

PRE-LEASING

NEW MIXED-USE
DEVELOPMENT

GROUND FLOOR RETAIL @ 441 ARTHOUSE

N STATE ROAD 7
LAUDERHILL, FL 33024



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126

| 305.235.1500

| leesouthflorida.com



Todd Cohen
Principal

M: 786.385.9478 | O: 786.385.9478

tcohen@lee-associates.com

Ben Key
Principal

M: 305.900.7645 | O: 305.900.7645

bkey@lee-associates.com

Matthew Katzen
Senior Vice President

M: 215.416.2671 | O: 215.416.2671

mkatzen@lee-associates.com

PRESENTED BY:

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates proudly presents a unique opportunity to secure ground floor Retail/Commercial space located in the 441 Arthouse, a prestigious new luxury, mixed-use development including 245 apartment units in the heart of Lauderhill, Florida. The 7,000 SF retail space offers flexible configurations, comprised of two units of 3,405 SF and 3,595 SF that can be demised further to suit smaller retail concepts and cater to a diverse array of businesses. The retail spaces boast impactful features including floor-to-ceiling retail storefront impact doors and windows, ample signage exposure to passing traffic, and an abundant customer surface parking area.

The property enjoys a prime location directly fronting N State Rd 7, a major thoroughfare servicing an amazing 54,500 vehicles per day. Surrounded by prominent big box retailers and conveniently accessible, the property benefits from its high visibility to the heavy traffic flow. The strategic positioning not only ensures ease of access for customers but also places businesses at the forefront of a dynamic and rapidly growing market. With recent population growth and significant development in the area, 441 Arthouse stands as a beacon of opportunity for retailers looking to thrive in one of Florida's most promising markets.



For more information, please contact one of the following individuals:

MARKET ADVISORS

TODD COHEN

Principal
786.385.9478
tcohen@lee-associates.com

BEN KEY

Principal
305.900.7645
bkey@lee-associates.com

MATTHEW KATZEN

Senior Vice President
215.416.2671
mkatzen@lee-associates.com

RETAIL SPACE: \$45/SF NNN

- Ground floor Retail/Commercial pre-leasing opportunity at 441 Arthouse in Lauderhill, FL
- Strategic positioning in a rapidly growing market with recent population growth and significant development



New Mixed-Use Development:

Part of 245-unit luxury mixed-use development, currently undergoing Entitlements and Site Plan Approval process with the City



7,000 SF Retail Space Pre-Leasing:

