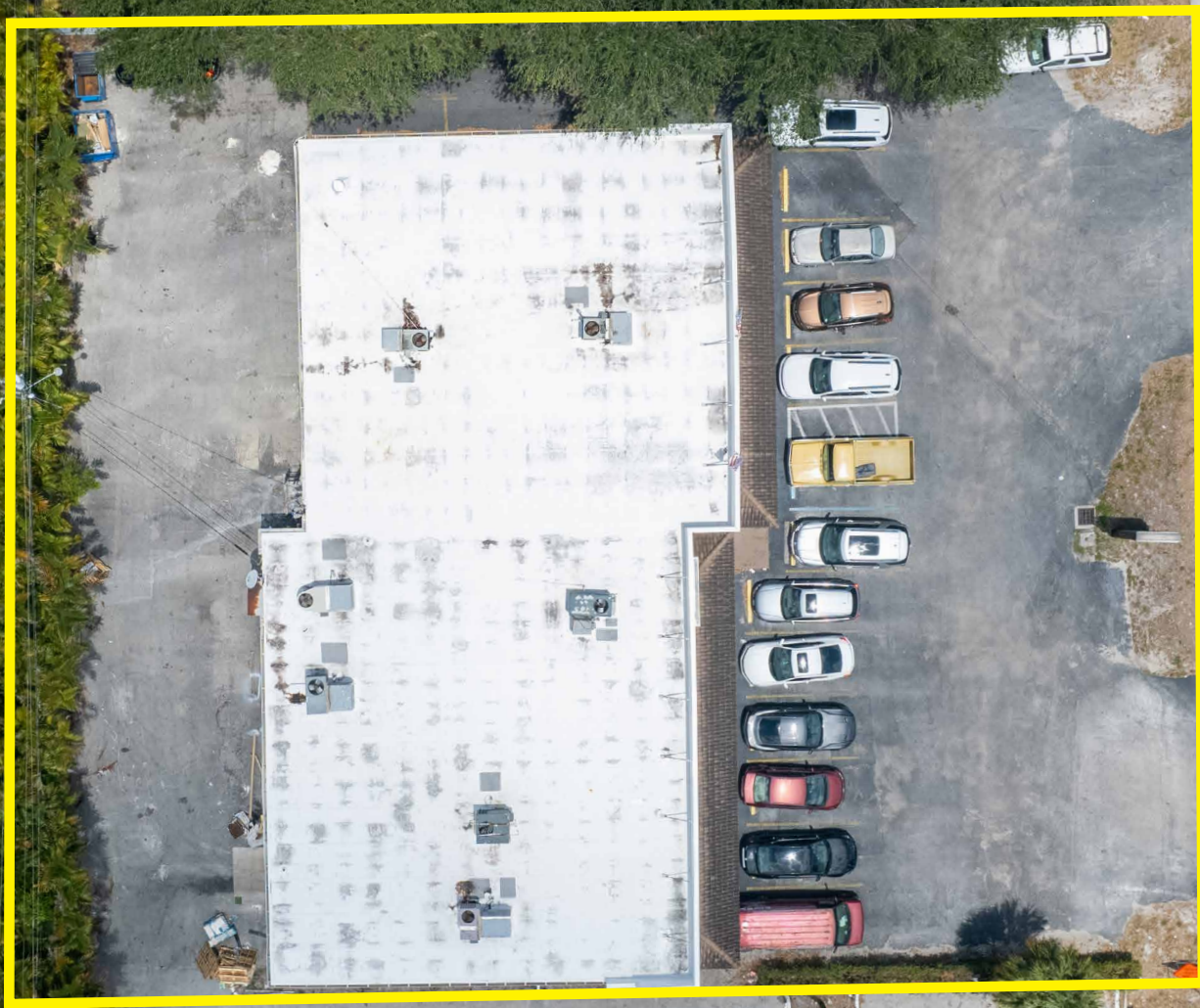
APEX Capital Realty is proud to present an excellent value-add opportunity -- Victoria Plaza, a prime 7,296 Sq. Ft. retail shopping plaza sitting on a half-acre lot on highly trafficked Stirling Rd. Located right around the corner from the brand-new Seminole Hard Rock Guitar Hotel & Casino, the property features five (5) retail bays supplemented by ample parking and monument sign. The site also provides convenient access to both S State Road 7 and the Florida Turnpike.

The best of both worlds, the plaza is currently fully-leased to stable long-time tenants yet still affords an investor great flexibility as it is not encumbered with long-term leases. An investor may opt to adjust rents to be more in-line with the current market or seek to re-tenant the building. Conversely, an owner-user may elect to re-purpose the entire building for his or her own use.

