

SMD

Southern Management
and Development, L.P.

Woodbridge Plaza

6685 Forest Hill Boulevard
Greenacres, FL 33413

Located at the signalized corner
of Forest Hill Boulevard
and Jog Road

Co-Tenants include Goodwill,
McDonald's, and Walgreens

Retail and 2nd floor office space
available with elevator access

Average daily traffic count: 82,500

Gross Leaseable area: 54,707

CREATING VALUE

Southern Management and Development, L.P.

SMDPROPERTY.COM



2ND FLOOR RETAIL/
OFFICE SPACE



CONTACT A LICENSED AGENT | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



WOODBRIDGE
PLAZA



Jog Road

Military Trail

Forest Hill Boulevard



Woodbridge Plaza

6685 Forest Hill Boulevard
Greenacres, FL 33413

DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	24,732	139,004	331,351
2021 Estimate	23,061	130,968	312,048
2010 Census	19,548	114,102	269,380
2000 Census	12,204	91,331	211,107

Population by race

White	56.83%	62.76%	61.66%
Black African American	20.77%	18.71%	21.68%
Hispanic Other	22.39%	18.53%	16.65%

2021 Estimate

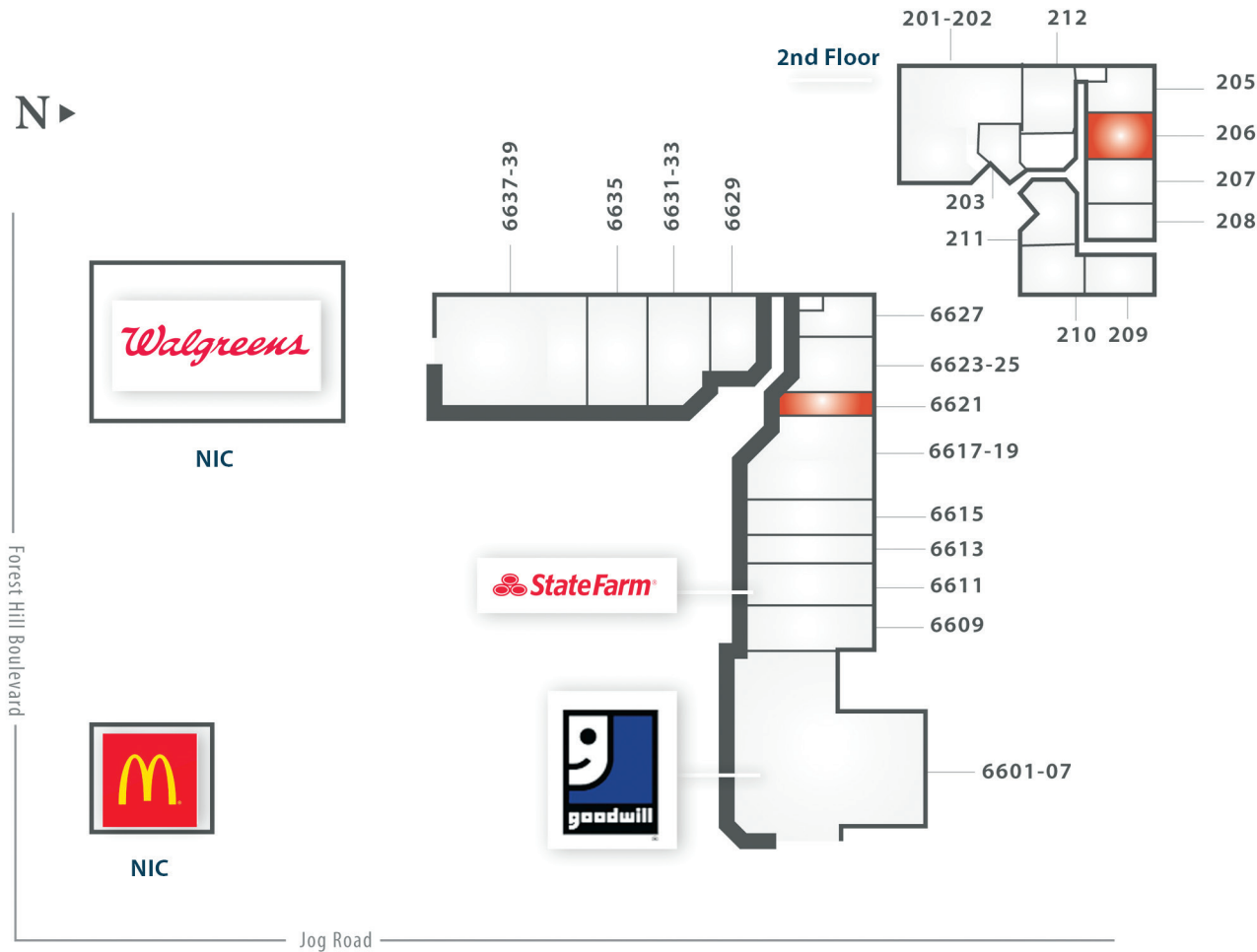
Average HH Income	\$65,997.00	\$71,123.00	\$78,448.00
-------------------	-------------	-------------	-------------

2021 Estimate

Median HH Income	\$51,496.99	\$51,700.64	\$55,542.09
------------------	-------------	-------------	-------------

2021 Estimate

Median Age	36.3	39.47	39.53
------------	------	-------	-------



LEGEND

6601-6643 Forest Hill Boulevard

UNIT	TENANT	SQ.FT.
6601-07	Goodwill	11,000
6609	Crown Dentistry	2,420
6611	State Farm	2,220
6613	Fantastic Salon	1,600
6615	Nail Salon	1,600

6617-19	B&D Behavioral Health	2,610
6621	Available	1,600
6623-25	Adult Daycare	1,930
6627	Beauty Galore	825
6629	The Cleaning Authority	1,365
6631-33	SF Sedation Dentistry	2,955
6635	All Bird Clinic	2,800
6637-39	Precision Dance	5,600

6685 Forest Hill Boulevard

UNIT	TENANT	SQ.FT.
201-02	Macron Dental Lab	3,486
212	Carlyle Therapy	2,951
203	C and C Hair Studio	777
205	Health Care	1,213
206	Available	1,325

207	Medical Office	1,336
208	Campaign Office	1,150
209	Psych Pros	1,178
210	Leased	1,360
211	Advanced Accounting	1,406