

1501 E. COMMERCIAL AKA JIMMY JOHNS PLAZA

1501 EAST COMMERCIAL BLVD, FORT LAUDERDALE, FL 33334

PROPERTY SUMMARY

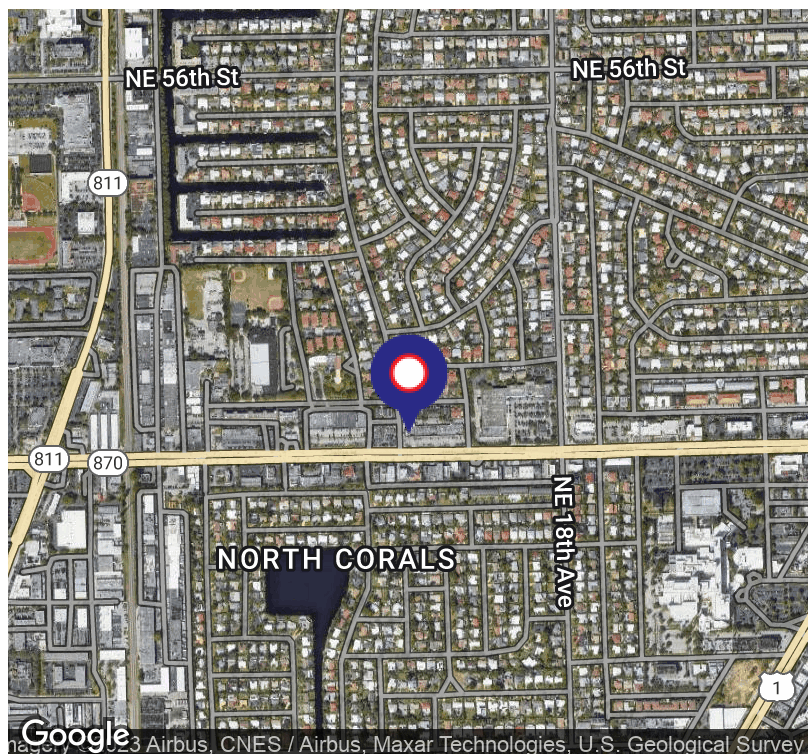


PROPERTY DESCRIPTION

The Jimmy John's Plaza is a 30,000 square foot neighborhood shopping plaza located on East Commercial Boulevard in Fort Lauderdale. The strip of retail stores are just west of Federal Highway and east of Dixie Highway in a very well established retail district with great parking of 5 spaces per 1,000 square feet, direct exposure to East Commercial Boulevard and a heavy traffic count of over 53,000 vehicles daily. The shopping center was built in 1975 and is zoned CB for Community Business zoning. The construction is solid concrete with glass storefronts. The individual stores range from 975 up to 1,900 square feet. There are four large pylon signs facing east and west and some of the tenants include Jimmy John's, a pharmacy, hair and nail salons, and more.

PROPERTY HIGHLIGHTS

- Very busy neighborhood retail center
- Spaces ranging from 975 - 3,224 sf
- Direct exposure on busy East Commercial Blvd
- Most tenants have been operating in this location for over 10 years (data via CoStar)
- Located in a suburban area
- Daily Traffic counts in excess of 53,000 vehicles
- Median household income within 1 mile radius is \$60,438 and within 5 miles is \$64,825 (data via CoStar)
- Four Pylon signs with signage facing east and west
- Shopping center anchored by Jimmy John's, with retail and a pharmacy



HALEY PRESSER

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ADDITIONAL PHOTOS



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DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total population	17,156	64,742	123,000
Median age	44.9	44.0	44.5
Median age (Male)	44.9	43.3	44.0
Median age (Female)	44.9	44.9	45.0
Total households	7,678	29,334	57,319
Total persons per HH	2.2	2.2	2.1
Average HH income	\$72,322	\$73,317	\$73,306
Average house value	\$330,411	\$321,012	\$360,218

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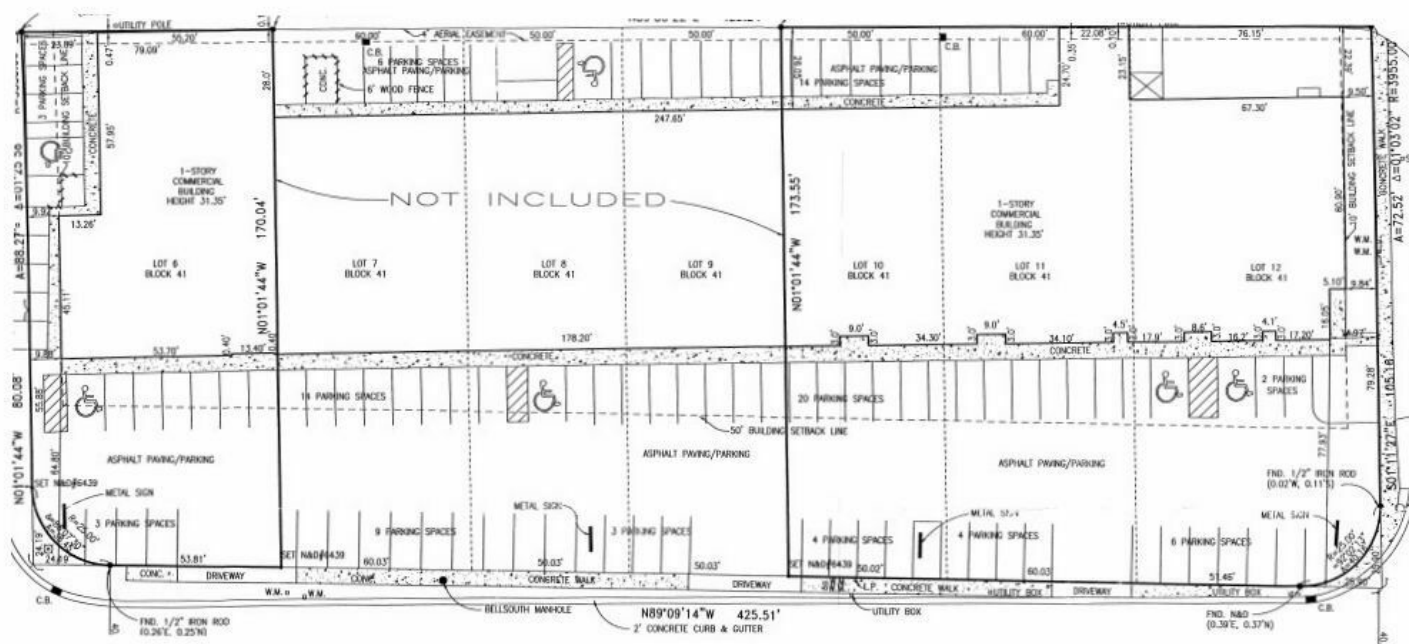
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SITE PLAN



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