

# FORT LAUDERDALE PLAZA – LAUDERHILL, FL

7350 West Commercial Boulevard, Lauderhill, FL 33319



# 2<sup>nd</sup> GENERATION RESTAURANT AVAILABLE AND ANCHOR SPACE AVAILABLE

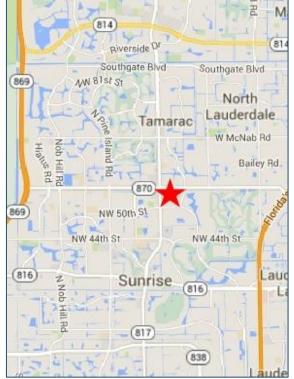
### HIGHLIGHTS

- 181,576 SF SHOPPING CENTER
- LOCATED ON THE SOUTHEAST CORNER OF UNIVERSITY DRIVE
  AND COMMERCIAL BOULEVARD
- HIGH TRAFFIC INTERSECTION
- MAJOR TENANTS INCLUDE PRESIDENTE SUPERMARKET, BABIES R US, DOLLAR GENERAL, STAPLES AND CITI TRENDS
- APPROXIMATELY 454,000 PEOPLE WITHIN A 5 MILE RADIUS

### LANDLORD WILLING TO DEMISE SPACES AGGRESSIVE RATES AND TENANT ALLOWANCE

## FOR MORE INFORMATION CONTACT:

JONATHAN SCHUEMANN 561.676.4633 jonathan@blurockcommercial.com





Availability

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#### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	19,369	195,092	453,868
AVG HH INCOME	\$56,228	\$54,784	\$46,572

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DEMOGRAPHICS		<b>(</b>	6		
2016 ESTIMATES	TOTAL	TOTAL HOUSEHOLDS	AVG. HH INCOME	MED. HH INCOME	PER CAPITA INCOME
I MILE	19,369	7,778	\$56,228	\$45,835	\$22,711
3 MILE	195,092	77,824	\$54,784	\$43,679	\$21,992
5 MILE	453,868	178,564	\$60,419	\$46,572	\$23,878
10 MILE	1,155,740	459,777	\$73,757	\$52,325	\$29,563

PROPERTY OWNED AND MANAGED BY:  $\gtrless K I M$ 

The information above has been obtained from the sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.