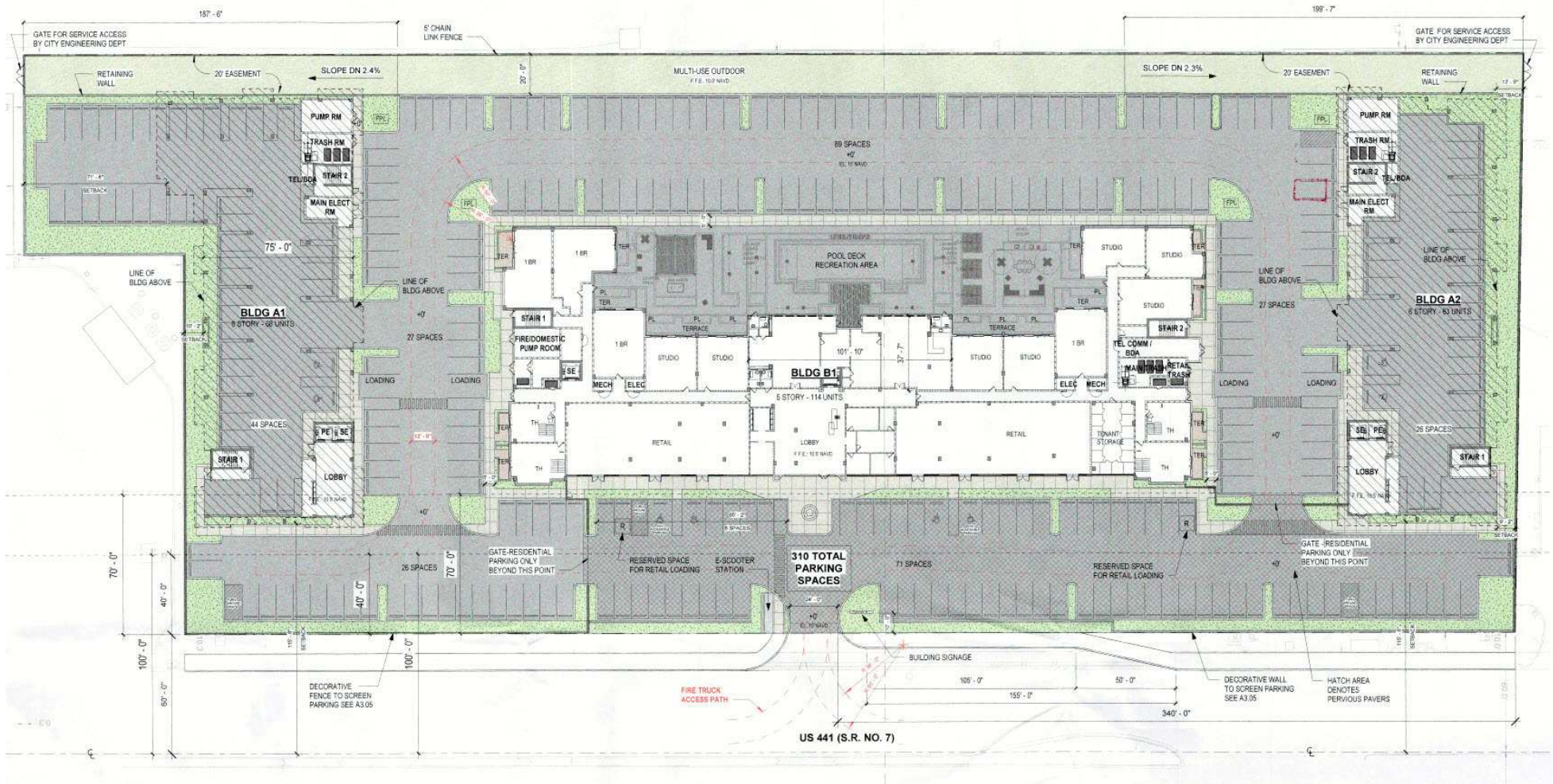
7,000 SF ground floor retail available.
3,405 SF & 3,595 SF Units.
Floor-to-ceiling impact doors/windows.
Ample signage exposure.
Abundant Customer Parking



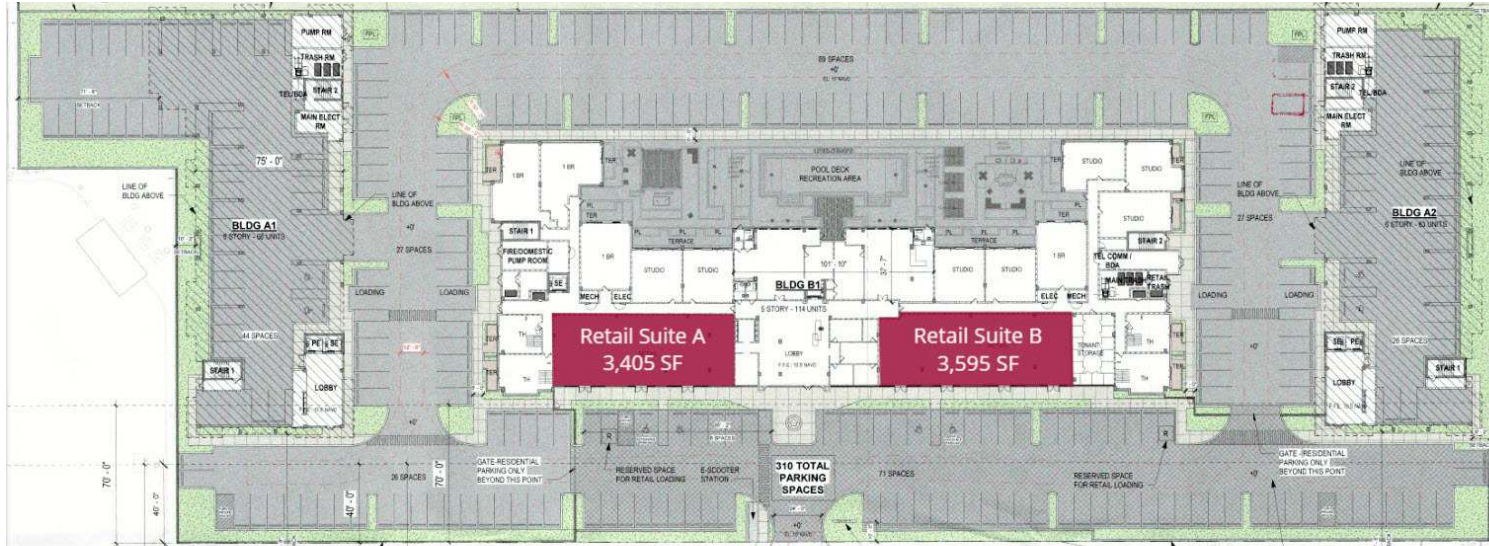
Exceptional Location and Access:

Prime frontage on N State Rd 7.
Exposure to 54,500 vehicles daily.
Surrounded by major big box retailers, including Walmart Supercenter, Ross, Burlington, Lauderhill Mall, Five Below, Fresco y Mas, CitiTrends & more

SITE PLAN



AVAILABLE RETAIL SPACES



LEASE INFORMATION

LEASE TYPE:

NNN

LEASE TERM:

Negotiable

TOTAL SPACE:

1,500 - 3,595 SF

LEASE RATE:

\$45.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A	Available	1,500 - 3,405 SF	NNN	\$45.00 SF/yr
Suite B	Available	1,500 - 3,595 SF	NNN	\$45.00 SF/yr

PROJECT PLANNING

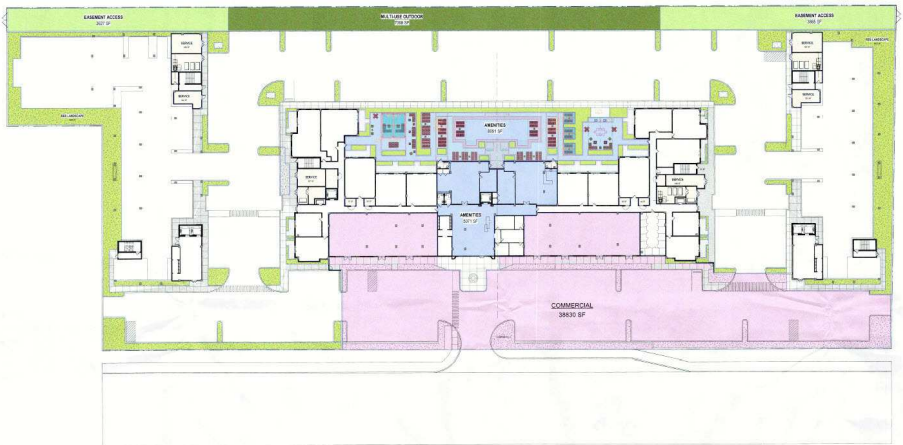
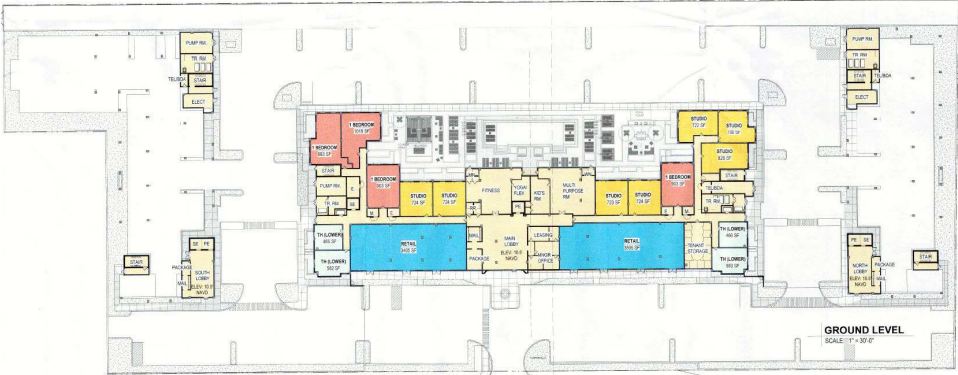


