

# PROMENADE PLAZA

4402 N UNIVERSITY DRIVE, LAUDERHILL FL



COFFEE

Clothing PIZZA

Stationary

**NEW LOOK  
FOR LEASE**

**FEBRUARY 2023**

OFFICE 954.966.8181  
4000 HOLLYWOOD BLVD STE 765-S  
HOLLYWOOD, FL 33021  
CURRENTCAPITALGROUP.COM

ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY AND ARE SUBJECT TO CHANGE

CURRENT CAPITAL  
Real Estate Group

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## LAUDERHILL / INVERRARY

- Exceptionally High Traffic Counts Over 60,000 Daily
- 10.55 Acre Mixed-Use Under Renovations Plaza
- Less Than 4 Miles From The Florida Turnpike
- Dense Residential Area on a 10 Mile Radius

Promenade Plaza is located in a thriving retail corridor on North University Drive, Lauderdale. Surrounded by a dense residential area and significant retail stock. The property has immediate access to N University Drive with a high daytime traffic count of over 60,000 and is centrally located between W Oakland Park Boulevard and Commercial Boulevard with only 3.16 miles from the Florida Turnpike.



## TENANTS



# DIRECTORY

CRAFTY CRAB SEAFOOD RESTAURANT  
 BELLSOUTH AT&T  
 FERENGE INSURANCE AGENCY  
 IGLESIA EL ARCA DEL PACTO  
 DYNAMIC LED DESIGNS  
 ALL SPICE BAR  
 ALL STARS SOCCER  
 IN UNISON SCHOOL APPAREL  
 MYA STARR  
 SOLE NATURALE  
 HAIR FETISH  
 EMBELLISH BEATIQUE  
 CAREGIVERS of AMERICA  
 LAUDERHILL REGIONAL CHAMBER  
 ALL INSURANCE DEPOT  
 MIKEL AND ME  
 MIKICREATIONS  
 THAT NEW LOOK  
 NEUROLOGY ASSOCIATES GROUP  
 SALON CENTRIC  
 DILLONS IMAGE  
 EXPRESS BRANDING  
 MARINO FAMILY DENTAL  
 SOPHISTICATED FLOWERS & EVENTS  
 UNITED FINANCIAL SERVICES  
 YOPODNER.COM  
 RICHARD A. HENRY P.A.  
 ADOM BEAUTY  
 CELEBRITY CUTZ  
 NAILS VIETNAM  
 DEVINE ROOTS  
 JORGE SUAREZ CHICANO EXPRESS RESTAURANT  
 DR. GINA DAYE  
 INSURANCE TODAY  
 EZER NATURAL HEALING  
 TATE'S COMICS  
 ROCK-A-BILLY II  
 WE GOT THE BEATS  
 CARNIVAL LUSH  
 JUST RELAX SALON  
 THE SALON GROUP  
 EZILI BEAUTY BAR  
 GERBAUD BAKERY  
 JOLIE ME BEAUTY BOUTIQUE  
 SLIM CHIIN BEAUTY BOUTIQUE  
 MARTIN TRAVEL  
 SAVE THE EMPIRE  
 ALL INDUSTRIAL CHEMICAL  
 DR. DING  
 CHEERS NATURAL  
 NEW SEASONS CHILDREN STORAGE  
 VCA ANTECH ANIMAL HOSPITAL



## NEIGHBORING TENANTS

COMMERCIAL BLVD

NW 50TH ST

NW 44TH ST

W OAKLAND PARK BLVD

SUNRISE BLVD



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## HIGHLIGHTS

- Building Size: 143,430 SF +/-
- Leaseable SF: 120,390 SF +/-
- Land Area: 10.55 Acres
- Available Space: 10,000 SF
- Lease Rate: **\$18.00 - \$22.00 PSF / YR**
- County: Broward
- Last Renovated: **NEW LOOK FEBRUARY 2023**

\*RATES ARE SUBJECT TO CHANGE AFTER RENOVATIONS

## DEMOGRAPHICS

1 Mile Radius    5 Mile Radius    10 Mile Radius

- |                      |           |           |           |
|----------------------|-----------|-----------|-----------|
| • Total Population:  | 19,114    | 431,596   | 1,113,454 |
| • Total Household:   | 7,390     | 167,687   | 430,540   |
| • Average HH Income: | \$ 61,603 | \$ 59,877 | \$ 68,165 |

