

# LAKES SHOPPING CENTER

4101-4397 N STATE ROAD 7, LAUDERDALE LAKES, FL 33319



**CURRENT CAPITAL**  
REAL ESTATE GROUP



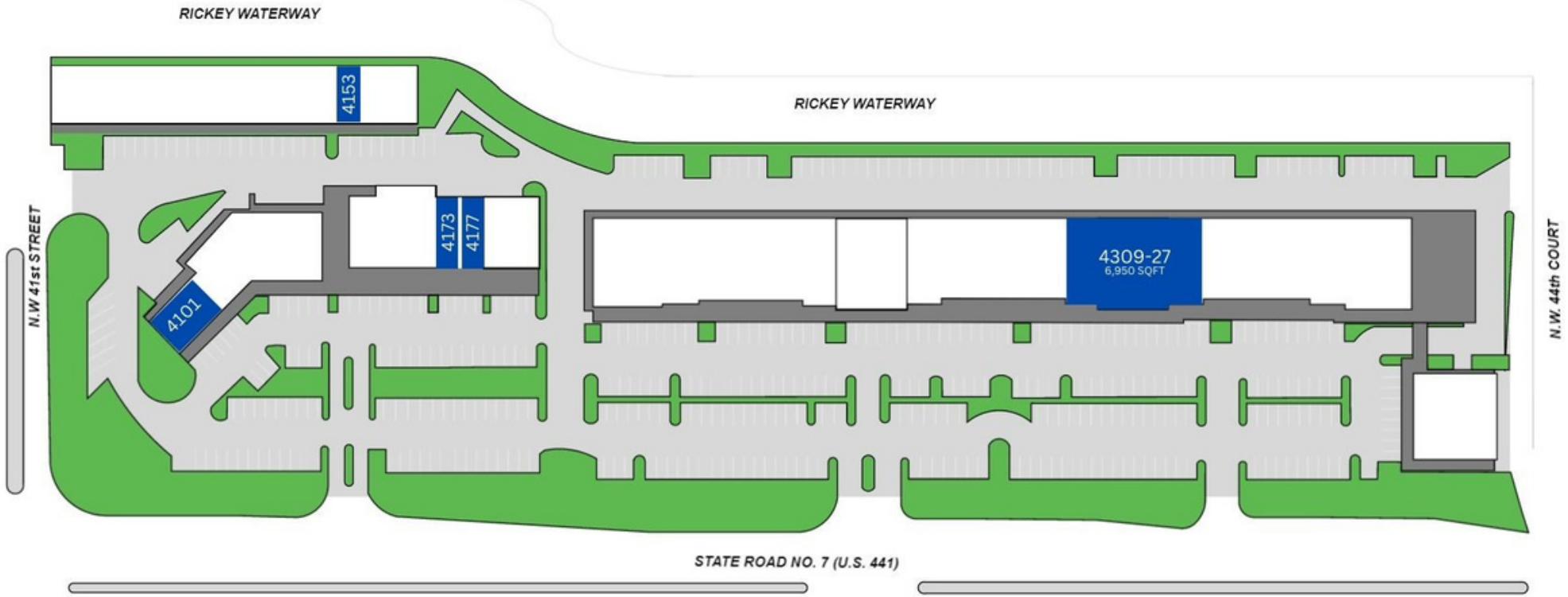
Caio Martin Caio@cc-reg.com

781-367-1454

**RETAIL SPACES AVAILABLE**

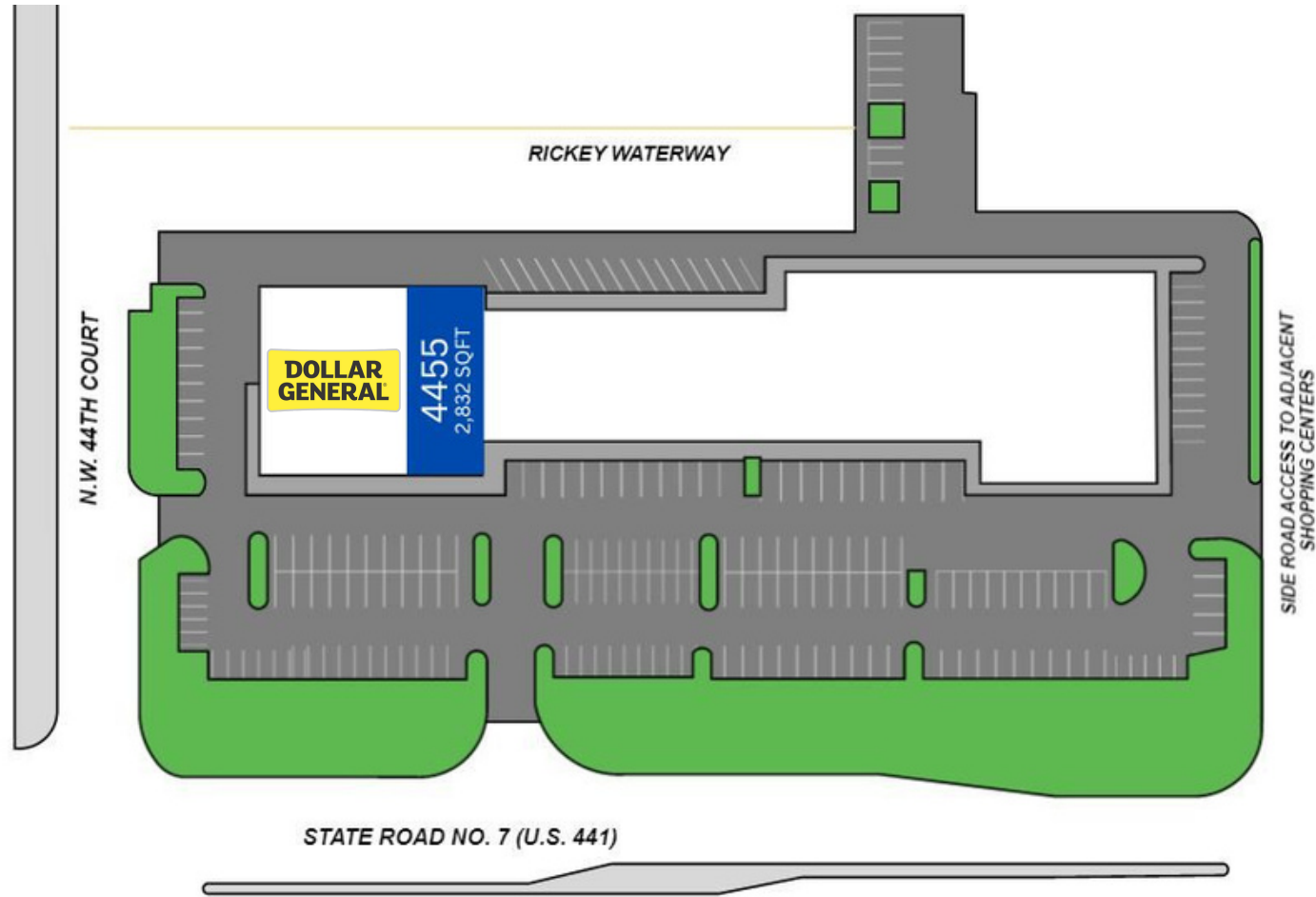
Plaza to undergo a full facade rehab in 2024





## Spaces:

4101	2400 SF	\$28 Base / \$10.30 CAM	Drive thru approved
4177	966 SF	\$18 Base / \$10.30 CAM	
4309-27	6,950 SF	\$18 Base / \$10.30 CAM	
4185	4,094 SF	\$14 Base / \$10.70 CAM	(2nd FL)
4163	1,123 SF	\$16 Base / \$10.30 CAM	(2nd FL)



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Spaces:

