



Retail



NW 70<sup>TH</sup> AVE

COMMERCIAL BLVD  
AADT: 53,500

# Freestanding Former CVS

## FOR LEASE

6980 W Commercial Blvd | Lauderdale, FL 33319

Space Available: **5,000 SF**  
Lease Rate & Type: **\$35.00 PSF, NNN**

### For More Information

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**NAI** Miami  
Fort Lauderdale



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## Property Features

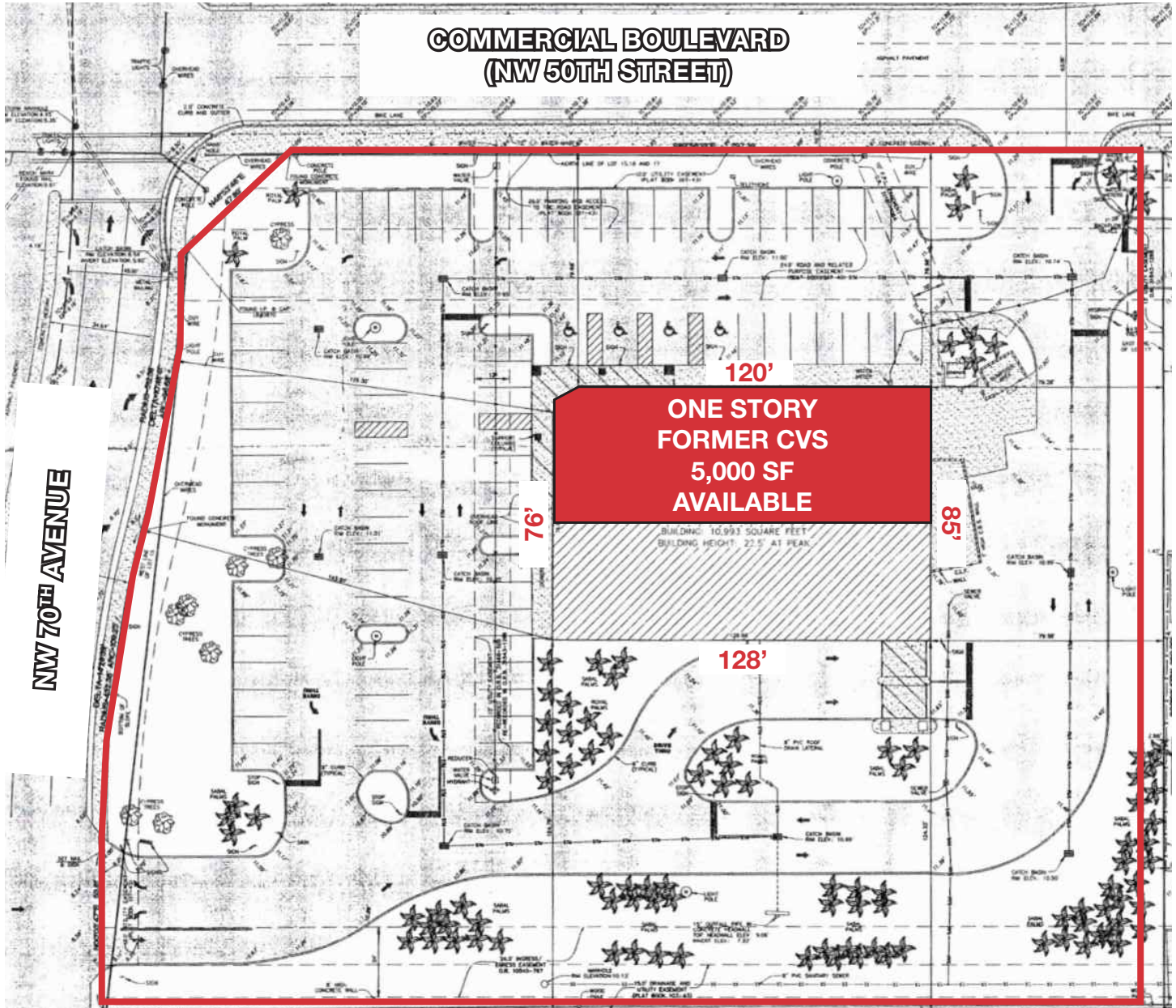
- 5,000 SF available
- Highly visible corner space with strong frontage on Commercial Blvd
- Ample on-site parking with easy ingress and egress
- Open floor plan with high ceilings, ideal for medical, retail, or service users
- Existing infrastructure suitable for pharmacy, medical, or conversion to retail use
- Prominent signage opportunity





# Survey

6980 W Commercial Blvd | Lauderdale, FL 33319



# Retail Map

6980 W Commercial Blvd | Lauderdale, FL 33319



## Location Features

- Situated on W Commercial Blvd, a major east-west commercial corridor
- Dense surrounding residential population supporting daily-needs retail
- Convenient access to major roads like University Drive, SR-7, and I-95
- Close proximity to national retailers, restaurants, and neighborhood services
- Located in Lauderdale, a high-growth Broward County market with strong daytime population

## Demographic Summary

	RADIUS		
	1 Mile	3 Miles	5 Miles
Population	21,324	213,412	483,479
Households	8,329	81,777	188,550
Average HH Size	2.50	2.58	2.55
Median Age	45.2	41.8	41.9
Median HH Income	\$68,263	\$63,722	\$68,645
Average HH Income	\$90,890	\$81,107	\$89,791

## For More Information

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