



Retail



NW 70TH AVE

COMMERCIAL BLVD
AADT: 53,500

6980 Building

FOR LEASE

6980 W Commercial Blvd | Lauderdale, FL 33319

Space Available: 2,500 - 4,700 SF
Lease Rate & Type: \$35.00 PSF, NNN

For More Information

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6980 Building

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Property Features

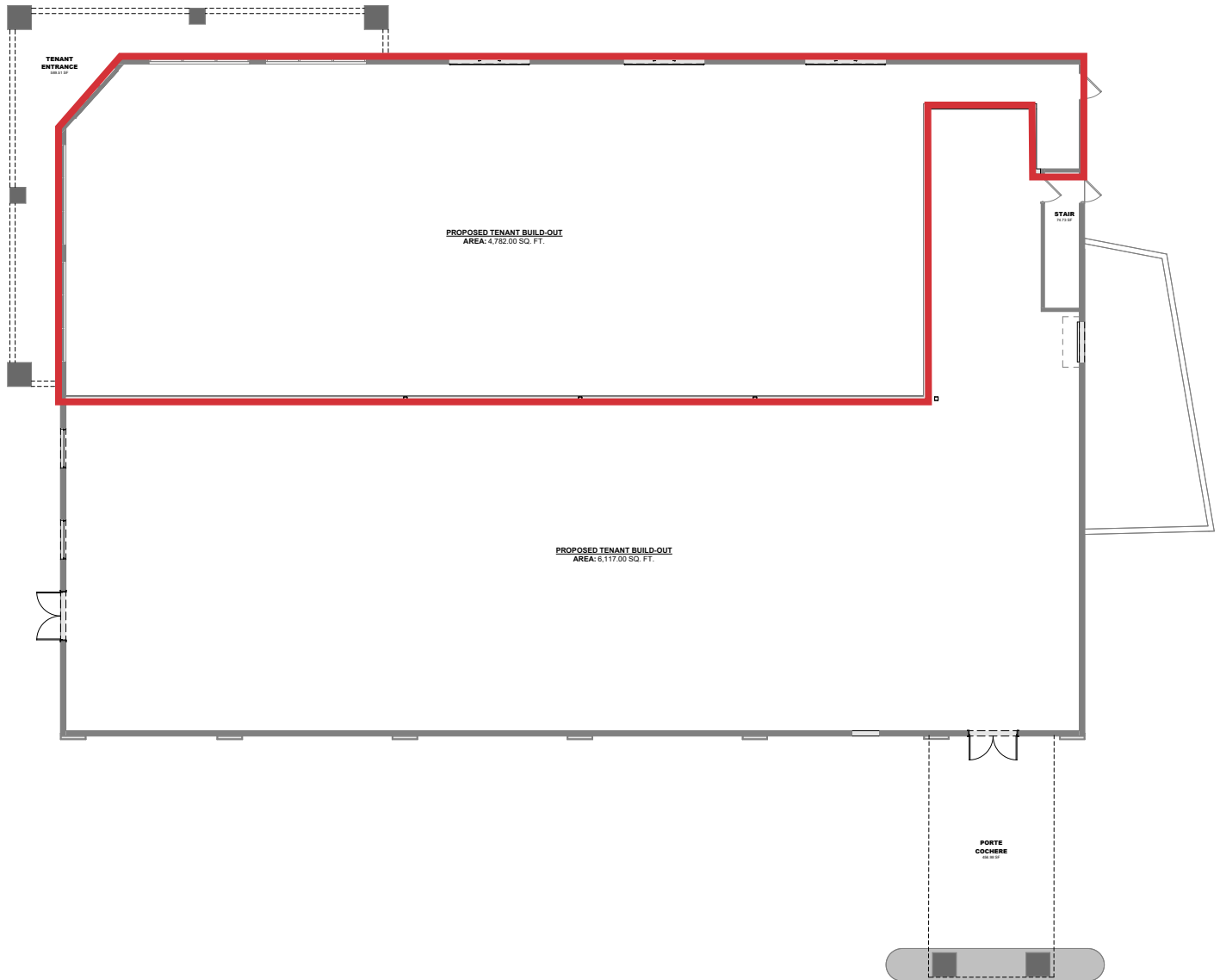
- 2,500 - 4,700 SF available
- Highly visible corner space with strong frontage on Commercial Blvd
- Ample on-site parking with easy ingress and egress
- Open floor plan with high ceilings, ideal for medical, retail, or service users
- Existing infrastructure suitable for pharmacy, medical, or conversion to retail use
- Prominent signage opportunity



