

FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334



## PROPERTY DESCRIPTION

Northridge Shopping Center is located at the northwest corner of East Commercial Boulevard and North Dixie Highway, one of Northeast Fort Lauderdale's busiest intersections. This center experiences strong consumer traffic due to a robust tenant mix of national, regional, and local tenants.

## PROPERTY HIGHLIGHTS

- Publix, Ross, and Petco anchored shopping center, beautifully maintained
- Multiple 2nd generation restaurant opportunities
- Extremely busy retail corridor in close proximity to I-95
- In close proximity to downtown Fort Lauderdale and FLL Airport
- Ingress and egress from both E Commercial Blvd. and N Old Dixie Hwy. with great visibility
- Daily traffic count of 68,000
- Jr. Anchor Opportunities available

## OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Lease Rate:    | Negotiable        |
| Available SF:  | 1,428 - 12,215 SF |
| Building Size: | 234,699 SF        |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES   | 5 MILES  |
|-------------------|----------|-----------|----------|
| Total Households  | 8,064    | 62,010    | 162,689  |
| Total Population  | 19,397   | 127,924   | 367,206  |
| Average HH Income | \$90,553 | \$106,057 | \$93,193 |

**BRYAN COHEN**

561.471.0212

info@cohencommercial.com



FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334



**BRYAN COHEN**

561.471.0212

info@cohencommercial.com



533 NORTHLAKE BOULEVARD | NORTH PALM BEACH, FL 33408 | 561.471.0212 | COHENCOMMERCIAL.COM

FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334



**BRYAN COHEN**

561.471.0212

info@cohencommercial.com



533 NORTHLAKE BOULEVARD | NORTH PALM BEACH, FL 33408 | 561.471.0212 | COHENCOMMERCIAL.COM

FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334



BRYAN COHEN

561.471.0212

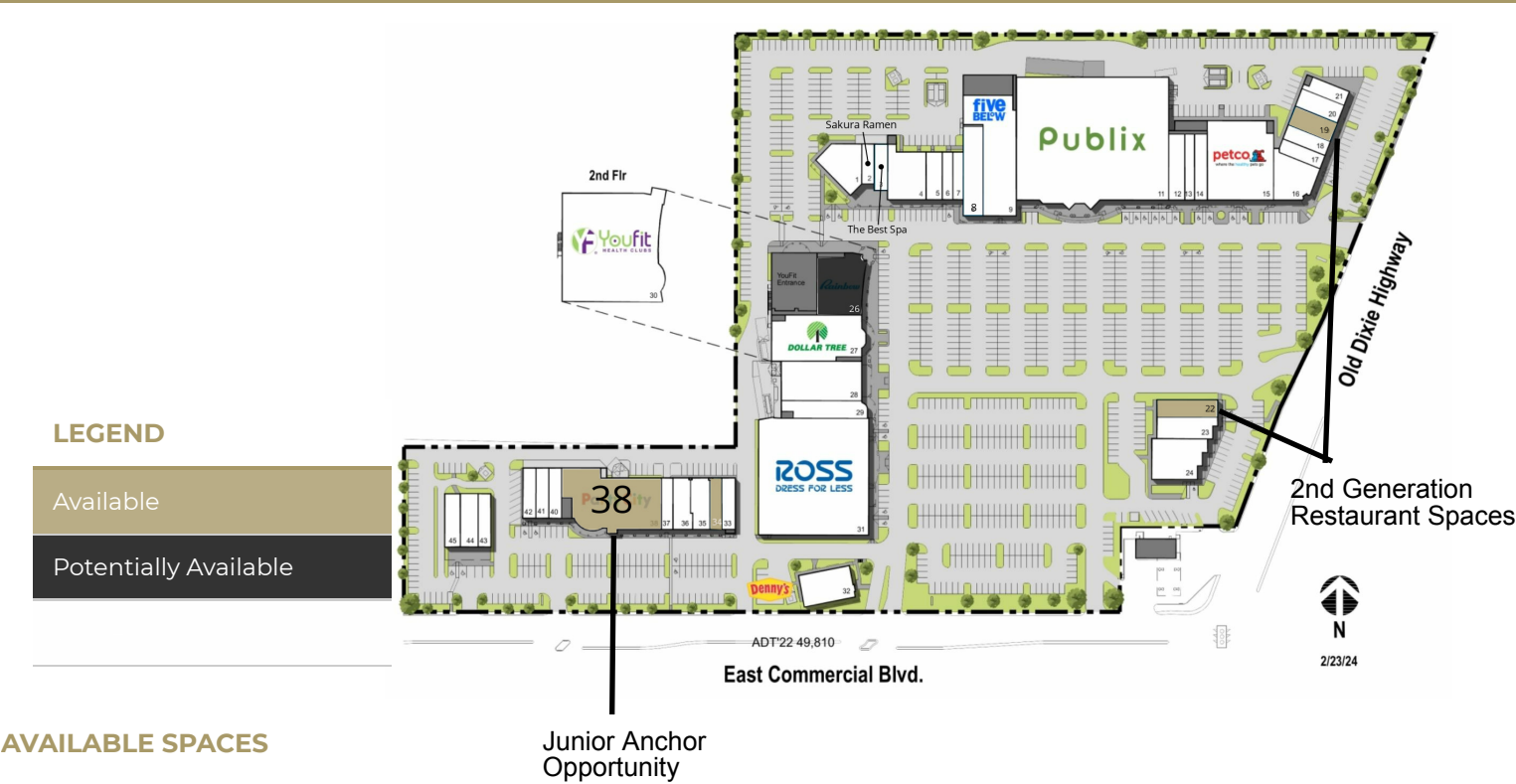
info@cohencommercial.com



FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334



| SUITE | TENANT                | SIZE      | RATE       |
|-------|-----------------------|-----------|------------|
| 19    | Available             | 2,100 SF  | Negotiable |
| 22    | Available             | 2,400 SF  | Negotiable |
| 34    | Available             | 1,428 SF  | Negotiable |
| 26    | Potentially Available | 6,262 SF  | Negotiable |
| 38    | Available             | 12,215 SF | Negotiable |

BRYAN COHEN

561.471.0212  
info@cohencommercial.com



FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334

| SUITE | TENANT NAME                                 | SIZE SF   |
|-------|---------------------------------------------|-----------|
| 1     | Quest Diagnostics                           | 3,625 SF  |
| 2     | Sakura Ramen                                | 1,200 SF  |