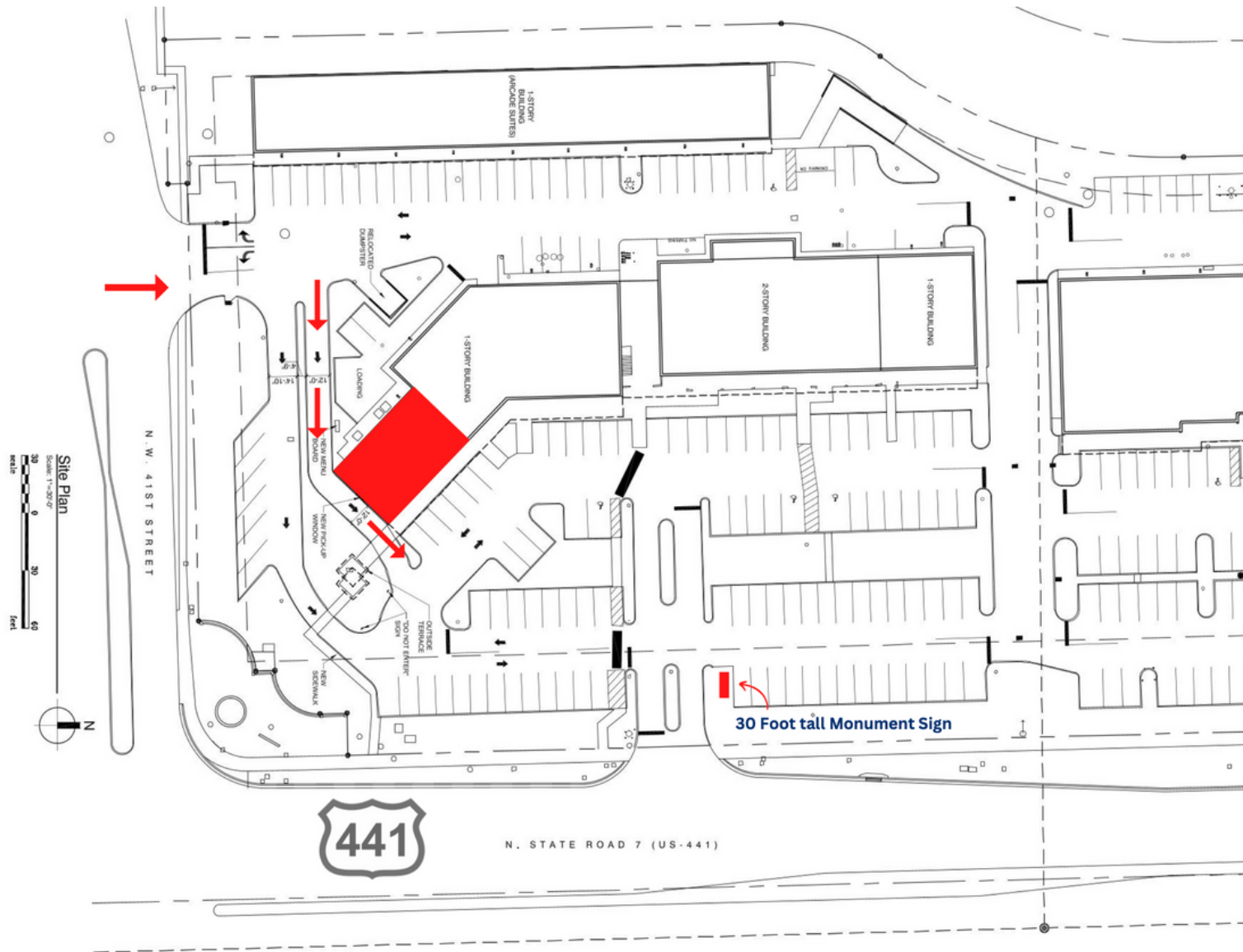
4455

2832 SF

\$18 Base / \$10.55 CAM

# Space 4101 Drive Thru

## Feasibility Study



## PROPERTY HIGHLIGHTS

# LAKES SHOPPING CENTER

4101-4397 N STATE ROAD 7, LAUDERDALE LAKES, FL 33319



- Excellent visibility and frontage along State Road 7
- Up to 6,960 SF contiguous
- 52,000 daily cars along SR7
- Spaces available for retail, office, and medical users
- Over 190,000 residents within a 3-mile radius
- End-cap available with drive-thru lane

## DEMOGRAPHICS

2020	1 Mile	3 Mile	5 Mile
Est. Population	23,501	195,344	492,739
Average HH Income	\$54,719	\$58,121	\$66,223
Labor Force	19,100	155,684	399,001

*\*Source: SitesUSA, 2020*

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Household Income	Count	Count	Count
< \$25,000	2,747	21,001	46,481
\$25,000 - 50,000	2,494	21,304	51,295
\$50,000 - 75,000	1,732	15,074	36,233
\$75,000 - 100,000	739	8,191	21,731
\$100,000 - 125,000	375	4,502	12,851
\$125,000 - 150,000	160	2,536	8,217
\$150,000 - 200,000	162	1,606	6,648
\$200,000+	124	1,208	5,317
Avg Household Income	\$50,632	\$56,237	\$64,051
Median Household Income	\$39,343	\$43,516	\$48,047

Our office address is:  
4000 Hollywood Blvd  
Suite 765-S  
Hollywood, FL 33021



 For Maintenance Requests, please email  
**service@cc-reg.com**  
or feel free to call our office at 954-954-966-8181

**Property Manager:**  
**joseph@cc-reg.com**  
or feel free to call our office at 954-954-966-8181

## City of Lauderdale Lakes information

	Website	www.lauderdalelakes.org
	City Hall	954-535-2770
	Business Tax Receipt	954-535-2486
	Waste Management	954-974-7500
	City Hall	4300 NW 36th Street Lauderdale Lakes, FL
	Post Office	800-275-8777
	FPL	954-583-2473
	Comcast / AT&T	954-247-8203 / 855-281-4740
	ADT Security Services	888-288-0249
	Water Department	954) 831-3250