Floor Plan

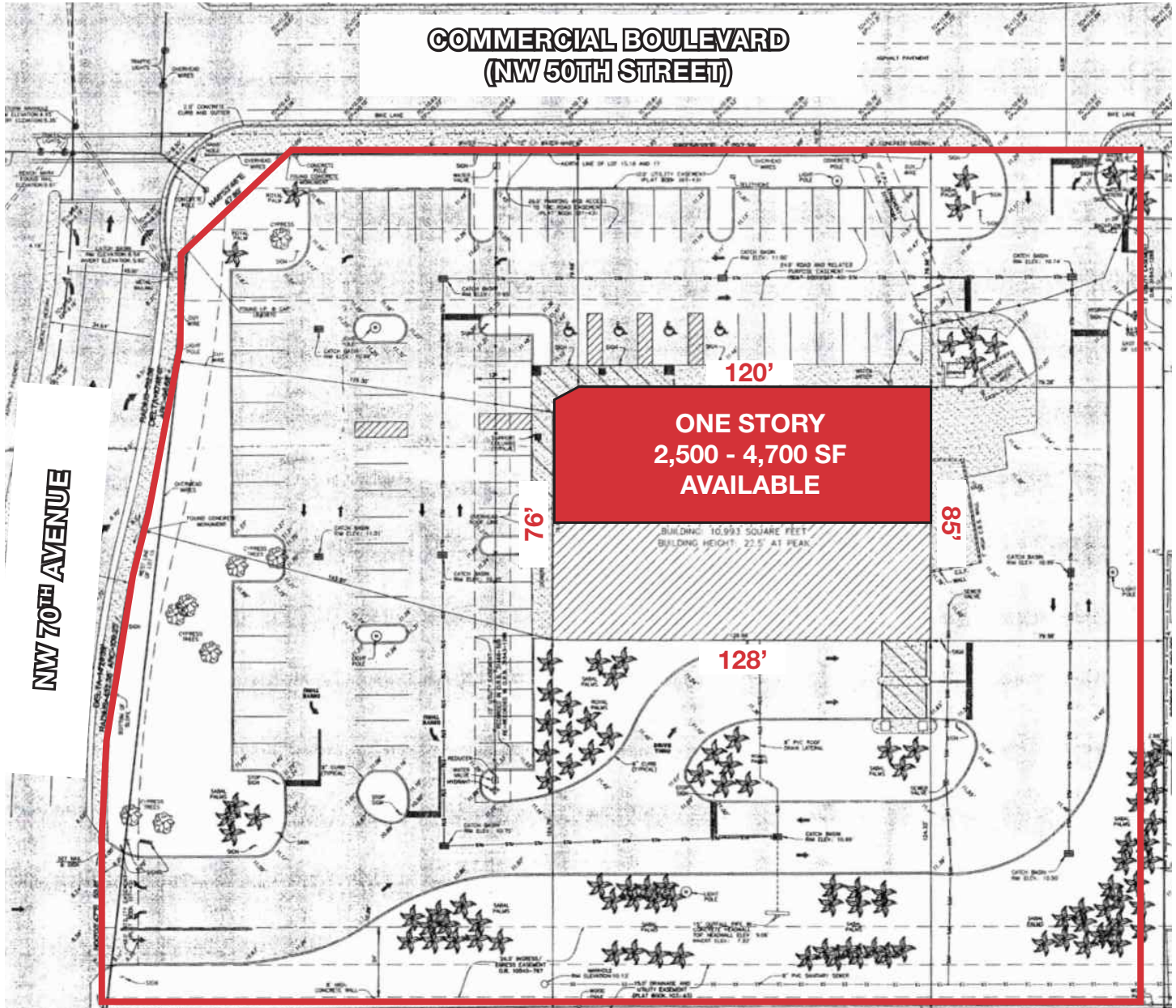
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2,500 - 4,700 SF