Building Size:	7,296 SF
Lot Size:	20,830 SF (0.48 acres)
Zoning:	B-2 (Community Business)
Lot Dimensions:	130 x 161
Allowable Uses:	Retail, Office, Car Wash, Convenience Store, Medical Office, Wholesale, Restaurant & more
Max. Height:	35 FT
Traffic Count:	49,000
Asking Price:	\$2,195,000

**Rent Roll & Pro-Forma available upon request

BIRD'S EYE VIEW



161'

130'

EAST VIEW

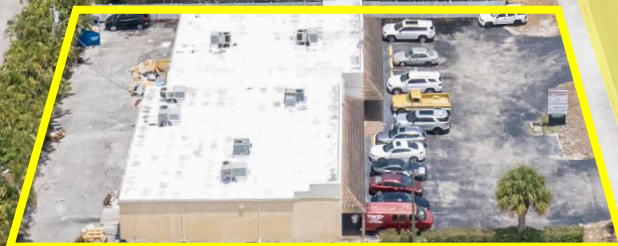


HOLLYWOOD BEACH

STIRLING RD

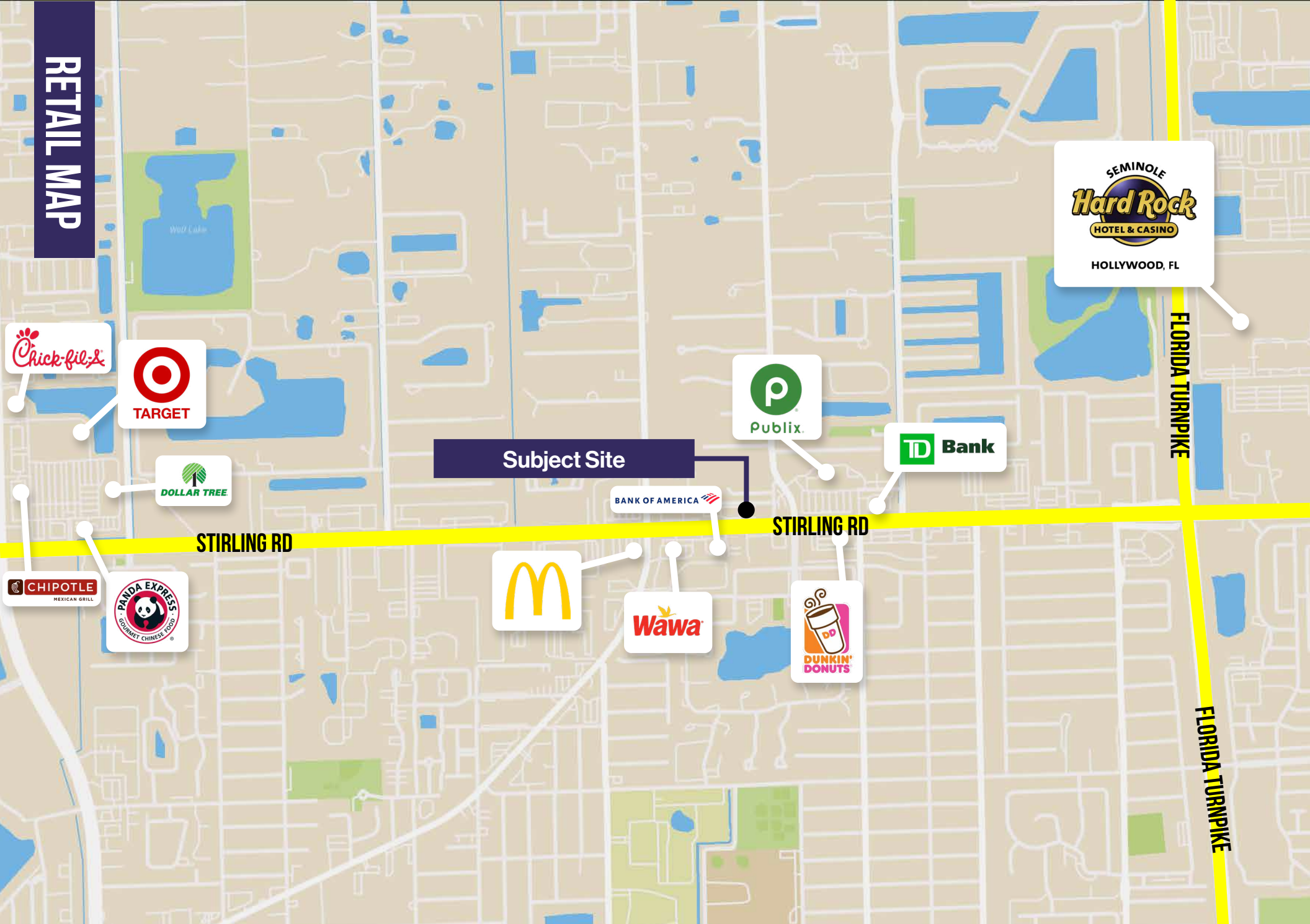
39,500 AADT

STIRLING RD





RETAIL MAP





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