MASSING VIEW - NORTHWEST

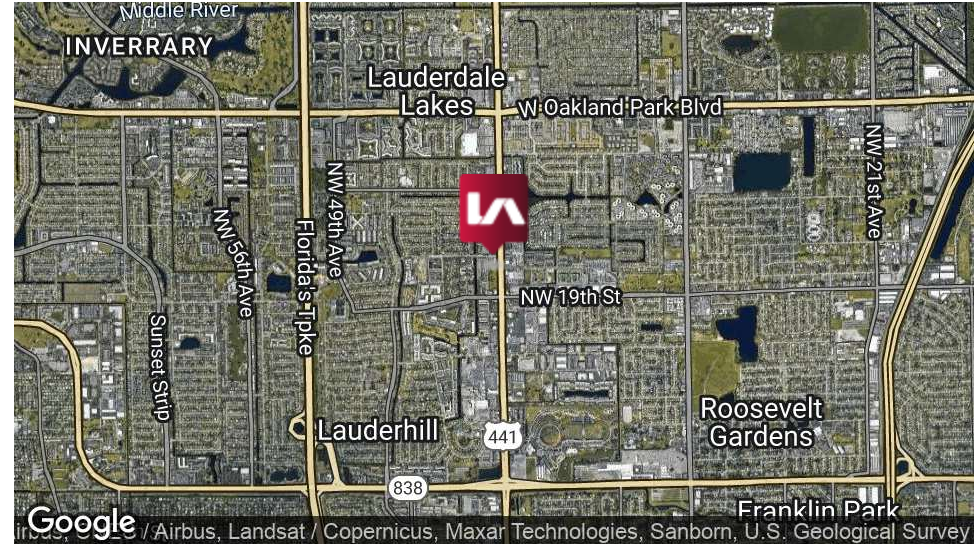
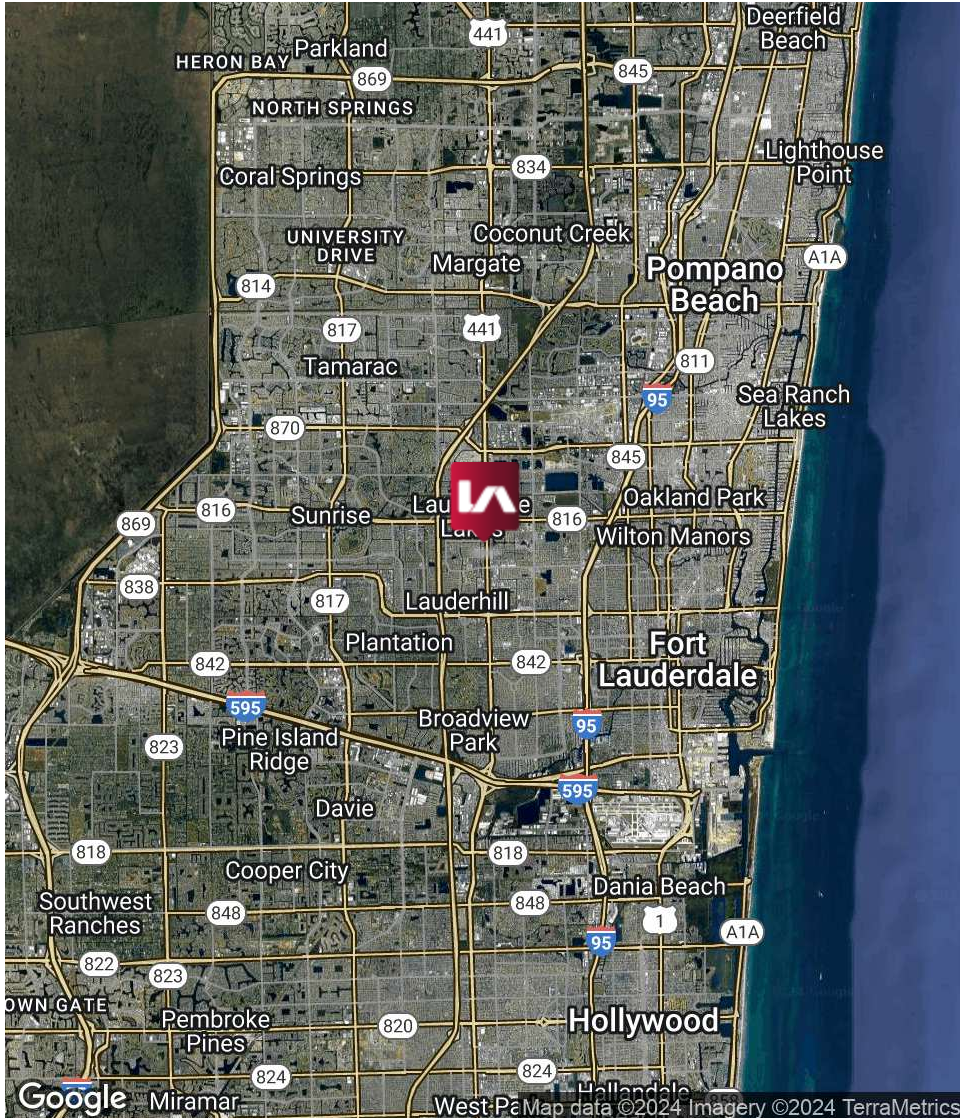