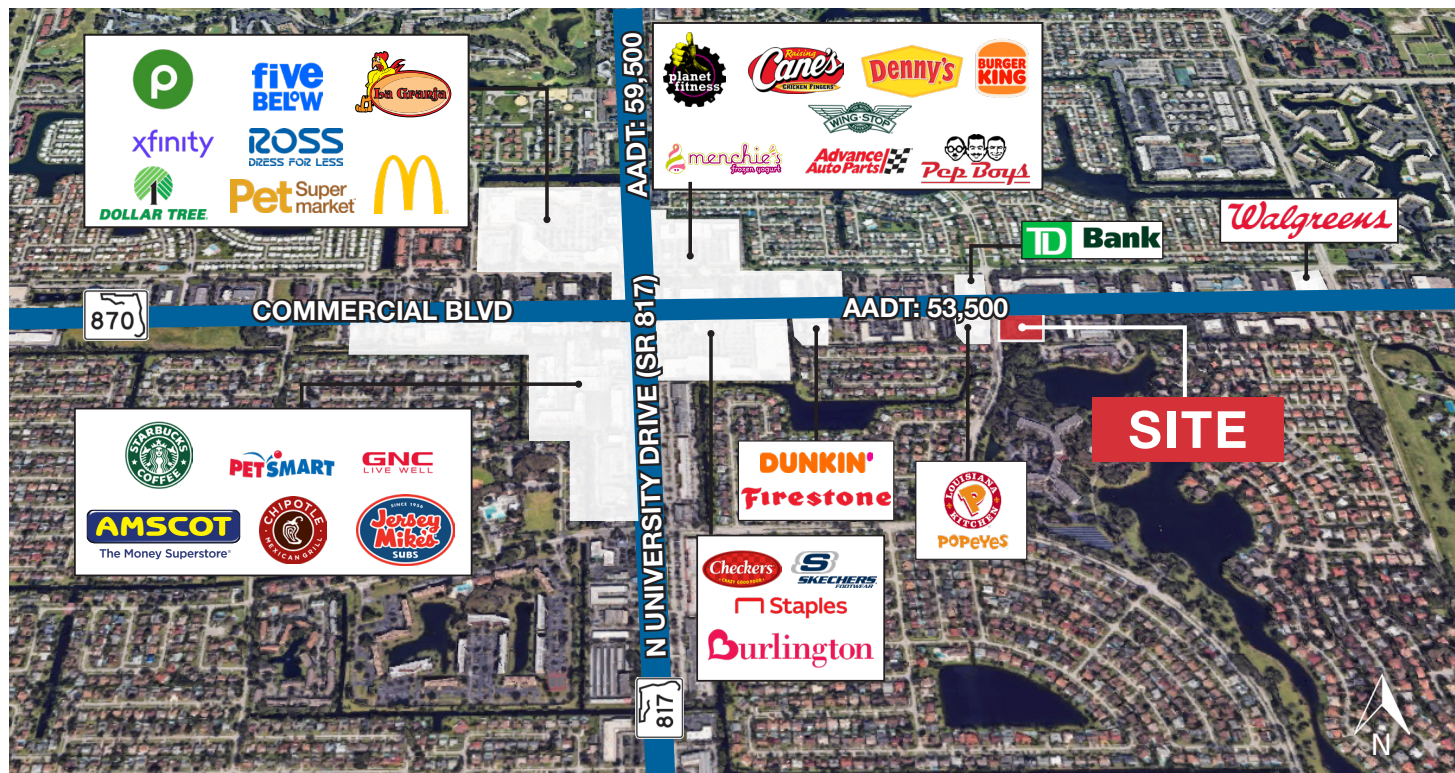
Survey

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Retail Map

6980 W Commercial Blvd | Lauderdale, FL 33319



Location Features

- Situated on W Commercial Blvd, a major east-west commercial corridor
- Dense surrounding residential population supporting daily-needs retail
- Convenient access to major roads like University Drive, SR-7, and I-95
- Close proximity to national retailers, restaurants, and neighborhood services
- Located in Lauderdale, a high-growth Broward County market with strong daytime population

Demographic Summary

	RADIUS		
	1 Mile	3 Miles	5 Miles
Population	21,324	213,412	483,479
Households	8,329	81,777	188,550
Average HH Size	2.50	2.58	2.55
Median Age	45.2	41.8	41.9
Median HH Income	\$68,263	\$63,722	\$68,645
Average HH Income	\$90,890	\$81,107	\$89,791

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