

# OFFERING MEMORANDUM



**Jaclyn Pamela**

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**Prime Commercial Development Site**

**4670 NW 47th St, Lauderdale, FL 33351**

**PRICE:** Pricing Upon Request



# OFFERING OVERVIEW

# Offering Overview

Jaclyn Pamela is pleased to present the opportunity to acquire a 0.41-acre commercial development site located at 4670 NW 47th Street, Lauderdale, Florida 33351. The property is strategically positioned at the intersection of 47th Street and North University Drive, within the suburban communities of Lauderdale and Plantation.

This site offers direct access to Commercial Boulevard and major transportation routes, including Florida's Turnpike and Interstate 95. The surrounding trade area features a strong mix of national retailers, including Walmart, Wawa, Starbucks, Chipotle, Planet Fitness, and CVS, providing a high-traffic environment for future development.

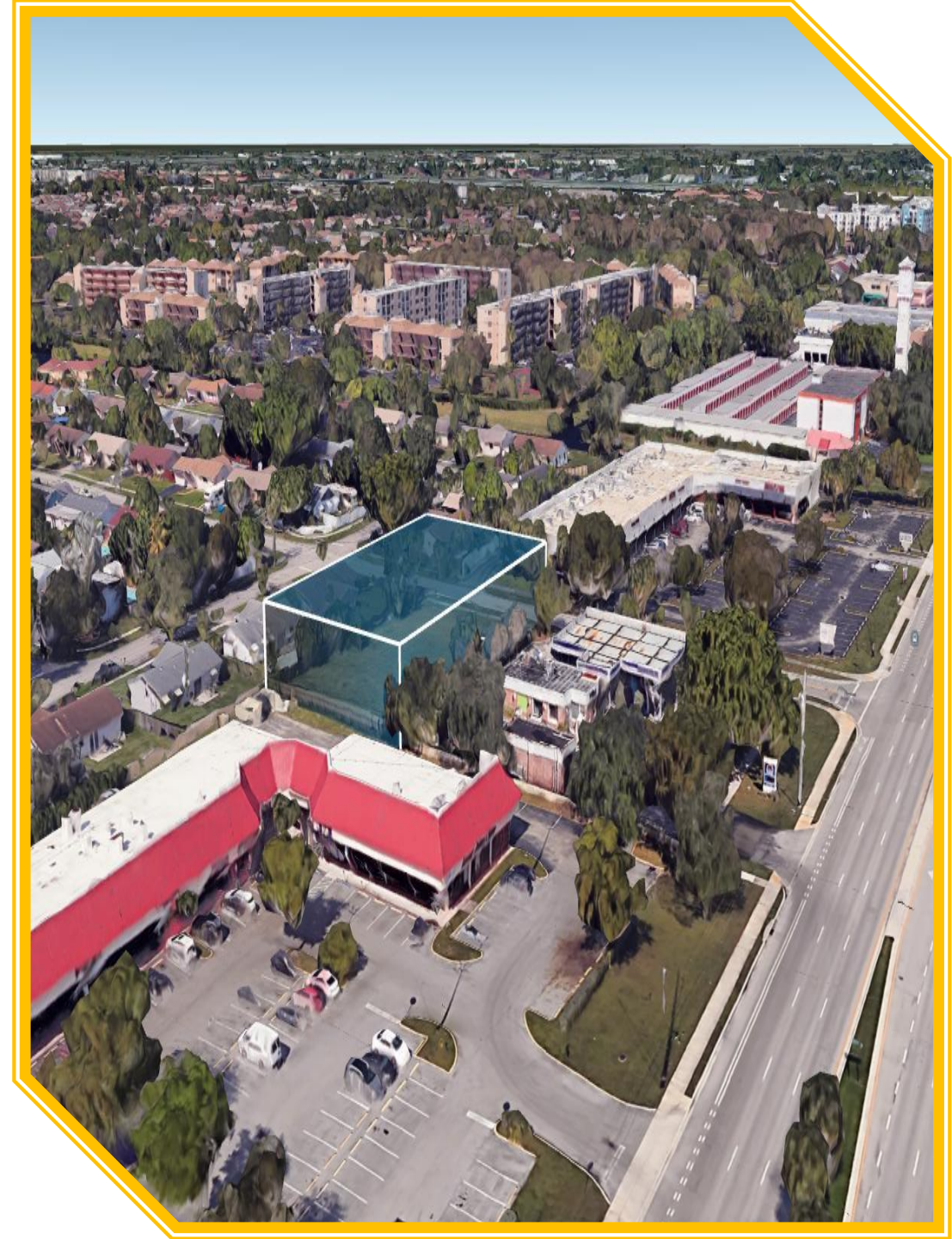
**Allowable Uses:** Retail, Medical, Office, Restaurant, Fitness, Laundromat, Government, Religious, and others.

**Special Exemptions:** Drive-through, Dispensary, Self-storage, and others.

**Zoning:** CG – General Commercial

**Maximum Building Height:** 35 feet

**Lot Dimensions:** 101 ft × 172 ft





# Historical Data & Current Trend

## ❖ Summary

Lauderhill has seen strong growth over the past 20 years. Though the population plateaued and dipped slightly post-2020, long-term projections indicate a steady upward trend. The city has also undergone notable demographic shifts, with a growing share of Black residents and a decline in the non-Hispanic White population.

