

COMMERCIAL BLVD SHOPPES

7850 West Commercial Boulevard
Lauderhill, FL 33351

SEMBLER

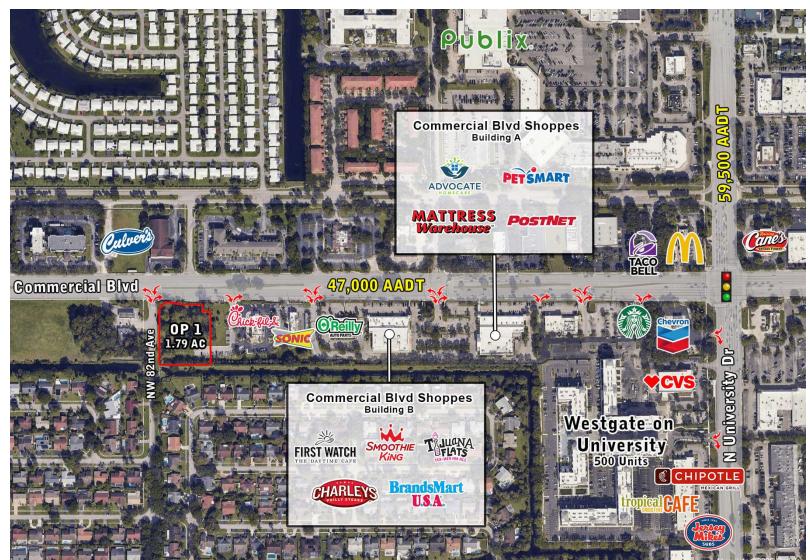


PROPERTY HIGHLIGHTS

- Prime location on Commercial Blvd., just west of University Drive in Lauderhill, Broward County
- 1.79 acres available within a fully leased center featuring national tenants including PetSmart, BrandsMart, Mattress Warehouse, Chick-fil-A, Sonic, O'Reilly Auto Parts, First Watch, and Charley's Philly Steaks
- Shared access with Westgate at University, a newly built 500-unit apartment community
- Just one mile east of Tamarac Village, a 220-unit apartment development (completed in 2020), with an additional 190 units under construction as part of Phase 2
- Directly across from the upcoming Advantis Tamarac, a 274-unit multifamily development, and 335 new single-family homes planned at the former Woodland Golf Course (both delivering in 2025)
- Exceptional visibility with high daily traffic counts—over 106,000 vehicles at the intersection

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
Total Households	79,867	179,678	281,078
Total Population	203,541	466,706	733,089
Average HH Income	\$78,536	\$86,013	\$92,144



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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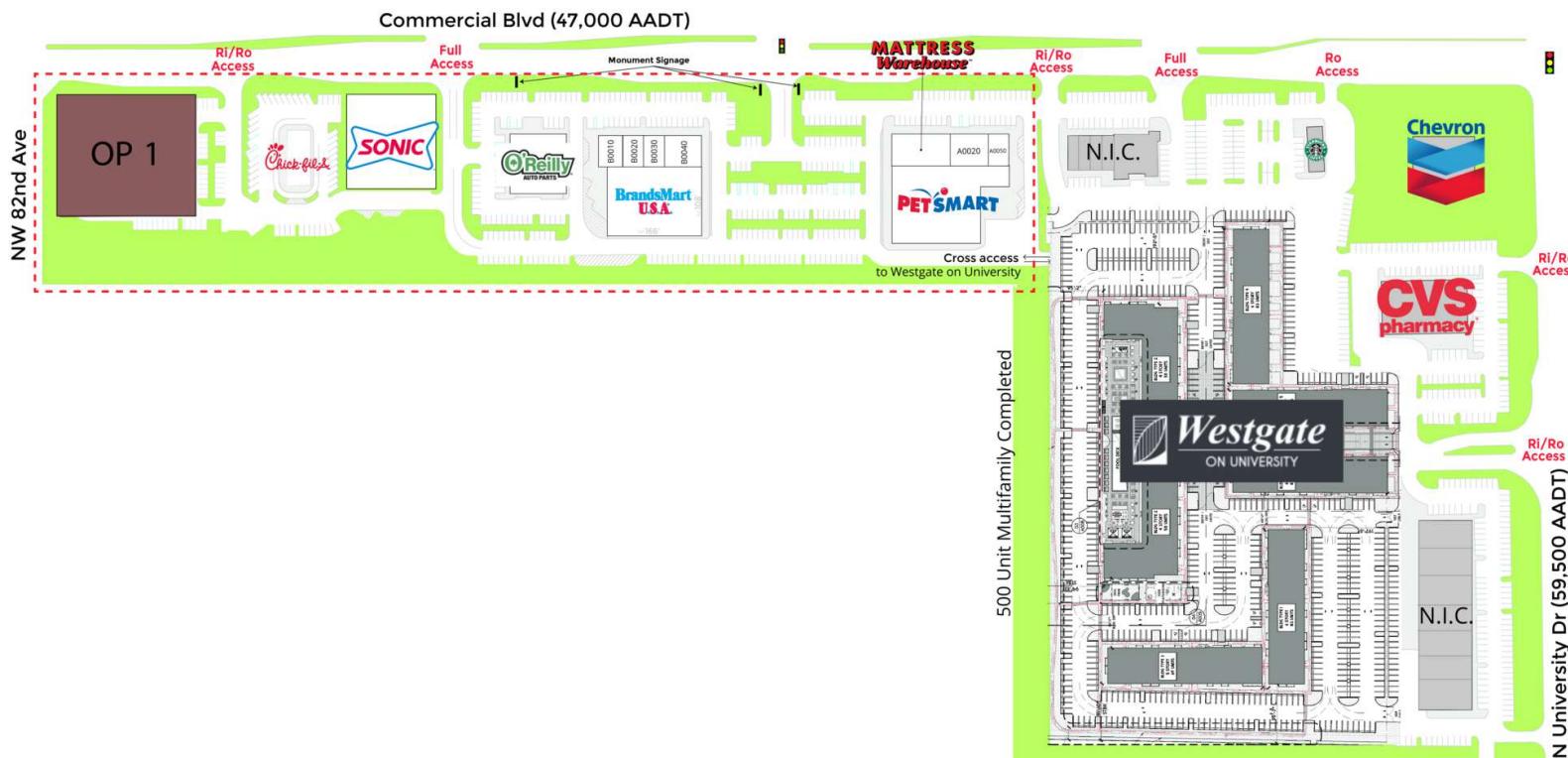
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AVAILABLE SPACES

SUITE	TENANT	SIZE
9999C	PetSmart	20,087 SF
9999D	Brandsmart USA	17,927 SF
A0010	Mattress Warehouse	4,200 SF
A0020	Advocate Home Care	3,883 SF
A0050	Postnet	2,000 SF
B0010	Charley's Philly Steak & Wings	1,852 SF
B0020	Tijuana Flats	1,915 SF
B0030	Smoothie King	1,350 SF
B0040	First Watch	3,650 SF
OP-3	O'Reilly Auto Parts	7,225 SF
99992	Sonic	0 SF
99999	Chick-Fil-A	0 SF
■ OP1	Available	1.79 Acres

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