



Colliers

Former Charter School Campus

7100 West Oakland Park Blvd.
Lauderhill, Florida 33313

*39,761 SF Campus on 3 Acres
For Sale*

PROPERTY HIGHLIGHTS



3 Acres
Total Lot Size



±39,761
Square Feet



5.40:1,000
Parking Ratio



Built in
1975



CF, Community
Facilities Zoning



Former Charter School Campus For Sale

The property is a 39,761 SF former charter school campus located at 7100 West Oakland Park Blvd. in Lauderdale, Florida. The campus was originally constructed in 1975 but has had various renovations throughout the years.

The campus has a capacity of 800 students and has 25 classrooms, a spacious cafeteria/multipurpose room, science lab, and computer lab. Additional classrooms for special classes, such as art and music along with a large auditorium, are also some of the school's unique features.

SCHOOL FEATURES



**Capacity for the Campus
is 800 Students**



**Large Auditorium /
Sanctuary**



25 Classrooms



**Computer &
Science Lab**



**Multipurpose Room
/ Cafeteria**



Art & Music Rooms



PROPERTY PHOTOS

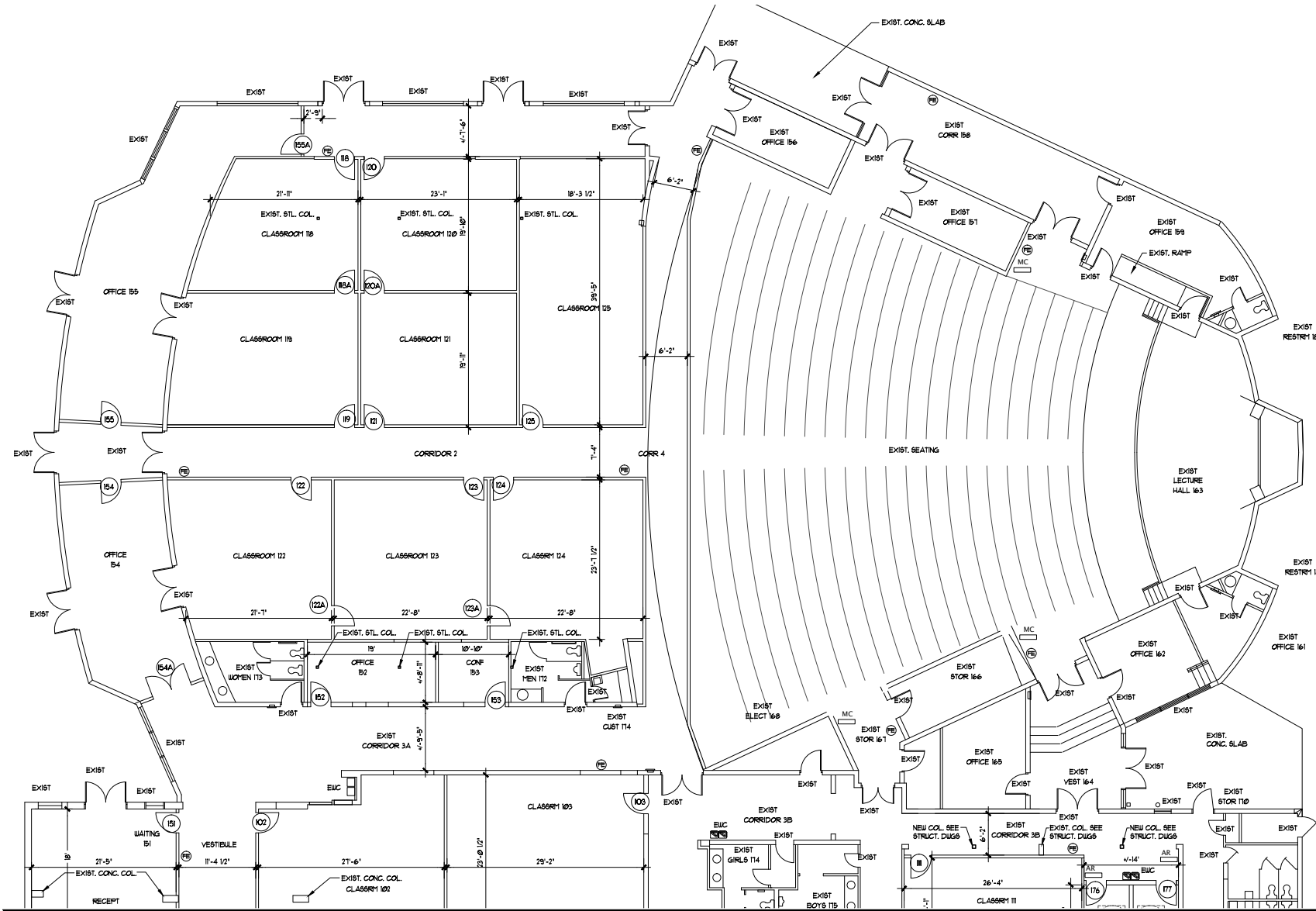