## ❖ Population Growth

- In 2000, the population was about 66,385. From 2010 to 2020, it jumped roughly 10.8%, peaking near 74,312 in 2020. 2023 (estimate): 73,974
- This reflects overall growth across the last decade, followed by a slight dip: -0.7% from 2020 to 2023.
- 73,746 in 2025—a roughly 0.77% decline since 2020.
- Other estimates suggest a modest rebound—with a 2025 projected population of 74,675, based on a small growth rate (~0.5%).

## ❖ Long-Term Trend

- Since 2000, the population grew by nearly 10%, rising from about 62,800 to over 73,900.

## ❖ Projected Growth

- City estimates suggest rising population through mid-century: projected figures for 2030 reach over 79,000, and around 108,000 by 2100





# Road Access & Property Visibility

This 0.41-acre commercial site enjoys excellent road access and visibility—situated directly on NW 47th Street, a high-traffic corridor with an estimated 61,000 vehicles per day passing the front (AADT) . The property's prime positioning at the busy intersection with North University Drive ensures strong exposure and easy ingress/egress for customers. Moreover, its proximity to major thoroughfares—including Commercial Boulevard, Florida's Turnpike, and Interstate-95—further enhances accessibility for both local and regional traffic .





# PROPERTY DETAILS



# Property Details

**Parcel Id:** 494116019242

**Property Use:** 10-02 Vacant Commercial With Extra Feature

**Zoning:** CG – COMMERCIAL

**Assessed / SOH Value:** \$104,760

**Square Feet:** 17,930

**Lot Dimensions:** 101 ft × 172 ft

**Lot Size:** 0.41 acre

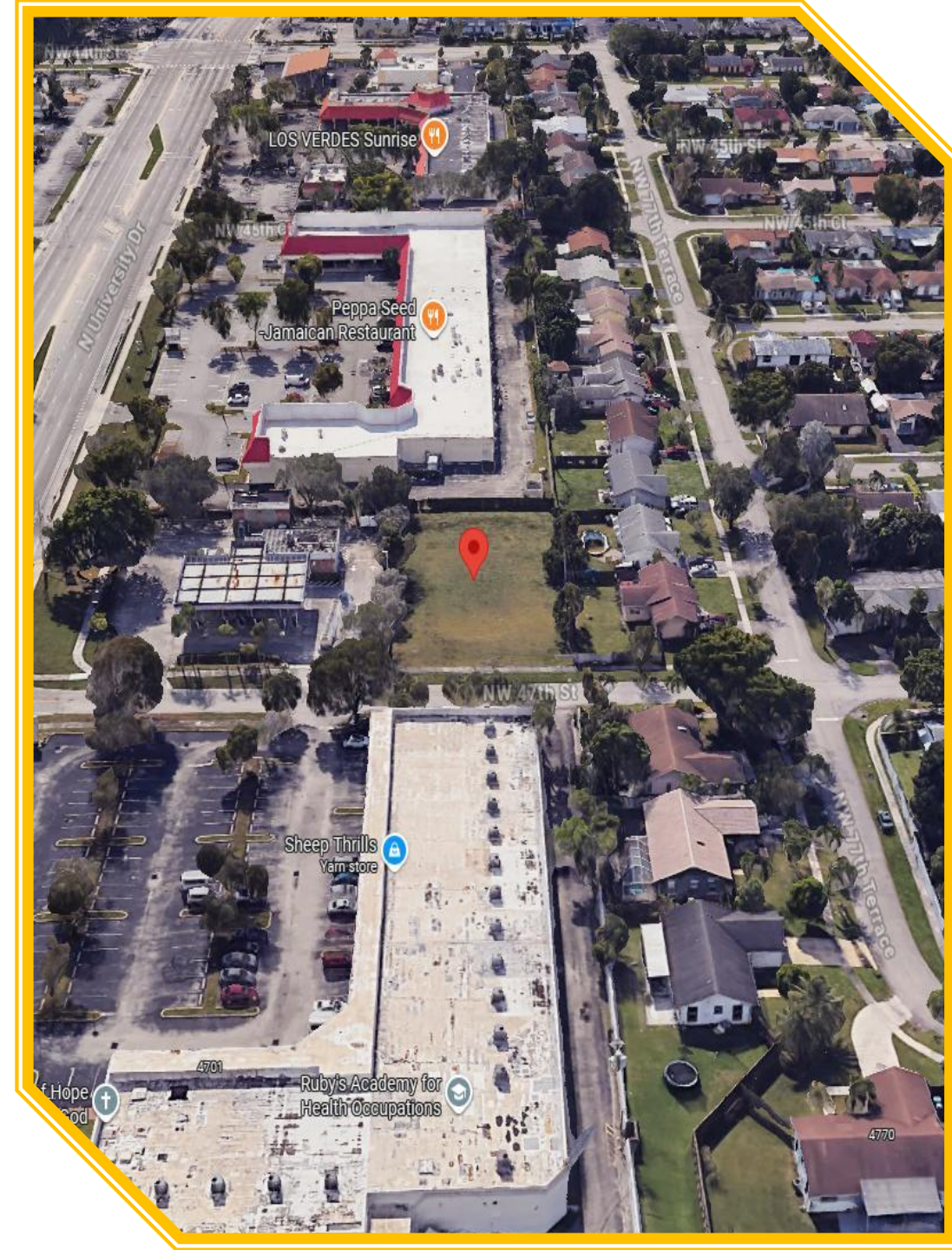
**Township:** 49

**Range:** 41

**Section:** 16

**Millage Code:** 1912 - LAUDERHILL 1912

**Millage Rate:** 23.34050





# Regional Map



LOS VERDES Sunrise

NW 77th Terrace

Seneca Healthcare &  
Wellness Center

**4670 NW 47th St,  
Lauderhill, FL 33351**

N University Dr

NW 47th St

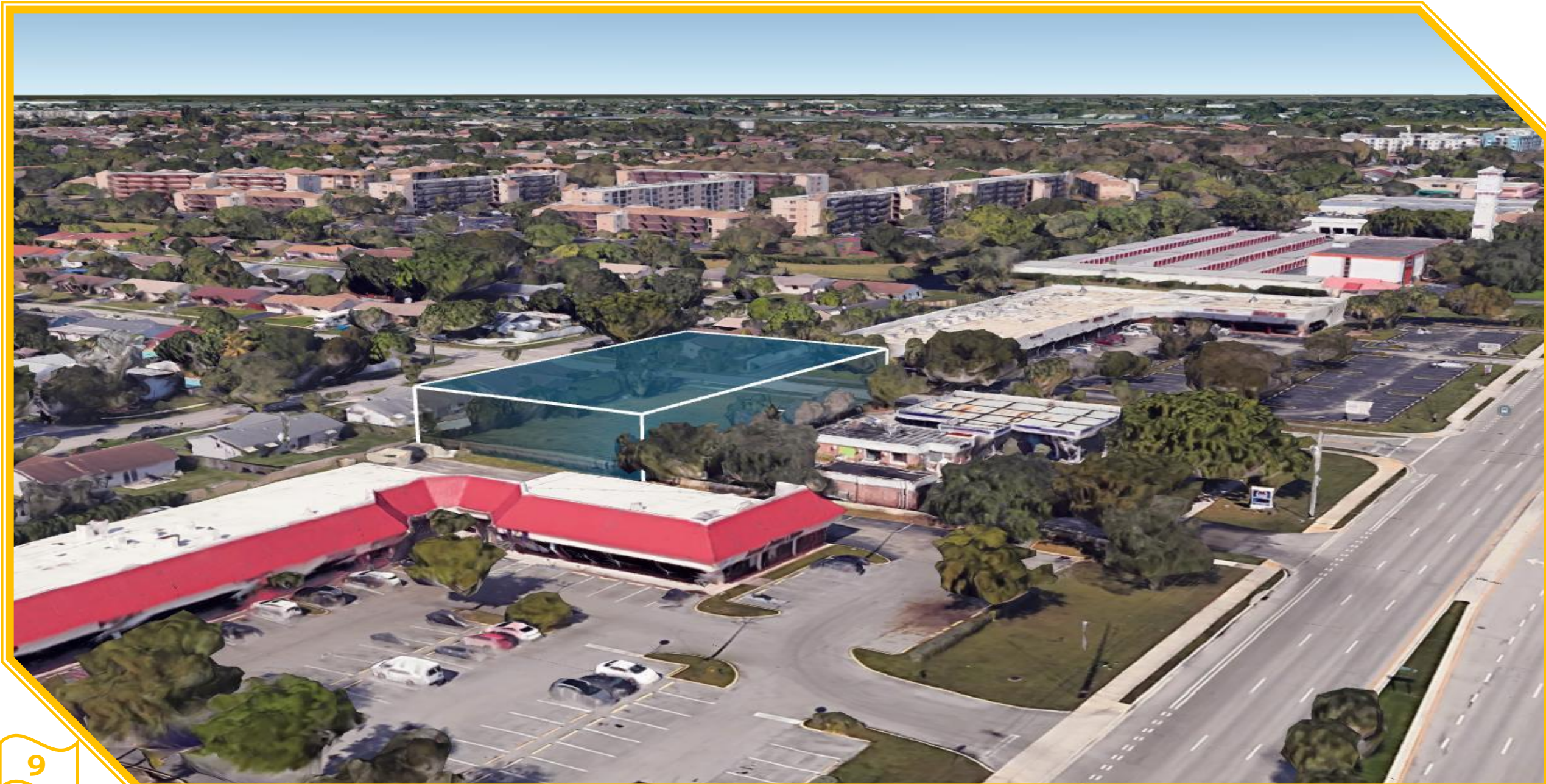


# Aerial View





# Aerial View



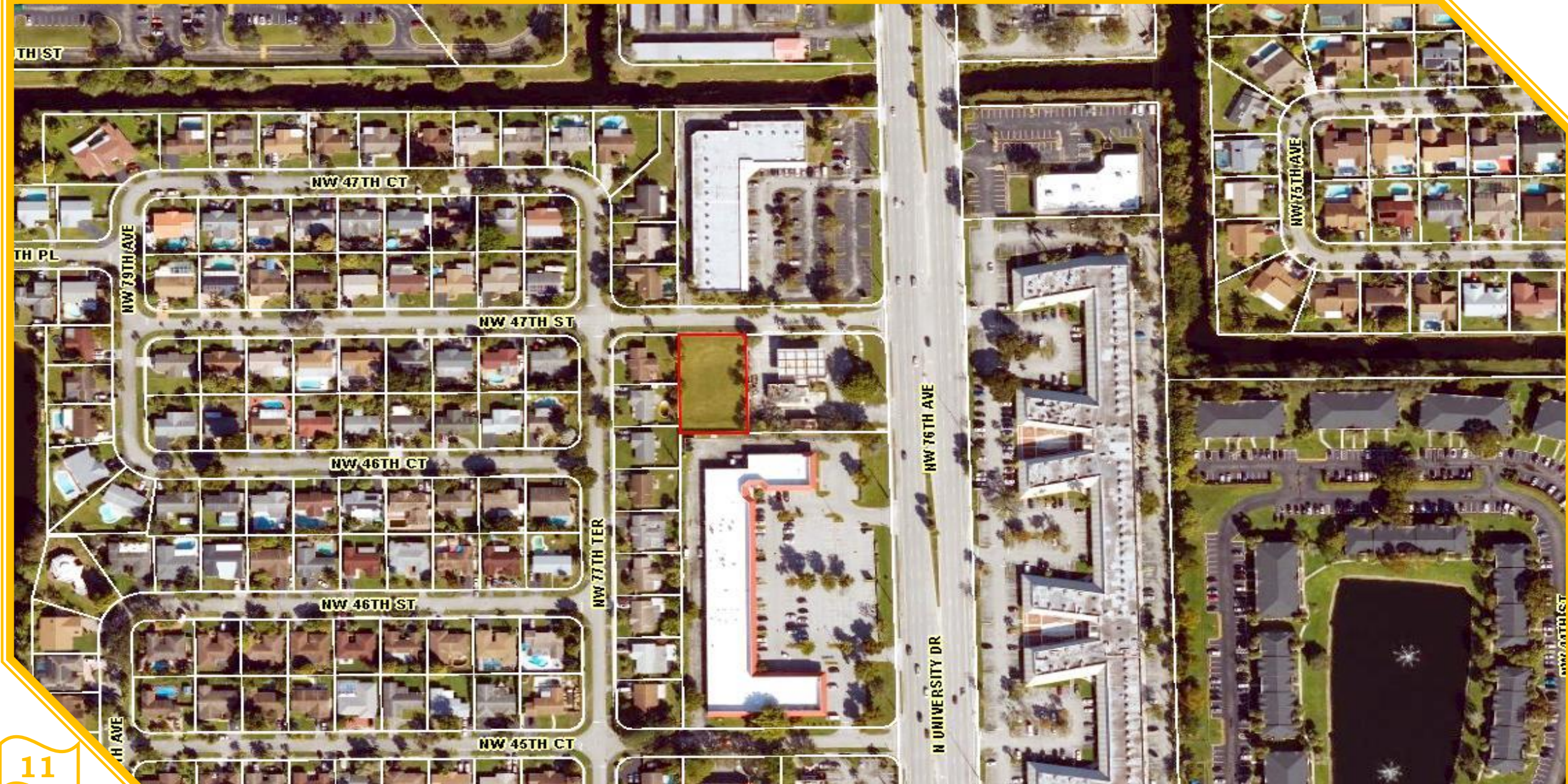


# Aerial View





# Elevation View





# Elevation View





# MARKET OVERVIEW



# Land Sale Comps

## ❖ 11930 NW 25th St, Plantation, FL 33323

- 0.45-acre lot listed for sale in 2024 at **\$785,000.**
- Per acre Price **\$1,744,444.**
