

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



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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	Andias Frozen Yogurt	2,100 SF
20	Amscot Financial	2,000 SF
21	The UPS Store	1,417 SF

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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

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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

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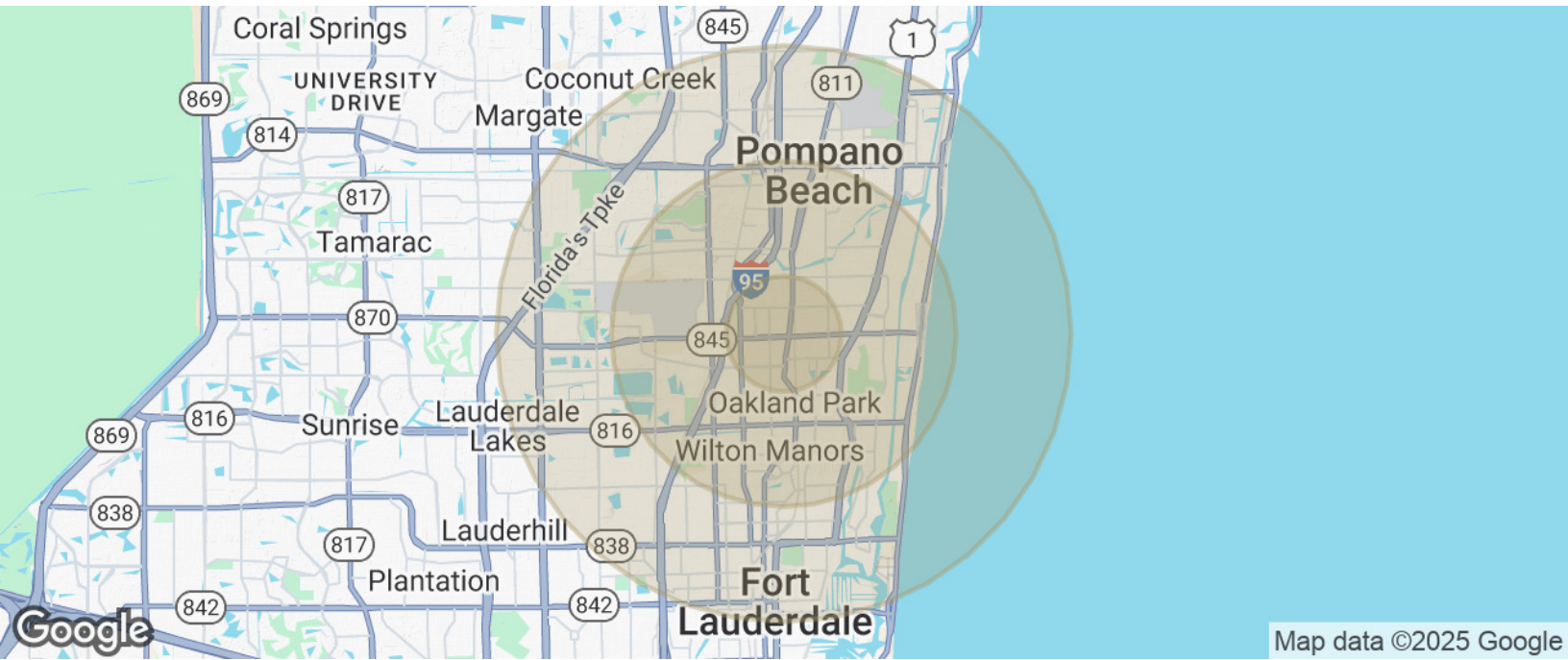
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,397	127,924	367,206
Average Age	43	47	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,064	62,010	162,689
# of Persons per HH	2.4	2.1	2.3
Average HH Income	\$90,553	\$106,057	\$93,193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

Demographics data derived from AlphaMap

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