NORTH FLOOR PLAN



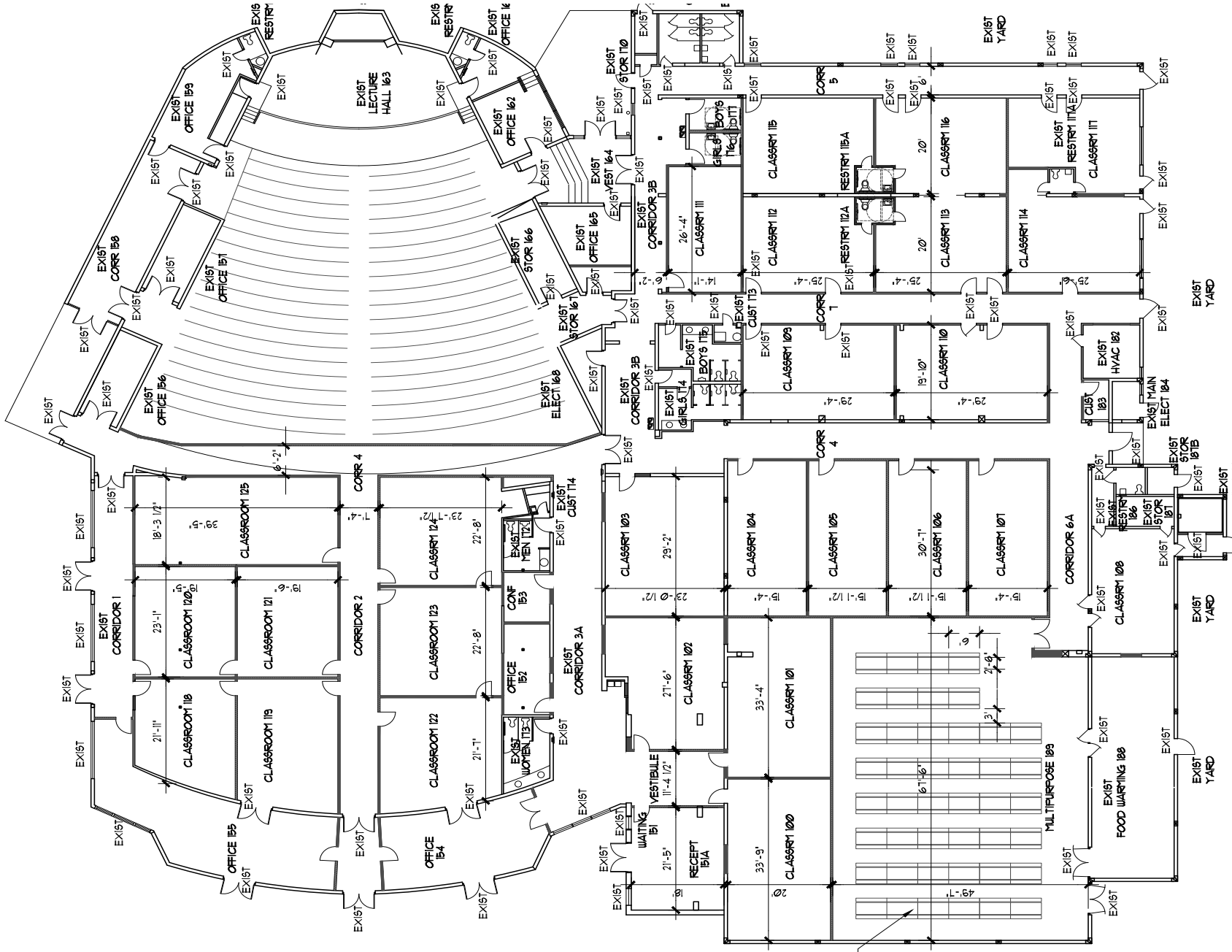
NORTH FLOOR



FULL FLOOR PLAN



FULL FLOOR





SITE PLAN

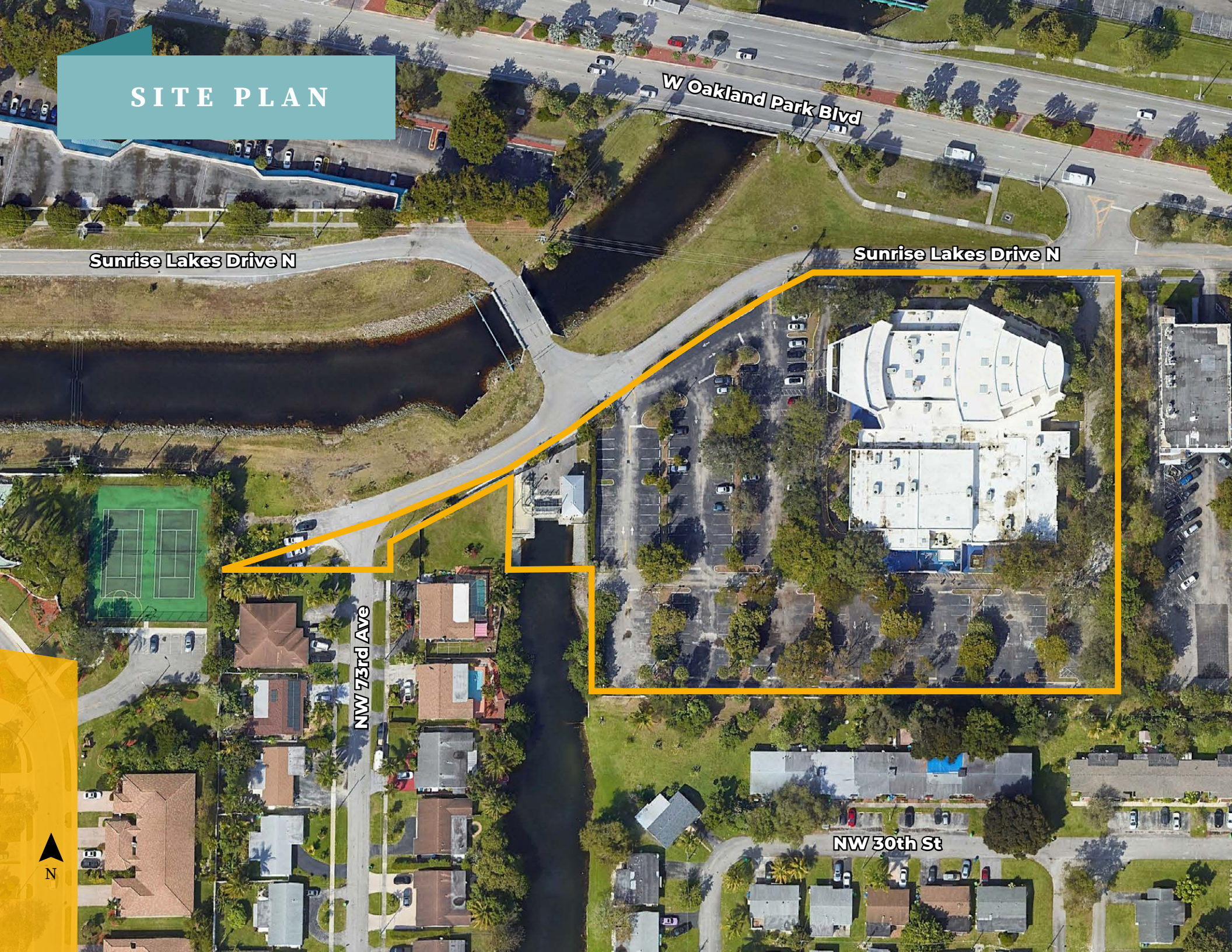
W Oakland Park Blvd

Sunrise Lakes Drive N

Sunrise Lakes Drive N

NW 73rd Ave

NW 30th St



3-MILE DEMOGRAPHICS



2023 Population
5-14

25,890

2023 Population
5-19

37,587



2023 Daytime
Population

179,662

2023 Total
Population

225,132



Median
HH Income

\$50,854



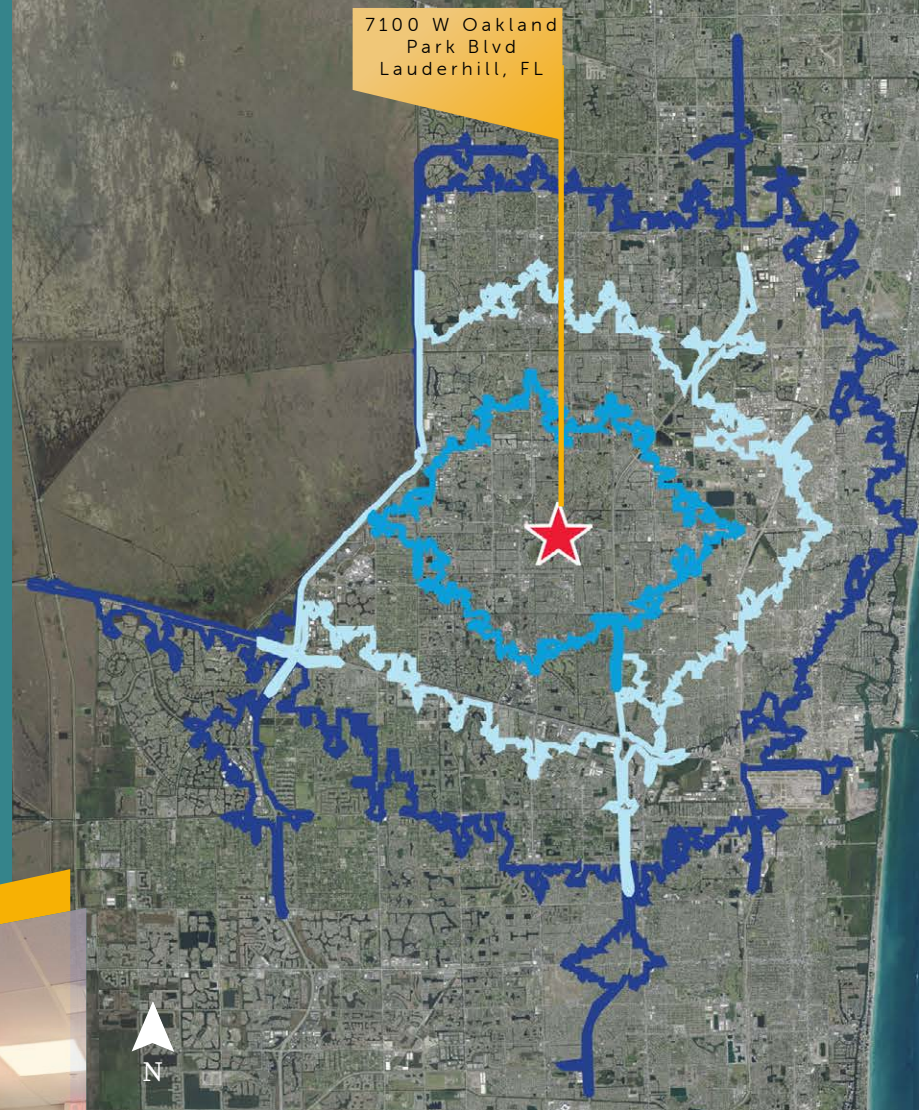
College
Attainment

38.1%



DRIVE TIME MAP

7100 W Oakland
Park Blvd
Lauderhill, FL



- 10 minutes
- 15 minutes
- 20 minutes

LAUDERHILL OVERVIEW

About Lauderdale

The City of Lauderdale is home to over 74,000 residents who live across 8.5 square miles within a central location in the heart of Broward County. The City's rural atmosphere, diverse population and sprawling sports complex foster an environment that separates Lauderdale from all other municipalities in Broward County. Lauderdale is home to the Central Broward Regional Sports Park that attracts more than 500,000 visitors annually. The City has 24 lush parks, and a unique combination of shops, restaurants and businesses that appeal to both residents and visitors.

