

LAUDERDALE MARKETPLACE

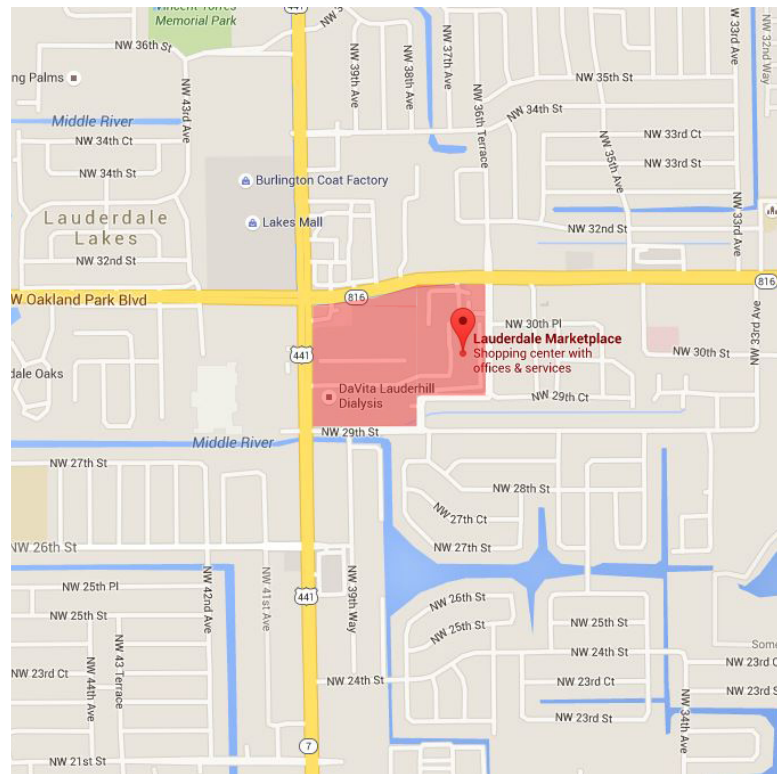
3662-3704 W Oakland Park Blvd & 2900-2950 N. State Road. 7, Lauderdale Lakes, FL 33311

Experience the power of market knowledge



PROPERTY HIGHLIGHTS

- 6,000 - 7,400 SF internal end cap for lease
- Tremendous exposure: 2,200 SF fronting SR7 and Wal-Mart Super Store
- Retail/Service/Office/ Medical Office
- \$22.00 - \$24.00 PSF
- 1,600 SF - 4,000 SF - 6,000 SF - other spaces available
- Plentiful parking
- Busy 260,000 SF retail/ service center
- Join You Fit, DaVita, Papa Johns, Subway, Check Cashing Store, Driver's License Bureau, Federal, State, and County Offices.
- Across State Road 7 from Super Walmart, Burlington Coat Factory, Ross Dress for Less & DD's Fashions
- Densest population in Broward County
- Some of the highest traffic counts in Broward County
- Development sites available
- Out parcel available

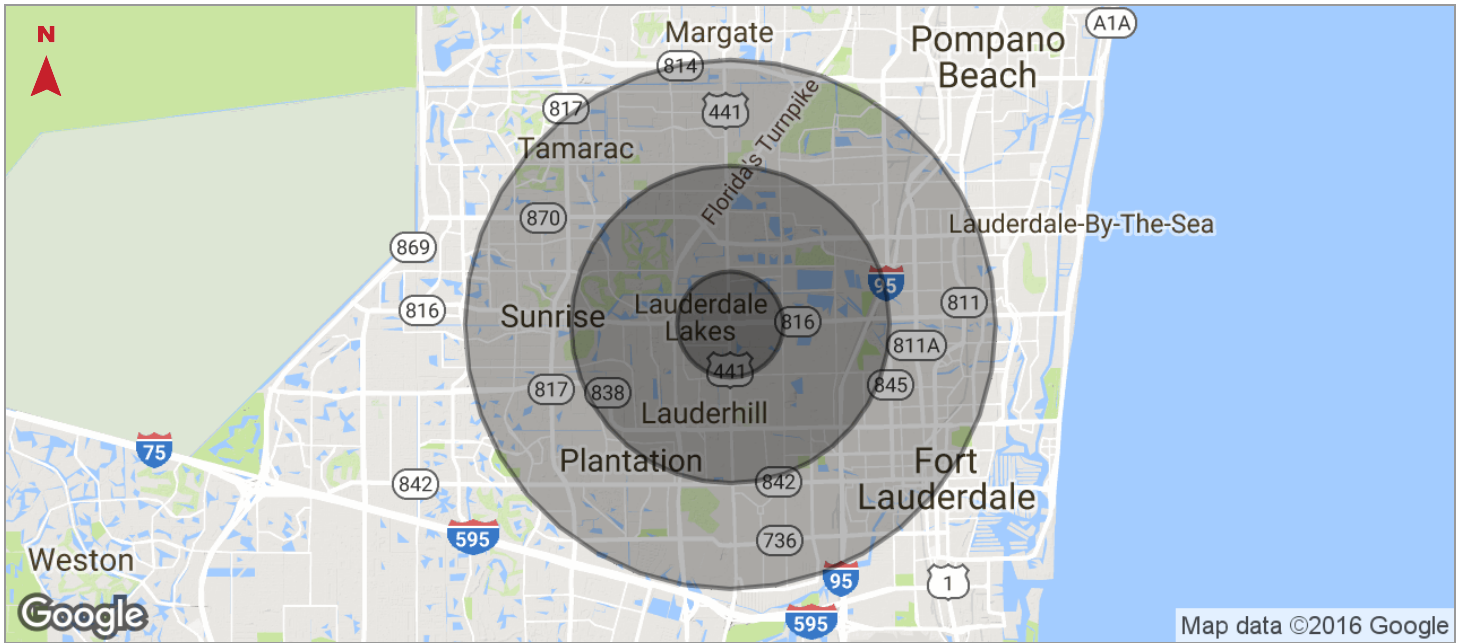


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	31,249	177,442	455,605
MEDIAN AGE	35.0	36.5	37.2
MEDIAN AGE (MALE)	32.7	35.2	35.8
MEDIAN AGE (FEMALE)	37.3	37.7	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,328	65,736	171,122
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$43,019	\$47,459	\$53,892
AVERAGE HOUSE VALUE	\$179,598	\$202,950	\$229,535
RACE	1 MILE	3 MILES	5 MILES
% WHITE	12.4%	23.5%	40.2%
% BLACK	82.5%	69.9%	50.9%
% ASIAN	1.3%	1.4%	2.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	2.1%	3.2%	4.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.9%	9.9%	16.5%

* Demographic data derived from 2010 US Census



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Site Plan

Lauderdale Marketplace Site Plan



Address	SQ. FT	High Exposure
2904	2,200	7,400 SF Contiguous
3704	4,175	
3730	3,175	
3762	1,400	
3766	6,000	
3780	3,400	

Available Space

Walmart