- Located approximately 6.4 miles from the subject site.

## ❖ 11319 NW 4th St, Plantation, FL 33325

- 1.08-acre lot listed for sale in 2025 at **\$975,000.**
- Per acre Price **\$902,778.**
- Located approximately 6.7 miles from the subject site.

## ❖ 11800 NW 8th St, Fort Lauderdale, FL 33325

- 0.97-acre lot Sold in 2025 at **\$800,000.**
- Per acre Price **\$824,742.**
- Located approximately 6.6 miles from the subject site.





# Highlighted Projects

## ❖ Lauderhill Mall Investments LLC

Proposing a substantial redevelopment at  
**1267 NW 40th Ave, Lauderhill.**

This plan includes:

**Two 5-storey** residential buildings (**56 units and 55 units**),

An **8-storey tower** with **122 units** plus a clubhouse,

Ground-floor retail space totaling around **14,000 sq ft**,

Additional offerings like dining, fitness, and office space  
totaling over **34,000 sq ft**.



## ❖ Waterford Park Apartment Homes

Address: **7505 NW 44th St, Lauderhill, FL 33319**

This pet-friendly apartment community features a mix of **1- and 2-bedroom** units ranging from approximately **850 to 1,350 sq ft**, with rent between **\$1,859 and \$2,524/month**





