



### PROPERTY DETAILS

Address:	16400 State Road 84 Weston, Florida
Year Built:	2005
Total Units:	651
Net Rentable:	52,096 sq. ft.
Acres:	1.97

### PROPERTY OVERVIEW

Located in Weston, Florida, this four-story property is entirely climate controlled and contains approximately 52,096 rentable sq ft in 651 units plus elevators, interior loading area and an office. Construction was completed in 2005 with later upgrades made to some of the interior space. The property is located twenty miles west of downtown Ft. Lauderdale and 33 miles north of Miami, FL, and receives strong visibility from both I-75 and State

Road 84. State Road 84, located just north of the facility, connects the area to the Florida Turnpike and Interstate 95.

### LOCATION

The city of Weston is located in western Broward County on Florida's populous southeast coast. Weston has been experiencing substantial growth in both the commercial and residential sectors in recent years. Growth and development are evident in the new construction occurring in the overall market. Since 1990, growth of households within a five mile radius has been nearly 2.5 times, while population has increased by a factor of 2.6. Due to the recent development of the Weston community, the city has become a desirable environment for dining, nightlife and shopping among the community's many shopping plazas.

Weston was incorporated in 1996 and in 2006 Money Magazine ranked Weston 20th

in America in the "Biggest Earners" category. It was also ranked as the city with largest job growth in Florida. According to the 2008 CNNMoney.com estimate, the median income for a household in the city is \$91,148. As of 2007, the U.S. Census estimated population for Broward County was approaching 1.8 million.



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