MASSING VIEW - SOUTHEAST

SCALE:



REGIONAL MAP



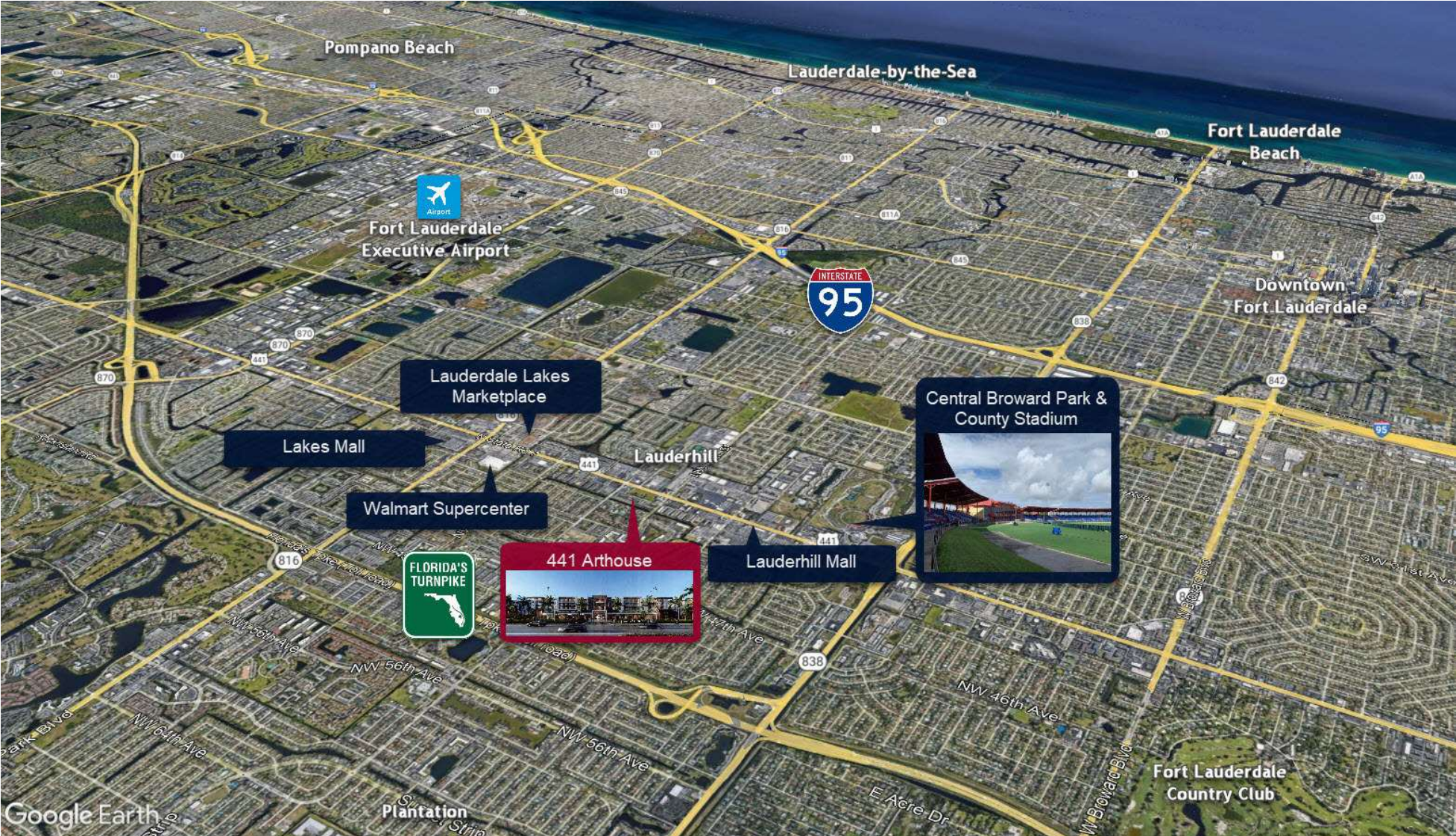
LOCATION OVERVIEW

441 Arthouse is ideally situated in Lauderhill, Florida, on the bustling N State Rd 7, offering prime visibility and accessibility in a rapidly growing market. Surrounded by major big box retailers and enjoying heavy traffic flow, the location presents an unparalleled opportunity for businesses to thrive in one of Florida's most dynamic commercial corridors.

CITY INFORMATION

CITY: Lauderhill
CROSS STREETS: N State Rd 7 & NW 19th St
NEAREST HIGHWAY: Florida's Turnpike & I-95
NEAREST AIRPORT: Fort Lauderdale-Hollywood Int'l Airport