# Demographics

**Lauderhill    Sunrise    Tamarac**



**Population**

73,986

96,808

72,360



**People Per Household**

2.6

2.8

2.2



**Median Age**

36.5

41.8

48.3



**Median Household Income**

45,454

76,722

56,910



**Total Business**

2000

8898

13898



**Total Employees**

37200

50325

95548

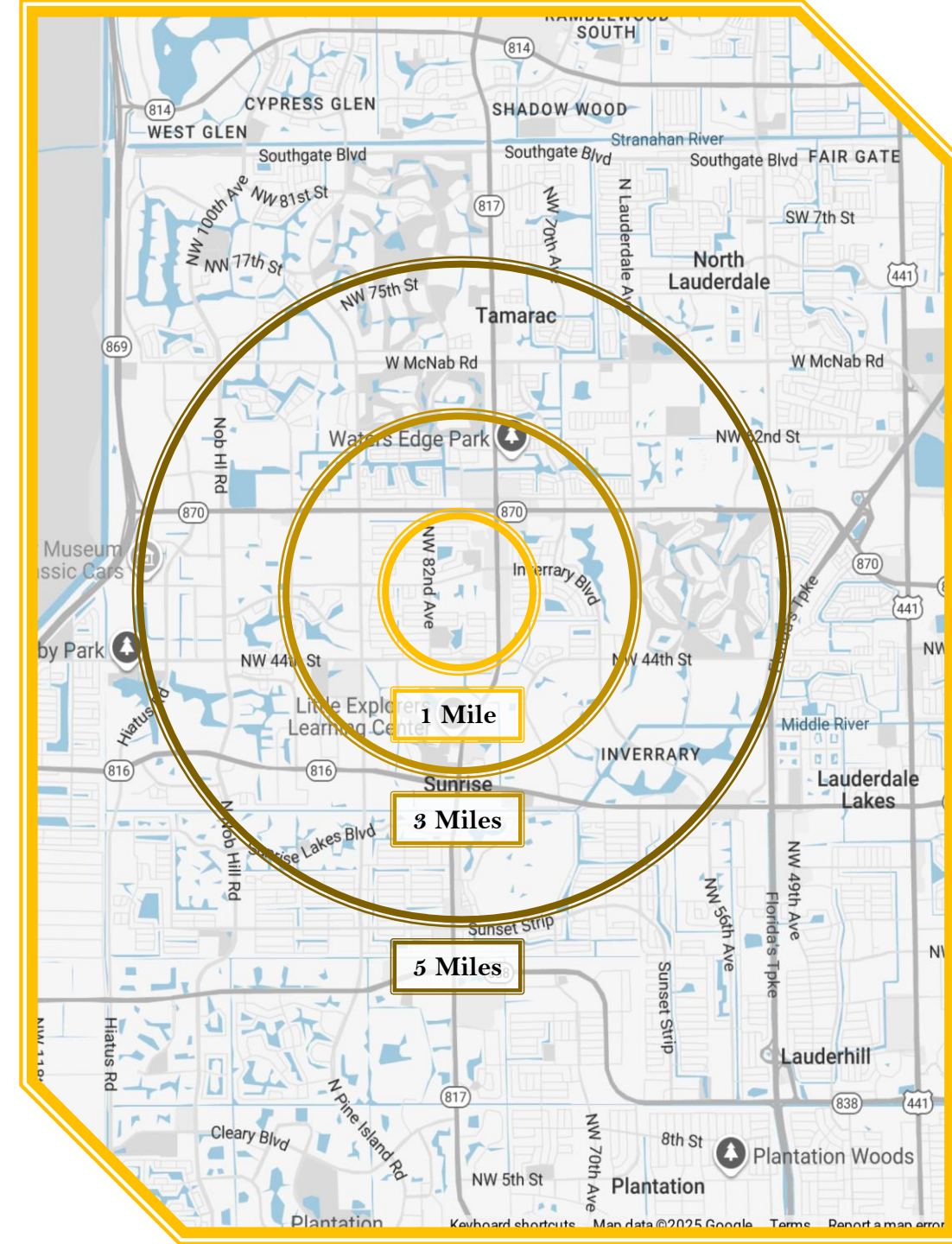


**Employment Rate**

97%

94%

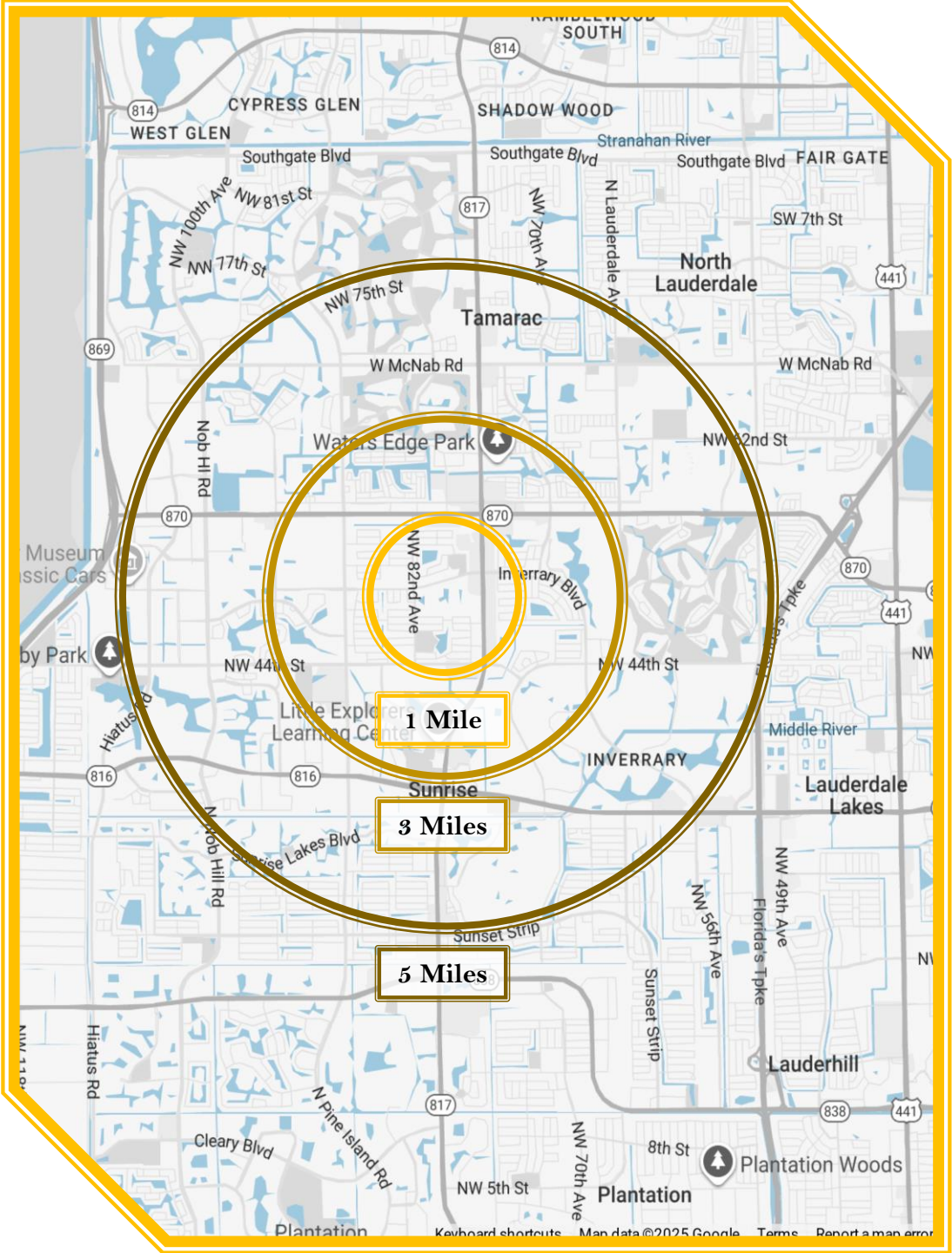
94.5%





# Household Income

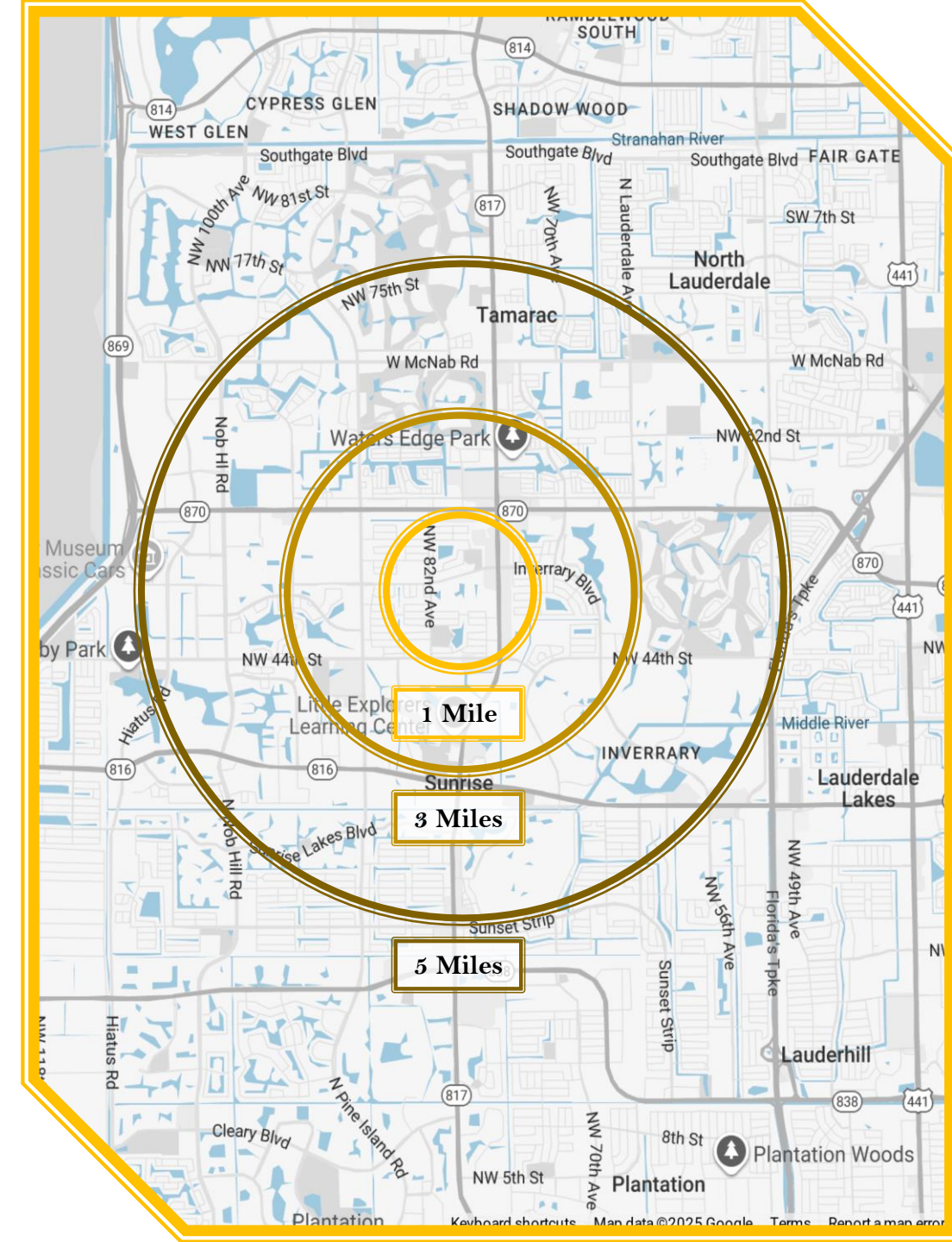
	United States	Florida	Broward County	Lauderhill	33351
Less than \$10,000	4.87%	5.09%	5.46%	7.12%	4.54%
\$10,000 to \$14,999	3.55%	3.44%	3.47%	4.79%	3.47%
\$15,000 to \$19,999	3.13%	3.24%	3.20%	3.73%	2.11%