| 3     | The Best Spa                                | 1,400 SF  |
| 4     | Mia Salon Suites                            | 4,300 SF  |
| 5     | OneBlood                                    | 1,835 SF  |
| 6     | COMING AVAILABLE                            | 1,079 SF  |
| 7     | USA Nails and Day Spa                       | 1,075 SF  |
| 8     | Bayday Golf                                 | 3,750 SF  |
| 9     | Five Below                                  | 10,619 SF |
| 11    | Publix                                      | 44,123 SF |
| 12    | Oakland Park Modern Dentistry               | 2,500 SF  |
| 13    | HEARx                                       | 1,442 SF  |
| 14    | H&R Block                                   | 2,000 SF  |
| 15    | Petco                                       | 12,176 SF |
| 16    | After Hours Pediatrics                      | 4,000 SF  |
| 17    | AT&T                                        | 1,500 SF  |
| 18    | Chicken Kitchen                             | 1,600 SF  |
| 19    | AVAILABLE - 2nd Generation Restaurant Space | 2,100 SF  |
| 20    | Amscot Financial                            | 2,000 SF  |
| 21    | The UPS Store                               | 1,417 SF  |

**BRYAN COHEN**

561.471.0212

info@cohencommercial.com



FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334

| SUITE | TENANT NAME                                 | SIZE SF   |
|-------|---------------------------------------------|-----------|
| 22    | AVAILABLE - 2nd Generation Restaurant Space | 2,400 SF  |
| 23    | America's Best Contacts & Eyeglasses        | 2,968 SF  |
| 24    | JPMorgan Chase Bank, National Association   | 4,794 SF  |
| 26    | POTENTIALLY AVAILABLE                       | 6,262 SF  |
| 27    | Dollar Tree                                 | 9,642 SF  |
| 28    | Skechers U.S.A                              | 7,500 SF  |
| 29    | Uptown Cheapskate                           | 3,346 SF  |
| 30    | Youfit                                      | 28,752 SF |
| 31    | Ross Dress for Less                         | 29,561 SF |
| 32    | Denny's                                     | 3,840 SF  |
| 33    | Firehouse Subs                              | 1,647 SF  |
| 34    | AVAILABLE                                   | 1,428 SF  |
| 35    | Huey Magoo's                                | 2,260 SF  |
| 36    | T-Mobile                                    | 2,238 SF  |
| 37    | Curmbl Cookies                              | 1,307 SF  |
| 38    | AVAILABLE - Junior Anchor Opportunity       | 12,215 SF |
| 40    | GameStop                                    | 1,510 SF  |
| 41    | Marco's Pizza                               | 1,520 SF  |
| 42    | Golden Krust Restaurant                     | 1,510 SF  |
| 43    | Smoothie King                               | 1,579 SF  |