NEIGHBORHOOD MAP



DEMOGRAPHIC PROFILE

KEY FACTS



260,007
Total Population



\$67,613
Average Household Income

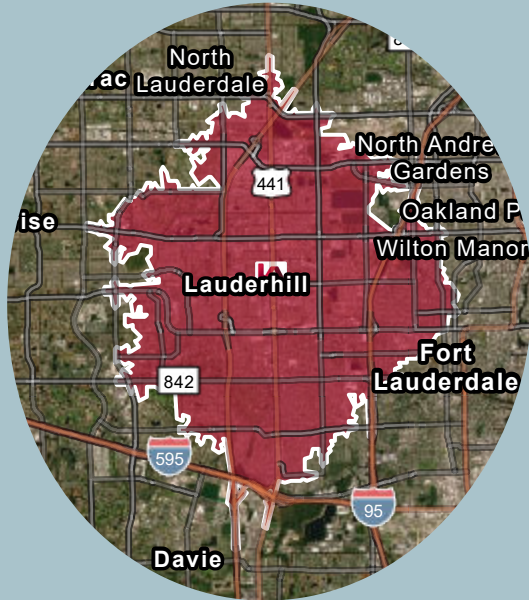


38.3
Median Age



2.7
Average Household Size

Drive time of 10 minutes



Average Consumer Spending



\$1,464
Apparel



\$2,366
Dining Out

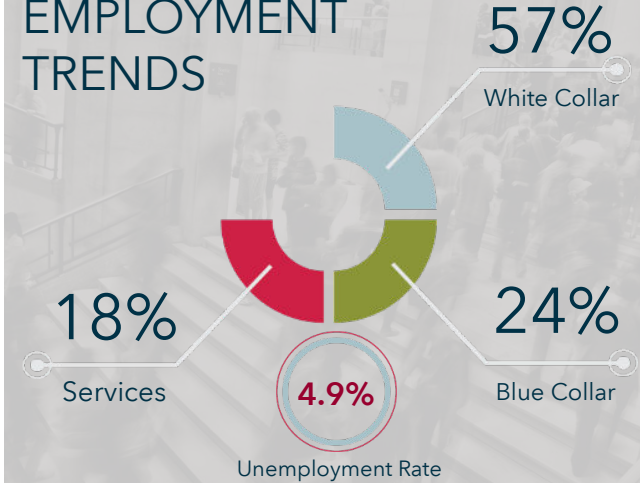


\$4,484
Groceries



\$4,698
Health Care

EMPLOYMENT TRENDS



BUSINESS



12,923
Total Businesses



92,022
Total Employees

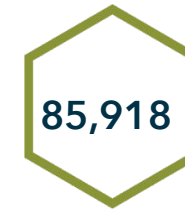


16,089,350,623
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



1,115,72
Total Population



\$92,760
Average Household Income

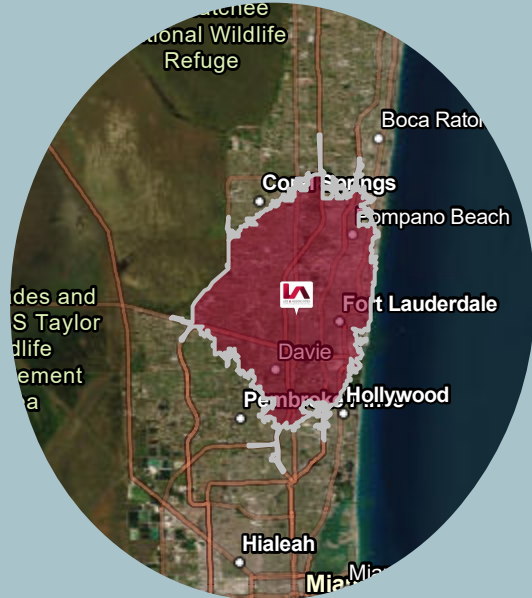


41.7
Median Age



2.5
Average Household Size

Drive time of 20 minutes



