

COMMERCIAL BLVD SHOPPES

7850 West Commercial Boulevard
Lauderhill, FL 33351

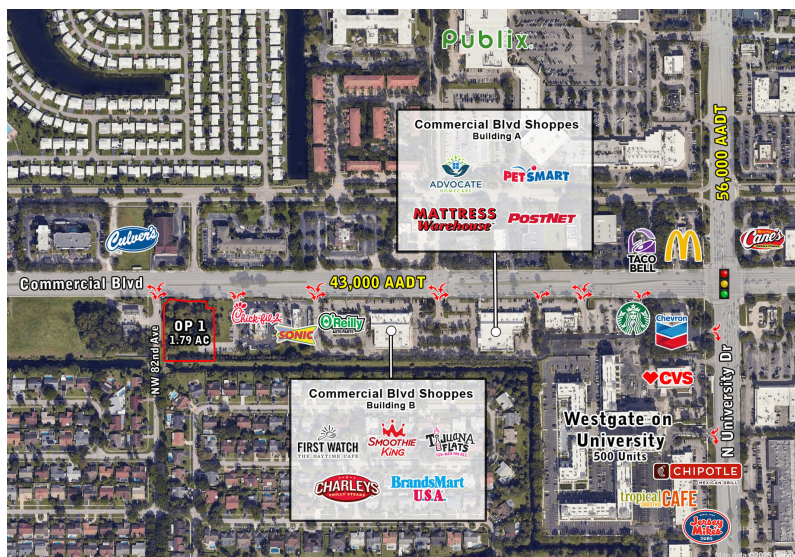


PROPERTY HIGHLIGHTS

- 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 such as 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 500-unit apartment complex.
- Other newly developed residencials are Tamarac Village with a total of 450 units, 274-unit multifamily across from Advantis Tamarac and 335 new single-family homes planned at the former Woodland Golf Course.
- Exceptional visibility with high traffic counts exceeding 99,000 vehicles daily at the intersection

DEMOGRAPHICS 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



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SERINA MORISON

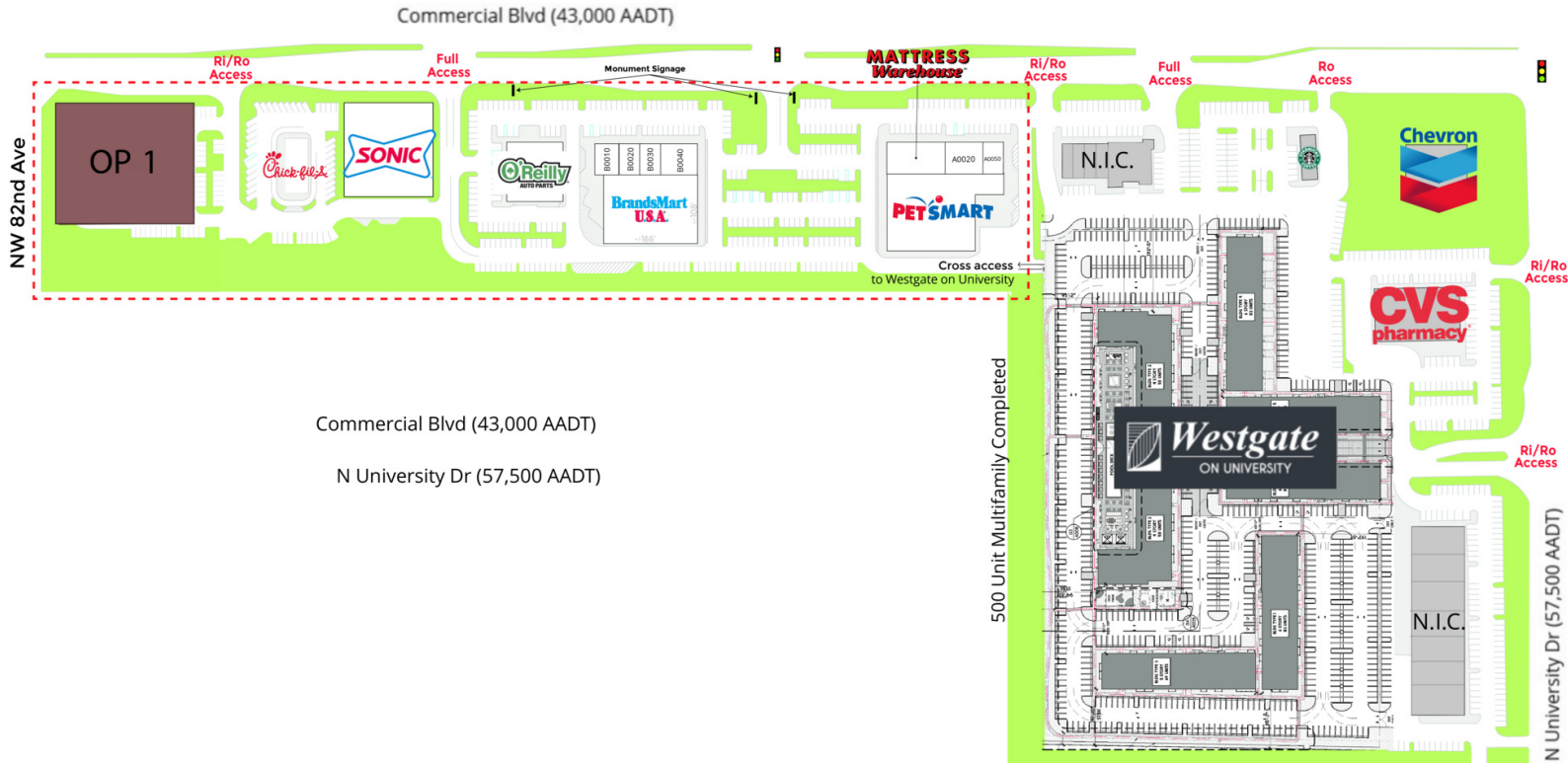
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AVAILABLE SPACES

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
■ OP 1	Available	1.79 Acres

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