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## Shoppes of Corporate Park

6300-6350 N Powerline Rd, Fort Lauderdale, FL 33309





# Shoppes of Corporate Park

\$25.00 /SF/YR

The Shoppes at Corporate Park offers turnkey retail and office space surrounded by a host of national retail brands in a highly trafficked location. The 30,115-square-foot neighborhood center at 6300-6350 N Powerline Road sits on 4.32 acres with 509 feet of frontage on N Powerline Road. Tenants can occupy 900 to 4,072 square feet of space that's move-in-ready and perfect for cafes, restaurants, offices, daycares, retail and various salons. The suites also benefit from a mix of nationally known anchors and restaurants like Burger King and Chili's Grill and Bar within the Shoppes at Corporate Park.



Rental Rate:	\$25.00 /SF/YR
Total Spaces Available:	4
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	14
Frontage:	509" on N Powerline Rd
Gross Leasable Area:	36,115 SF
Walk Score:	43 (Car Dependent)
Transit Score:	41 (Some Transit)
Population (5m Radius):	516.9K
Demographics:	Median Age: 41

Shoppes of Corporate Park is a highly visible location that sees over 50,000 vehicles pass along the nearby intersection of NW 62nd Street and W NW 6th Way. Additionally, the area boasts a total consumer spending of over \$9.2 billion, 31.3% of which is spent on food & drink, 11.5% on entertainment, and 5.5% on apparel. The Shoppes at Corporate Park are ready-made for retailers searching for turnkey space in a highly trafficked neighborhood center.

## Tenant

- Burger King
- Care Medical Centers
- Thai Japanese Restaurant
- Chili's
- Itsy Bitsy Kids One LLC
- La Mia Focaccia
- Le Vinovis Bakery
- Sun Rice Chinese Restaurant

## Suite 6304

Space Available	1,715 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Use	Retail
Lease Term	Negotiable

Modern and bright with ample natural light, with 5 glass partitioned offices and 2 private bathrooms which provide convenient, exclusive access for your team and clients. Fully equipped kitchenette is perfect to accommodate your break times & provide client refreshments. Whether you're in property management, law, consulting, or another professional service, this turnkey space provides everything needed to move in and start working immediately.



## Suite 6310

Space Available	900 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Use	Professional Services
Lease Term	Negotiable

Formerly occupied as a barber shop, is an ideal location for any salon, barber, or spa services. Open floor plan with existing setup suited for stations, waiting area, and product displays. Ample parking and convenient access make it accessible for walk-ins and regulars alike.



## Suite 6314

Space Available	1,200 SF
Rental Rate	\$25.00 /SF/YR
Date Available	30 Days
Service Type	Negotiable
Built Out As	Restaurants And Cafes
Space Use	Retail
Lease Term	Negotiable

Exciting opportunity to lease a versatile commercial space in a prime location, formerly occupied as a juice bar!  
Ideal for any food and beverage concept, this ready-to-go unit features a fully functional walk-in cooler perfect for storing fresh ingredients and a food prep area set up for quick and efficient service. Easily adaptable for juice bars, smoothie shops, small cafes, or other light food concepts.



## Suite 6336

Space Available	1,493 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Use	Professional Services
Lease Term	Negotiable

With 1,493 sf the spacious reception area creates a welcoming first impression for clients and offers private restrooms providing convenient, in-office facilities for staff and clients. The kitchenette is a functional space for breaks and refreshments. Easy access to main roads, public transportation, and local amenities Ample parking provides hassle-free parking for your employees and clients. Minimal set up required - bring your vision and get to work!

