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COMMERCIAL

Riverside Square Shopping Center

PRIME RETAIL &
MEDICAL SPACE

NOW LEASING

941-999 SW 71st Avenue
North Lauderdale, FL 33068



FLEXIBLE SPACES: 1,000 SF to 6,800 SF

Executive Summary



Riverside Square Shopping Center, located at **941-999 SW 71st Avenue in North Lauderdale, Florida 33068**, is a well-established ±83,000 SF retail property actively seeking quality tenants for prime retail and medical spaces ranging from **1,000 SF to 6,800 SF**.

Positioned in a high-visibility, high-traffic corridor along **Rock Island Road**, the center benefits from strong daily vehicle counts and excellent exposure in a vibrant, diverse community of approximately **45,000–47,000 residents** (with recent estimates around 44,700–46,000 and projections nearing 47,000). The local demographic features a **median household income** of approximately **\$63,400** (2023 data, with steady growth), supporting a healthy mix of families and working professionals.

A standout feature is the on-site church with a congregation exceeding **1,000 members**, generating consistent foot traffic, repeat visits, and community synergy that directly benefits all tenants through built-in customer flow and loyalty.



PROPERTY HIGHLIGHTS

- Abundant parking (>500 spaces)
- High-traffic location with excellent visibility
- Flexible layouts with spacious clear heights
- Recent capital improvements: new roof (long-term warranty), LED lighting, upgraded HVAC, and well-maintained common areas

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IDEAL TENANTS

Medical & Healthcare users (dental, veterinary, chiropractic, physical therapy, urgent care, general medical practices)

Personal services (barbershops, hair salons—recent vacancy available—beauty, nail salons)

Larger-format opportunities (fitness centers/gyms, department stores, hardware stores, or creative concepts)

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CONTACT

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A portrait of Max Profeta, a man with glasses and a beard, wearing a light-colored checkered blazer over a black shirt. He is centered in the upper half of the image against a dark, textured background.

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