Leasing Agent:

STEVEN RAFAILOVITC 561.316.8444

STEVEN@CC-REG.COM



# PROMENADE PLAZA

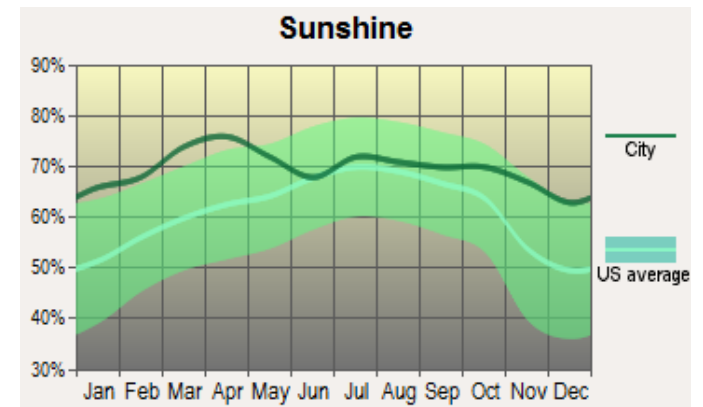
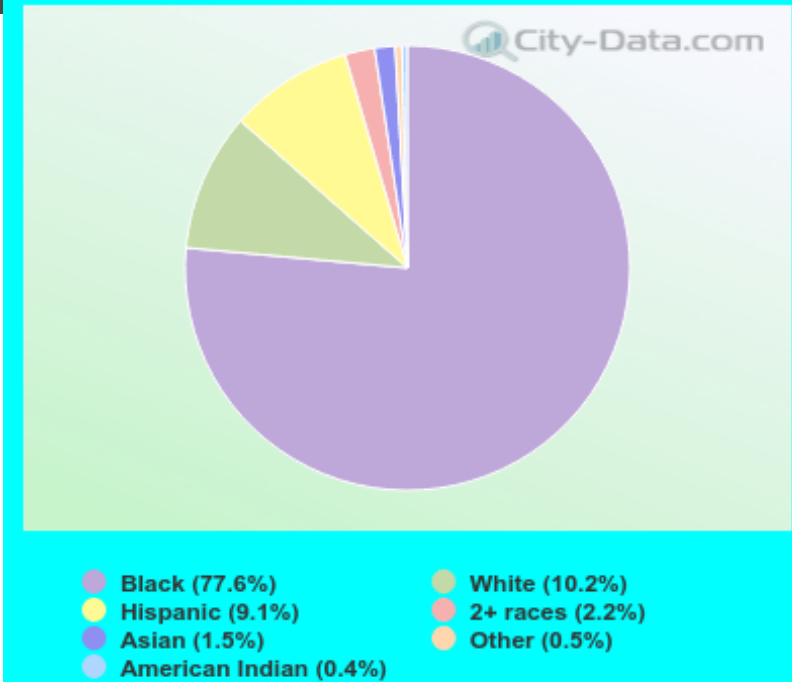
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## DEMOGRAPHICS CONT'D

2019	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population White	6,789	84,111	214,972
Population Black	9,467	78,728	174,979
Population Hispanic	2,984	35,828	80,201
Population Asian	797	5,295	11,547
Population Pacific Islander	21	153	190
Population Am. Indian	0	273	520
Population Other	1,441	9,338	18,860
Persons Per Household	2.6	2.5	2.6
Average House Value	\$230,670	\$191,213	\$222,368
Average Age	38.5	40.3	39.2
Average Age Female	41.54	2.5	40.8
Average Age Male	36.13	7.9	37.6

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## Races in Lauderhill, FL (2017)



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## AVAILABLE SPACES

UNIT	SQUARE FEET	RENT RATE	
4436	2880	\$20.00 PSF /NNN	Inline retail / office
4438	960	\$18.00 PSF /NNN	Inline retail / office
4542	2760	\$20.00 PSF /NNN	End cap retail / office
4620	4840	\$20.00 PSF /NNN	2nd Gen. Restaurant*

\*Second generation restaurant with an additional 2,000 sqft mezzanine overlooking the dining room and availability for outside seating.

ESTIMATED NNN EXPENSES: \$7.50

Real Estate Taxes, Property Insurance and Common Area Maintenance (CAM)

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