\$20,000 to \$24,999	3.44%	3.73%	3.56%	5.26%	3.09%
\$25,000 to \$29,999	3.43%	3.80%	3.56%	6.06%	4.82%
\$30,000 to \$34,999	3.41%	3.87%	3.52%	4.38%	4.42%
\$35,000 to \$39,999	3.49%	3.89%	3.61%	6.26%	4.46%
\$40,000 to \$44,999	3.50%	3.89%	3.81%	5.70%	3.75%
\$45,000 to \$49,999	3.45%	3.83%	3.79%	7.19%	6.88%
\$50,000 to \$59,999	6.60%	7.39%	7.11%	7.30%	6.96%
\$60,000 to \$74,999	9.14%	9.90%	9.18%	7.97%	9.56%
\$75,000 to \$99,999	12.71%	13.15%	12.97%	12.51%	14.87%
\$100,000 to \$124,999	10.06%	9.95%	10.07%	8.17%	11.42%
\$125,000 to \$149,999	7.35%	6.83%	6.83%	4.65%	5.59%
\$150,000 to \$199,999	9.29%	7.96%	8.63%	5.55%	9.38%
\$200,000 or more	12.56%	10.05%	11.23%	3.35%	4.69%
Total:	100.00%	100.00%	100.00%	100.00%	100.00%