**BRYAN COHEN**

561.471.0212

info@cohencommercial.com



FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334

| SUITE    | TENANT NAME                         | SIZE SF    |
|----------|-------------------------------------|------------|
| 44       | The Great Greek Mediterranean Grill | 2,219 SF   |
| 45       | Dunkin' Donuts                      | 1,960 SF   |
| TOTALS   |                                     | 234,199 SF |
| AVERAGES |                                     | 5,576 SF   |

BRYAN COHEN

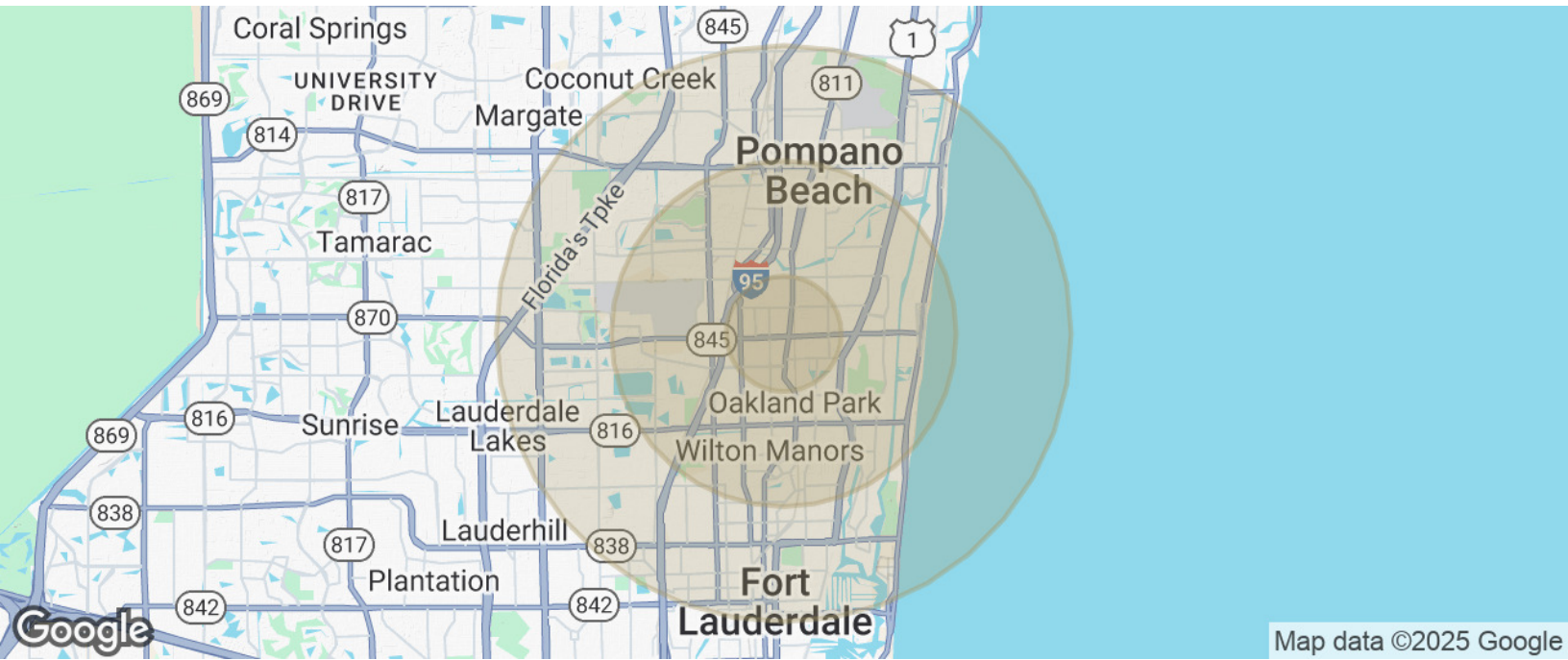
561.471.0212  
info@cohencommercial.com



FOR LEASE

# NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 19,397    | 127,924   | 367,206   |
| Average Age         | 43        | 47        | 44        |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households    | 8,064     | 62,010    | 162,689   |
| # of Persons per HH | 2.4       | 2.1       | 2.3       |
| Average HH Income   | \$90,553  | \$106,057 | \$93,193  |
| Average House Value | \$442,934 | \$557,465 | \$469,606 |

Demographics data derived from AlphaMap

BRYAN COHEN

561.471.0212  
info@cohencommercial.com