Conveniently located between three international airports and three international seaports, The City of Lauderdale is easily accessible and home to over 2,800 businesses. The City is experiencing excellent job and income growth given that large percentages of Lauderdale residents are employed in the health care and education and library sectors. Lauderdale's average annual household income is \$63,475 which is projected to grow 20.7 percent over the next five years. Additionally, more than 35 percent of all households have children and around 26 percent of the population is school-aged..

About Florida

Millions of people from all around the world visit Florida each year, and for good reason — it's got it all. Theme parks, a variety of beaches, resorts and hotels, and its great climate make Florida travel an easy and ideal escape. Florida recorded an estimated record of 126 million visitors in 2018 and recorded about 70 million tourists in the first half of 2019. It is estimated that about 89 percent of Florida visitors were traveling from within the United States with only about 10.9 million visiting from overseas plus 3.5 million Canadians. High demand spurred millions of dollars of investment in hospitality-related infrastructure, including high-profile hotel openings, cool new restaurants, interesting nightlife and unique arts and culture offerings.

Spurred by rising job growth and new construction, Florida's economy is expected to continue to grow at a faster pace than the national forecast. From 2019-2022, Florida's economy, as measured by Real Gross State Product, is expected to expand at an average annual rate of 3.1% through 2022, continuing to outpace the projected average for U.S. real Gross Domestic Product growth for the same period. Nominal Gross State Product broke the \$1 trillion mark in 2018 with 1.036 trillion, according to the Florida & Metro Forecast, and is expected to climb to \$1.282 trillion in 2022. The pace of Florida's labor market recovery is expected to continue to exceed the recovery in the national job market through 2022. Labor-force growth will average 1.5% from 2019 to 2022 thanks to consistently robust job creation.

Payroll job growth in Florida continues to outperform national job growth with year-over-year growth expected to average 2.2% in 2019, 1.9% in 2020, 1.4% in 2021 and 1.0% in 2022. As of July 2019, Florida's unemployment rate was 12 percent lower than the national rate at 3.7 percent. This positive outlook for job growth should put more Floridians back in the hunt for employment while also attracting out-of-state job seekers. It should also serve to boost consumer sentiment and consumption spending.

About Broward County

Broward County boasts some of the most beautiful beaches and crystal clear, blue waters in the world – making it one of the most popular vacation destinations in the country. Broward County is also a top choice for Florida spring break getaways, as well as an ideal retirement destination.



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Lauderhill, FL

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