

# Space For Lease

Address: 11267 NW 40th Ave., Lauderhill, FL 33313

## LAUDERHILL MALL

**AVAILABLE  
RETAIL BOX - 25,284 SF.  
OFFICE/WAREHOUSE - 63,466 SF.**



The Lauderhill Mall consists of 587,000 Square Feet of Retail and Office space ideally located on U.S. 441 (State Road 7) and 1 mile from the Florida Turnpike in the City of Lauderhill, Florida.

The Lauderhill Mall offers an excellent mix of both National, Regional and local tenants, including Fresco y Mas Grocery, Rainbow Shops, Foot Locker, Kids Foot Locker, Ashley Stewart, Citi Trends, Dunkin' Donuts and Subway. When combining its excellent location and strong tenant mix you have all the necessary ingredients for a successful business environment.

### Join Our Tenants:



**Foot Locker**



- Hemarus plasma
- Broward Community Health
- Sunshine Health
- Dental Group
- IMC Medical Health



**& much more!**

### Demographics

#### 1 mile

Population	26,011
Households	9,424
Median Household Income	\$40,531

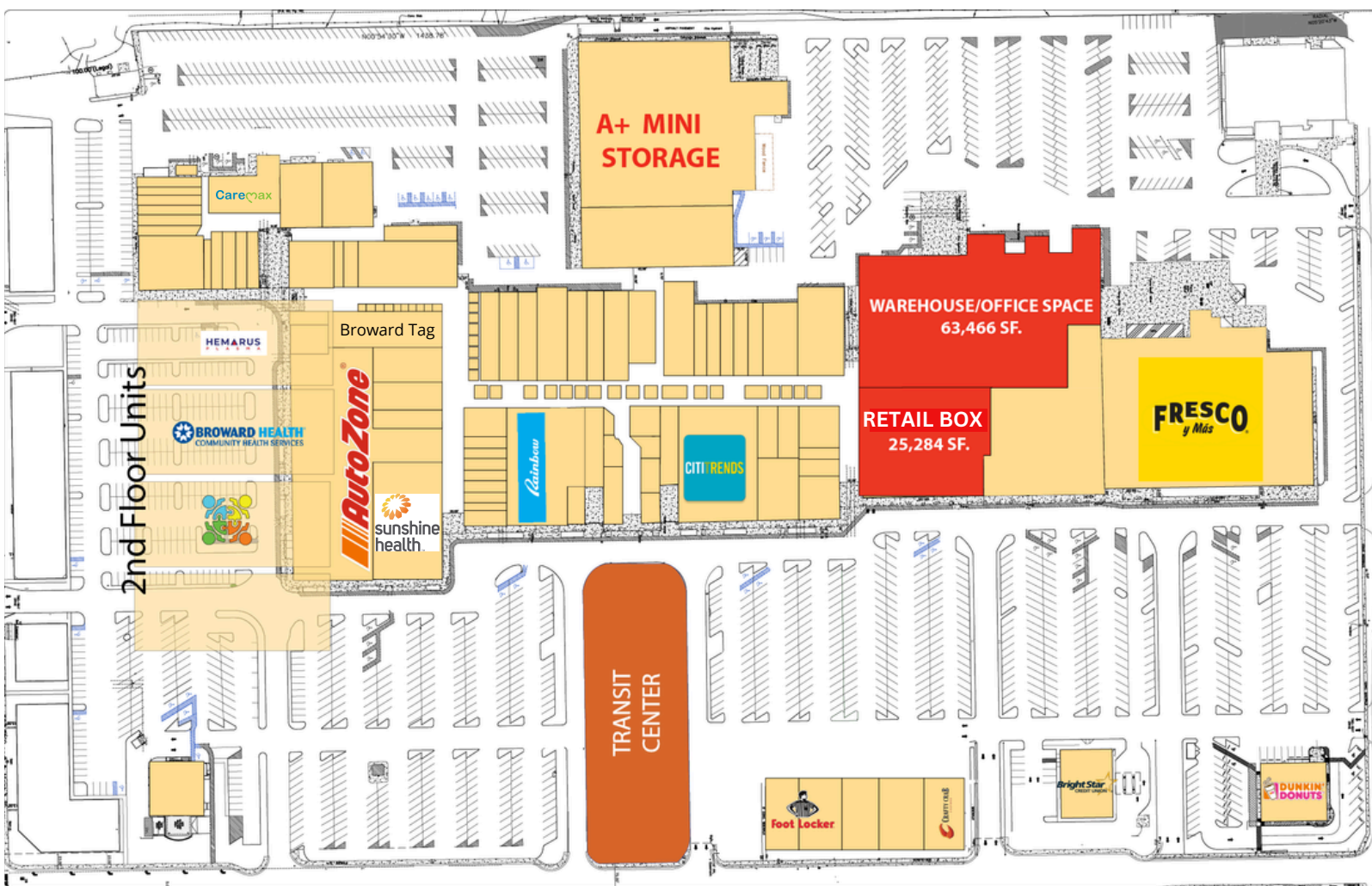
#### 3 mile

Population	187,398
Households	66,746
Median Household Income	\$44,380

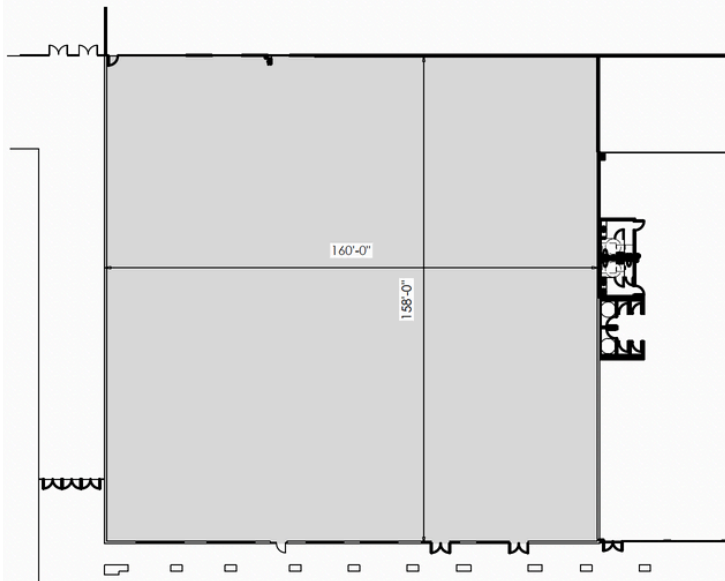
For additional information please contact Hector Gutierrez

**305.527.7170 or HECTOR.GUTIERREZ@IMCEQUITYGROUP.COM**

# Site Plan



**160' FRONTAGE**



**VACANT SPACE -**  
**RETAIL- 25,284 SF.**  
**OFFICE/WAREHOUSE - 63,466 SF.**  
**SIGNAGE AVAILABLE**  
**PLENTY OF PARKING SPACE**  
**RIGHT OFF US. 441 - DAILY TRAFFIC 51,500**  
**NEW TRANSIT CENTER**  
**RESPONSIVE HANDS ON OWNERSHIP**

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