Average Consumer Spending



\$1,953
Apparel



\$3,202
Dining Out

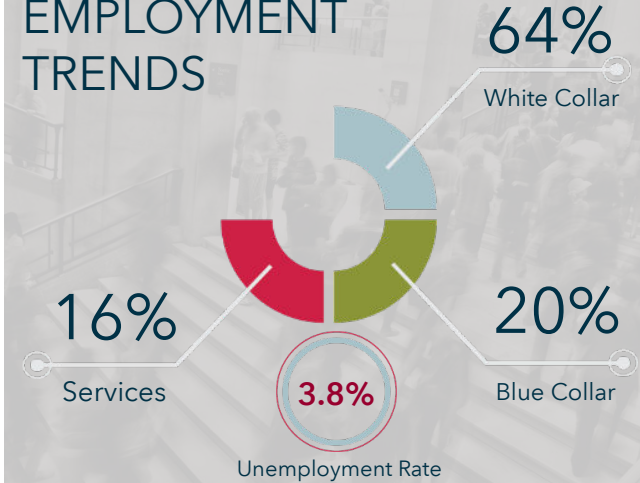


\$5,992
Groceries



\$6,315
Health Care

EMPLOYMENT TRENDS



BUSINESS



80,345
Total Businesses



642,094
Total Employees



113,433,189,986
Total Sales

HOUSING UNITS



DAYTIME POPULATION



DEMOGRAPHIC PROFILE

KEY FACTS



2,402,69
Total Population



\$98,756
Average Household Income



41.9
Median Age



2.5
Average Household Size

Drive time of 30 minutes



Average Consumer Spending



\$2,062
Apparel



\$3,380
Dining Out

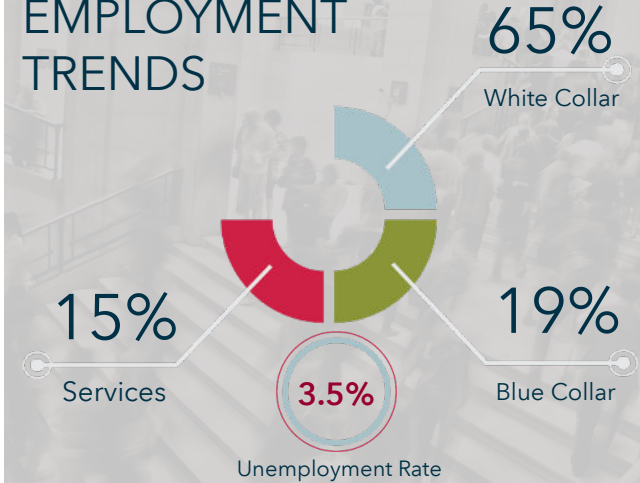


\$6,330
Groceries



\$6,729
Health Care

EMPLOYMENT TRENDS



BUSINESS



156,429
Total Businesses



1,204,203
Total Employees



204,046,897,005
Total Sales

HOUSING UNITS



DAYTIME POPULATION

