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Stiles Represents Local Firm In Pair Of Sales Transactions

December 9, 2021 / 0 Comments /

Demonstrating the continued growth of the Broward County investment market, **Stiles Retail Group** [<https://www.stiles.com/development-retail/>]. (SRG) represented a local firm in the sale of its former headquarters and the purchase of its new office.



Stiles Vice President Bill Pace

Stiles Vice President Bill Pace [<https://www.stiles.com/bill-pace/>] represented **Sun Auto Tops, Inc.** in the sale of its Fort Lauderdale showroom/office/warehouse at **700 W Sunrise Boulevard** and in the purchase of its new location at **3705 West Commercial** (pictured above) in Tamarac.

Accelerated Investments FLL LLC acquired the East Sunrise Boulevard property for \$9.4 million. **Dan Lynch** of **Atlantic Retail Properties** represented the buyer in the transaction.



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700 W Sunrise Blvd

“The East Sunrise market is showing incredible strength right now due to its prime location just north of downtown, excellent demographics and easy access to I-95,” Pace said.

Despite the attractive location, there were still obstacles as the property features three distinct building types. Situated on just over two acres, it has a 7,075 SF retail showroom, a 6,997 SF Class A office space and a 36,662 SF warehouse.

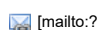
“Finding the right buyer was a challenge due to the building’s size and multiple use categories,” explained Pace. “One potential buyer may like the warehouse but not need the office. We were able to utilize a variety of resources and contacts to find the perfect buyer and provide a great outcome for all involved.”

“Our client’s needs did not end with the sale. In many ways, the most challenging aspects of the process came while identifying the new location. Bill and our SRG team worked tirelessly to create an economic structure and timeline that met the demands of each of the parties” said Dan Coyle, SVP, Stiles Retail Group.



The **3705 West Commercial** property in Tamarac, which was purchased for \$4.6 million, features a 30,656-square-foot retail showroom/warehouse situated on 2.043 acres. **Clint Casey** and **William Rotella** of **The Rotella Group** represented the seller, **NRNS Acquisition 3705 Commercial LLC**.

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