## Household Type by Relatives and Nonrelatives

	United States	Florida	Broward County	Lauderhill	33351
❖ In family households:	82.36%	82.01%	82.59%	85.29%	85.59%
☐ In married-couple family:	59.75%	57.71%	54.89%	41.60%	55.33%
▪ Relatives	59.21%	57.13%	54.42%	41.22%	55.06%
▪ Nonrelatives	0.54%	0.58%	0.47%	0.38%	0.27%
☐ In male householder, no spouse present, family:	6.46%	6.86%	7.29%	7.72%	7.06%
▪ Relatives	5.68%	6.02%	6.48%	6.86%	6.03%
▪ Nonrelatives	0.78%	0.85%	0.81%	0.86%	1.02%
☐ In female householder, no spouse present, family:	16.15%	17.44%	20.41%	35.98%	23.20%
▪ Relatives	15.06%	16.20%	19.12%	34.69%	21.57%
▪ Nonrelatives	1.09%	1.23%	1.29%	1.29%	1.63%
❖ In nonfamily households	17.64%	17.99%	17.41%	14.71%	14.41%





# Lauderhill, FL



**36.5**

**Median Age**



**73,986**

**Population**



**\$45,454**

**Median Household  
Income**



**\$24,531**

**Per Capital  
Income**



**31,100**

**Number Of  
Housing Units**



**\$284,200**

**Median Value Of  
Owner-occupied  
Housing Units**



**2.6**

**Persons Per  
Household**



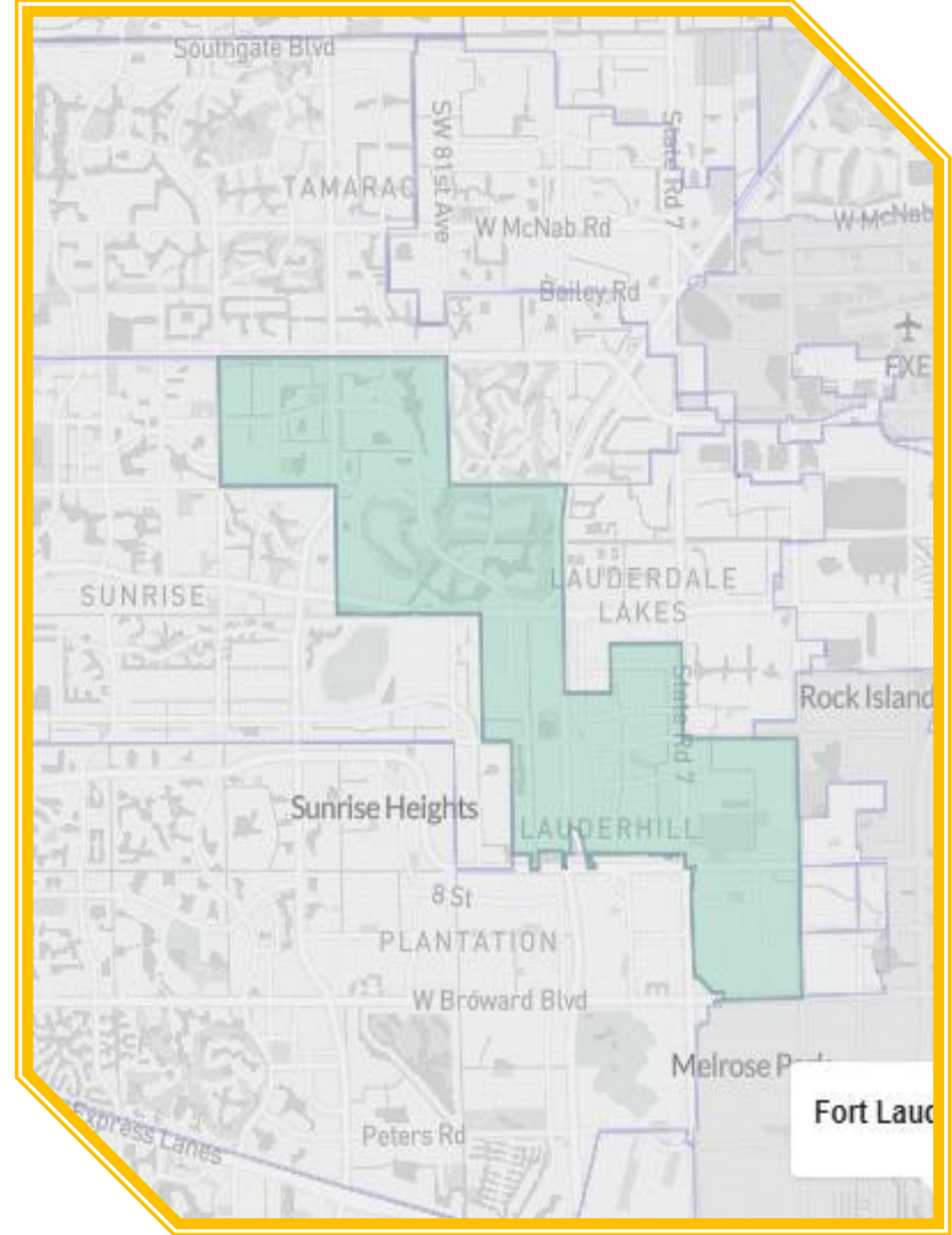
**83.9%**

**High School  
Grad Or Higher**



**17.2%**

**Bachelor's  
Degree Or Higher**





# Broward County

## QUICK FACTS



**1,962,531**

TOTAL POPULATION



**41.3**

MEDIAN AGE



**1,085,153**

TOTAL EMPLOYEES



**2.70%**

JOB GROWTH



**\$74,534**

MEDIAN HOUSEHOLD  
INCOME



**96.08%**

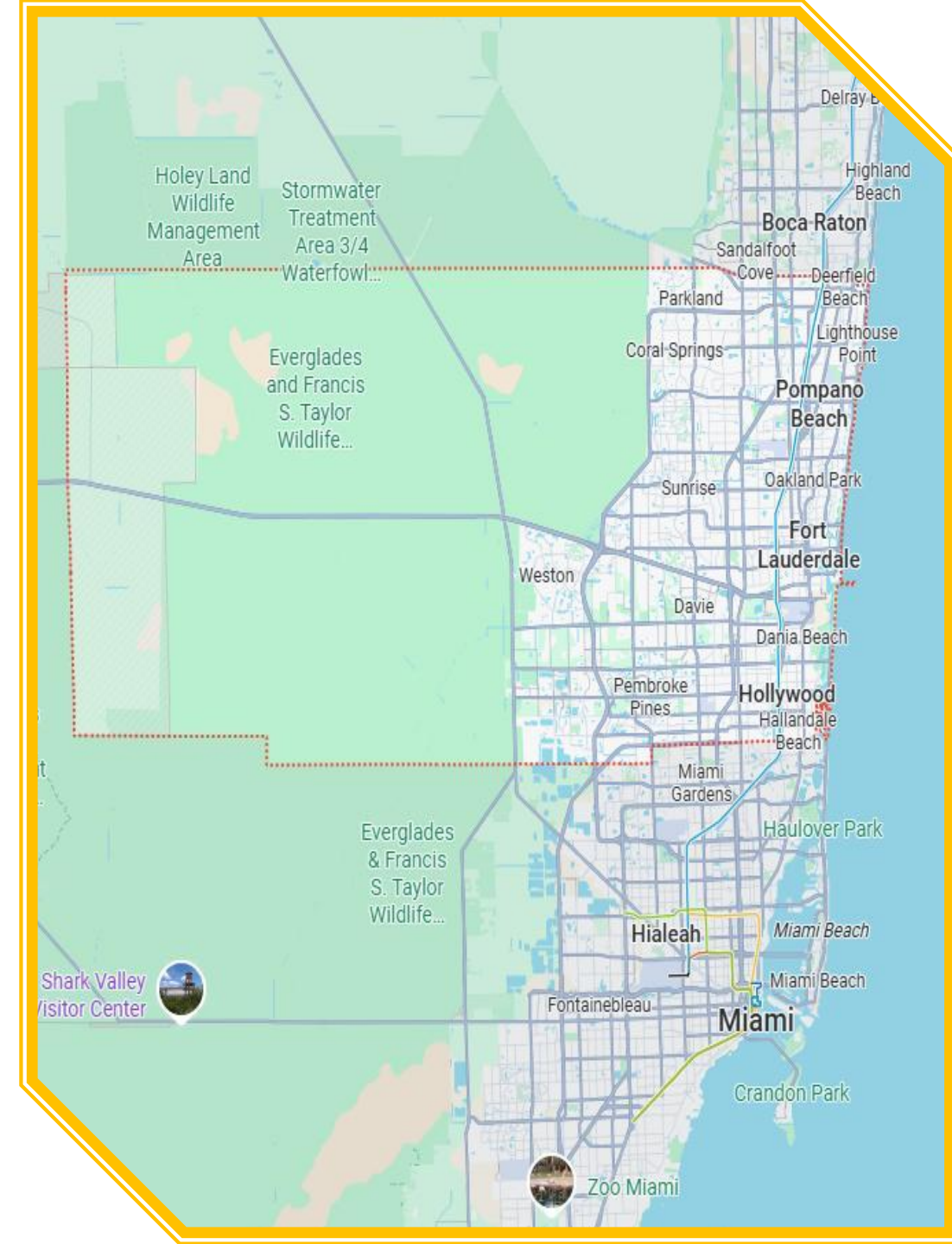
OCCUPANCY  
RATE



**\$380,000**

AVERAGE HOUSE VALUE

+6.9% SINCE LAST YEAR







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