

2424-2466 N State Road 7



Lakes Plaza

Lauderdale Lakes, Florida

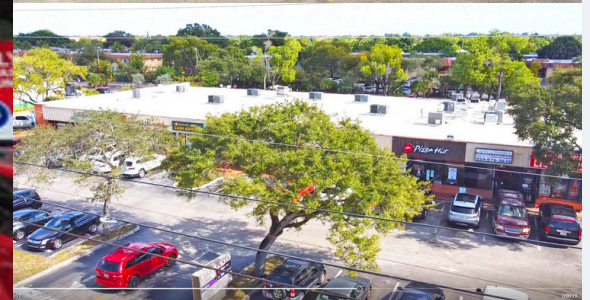


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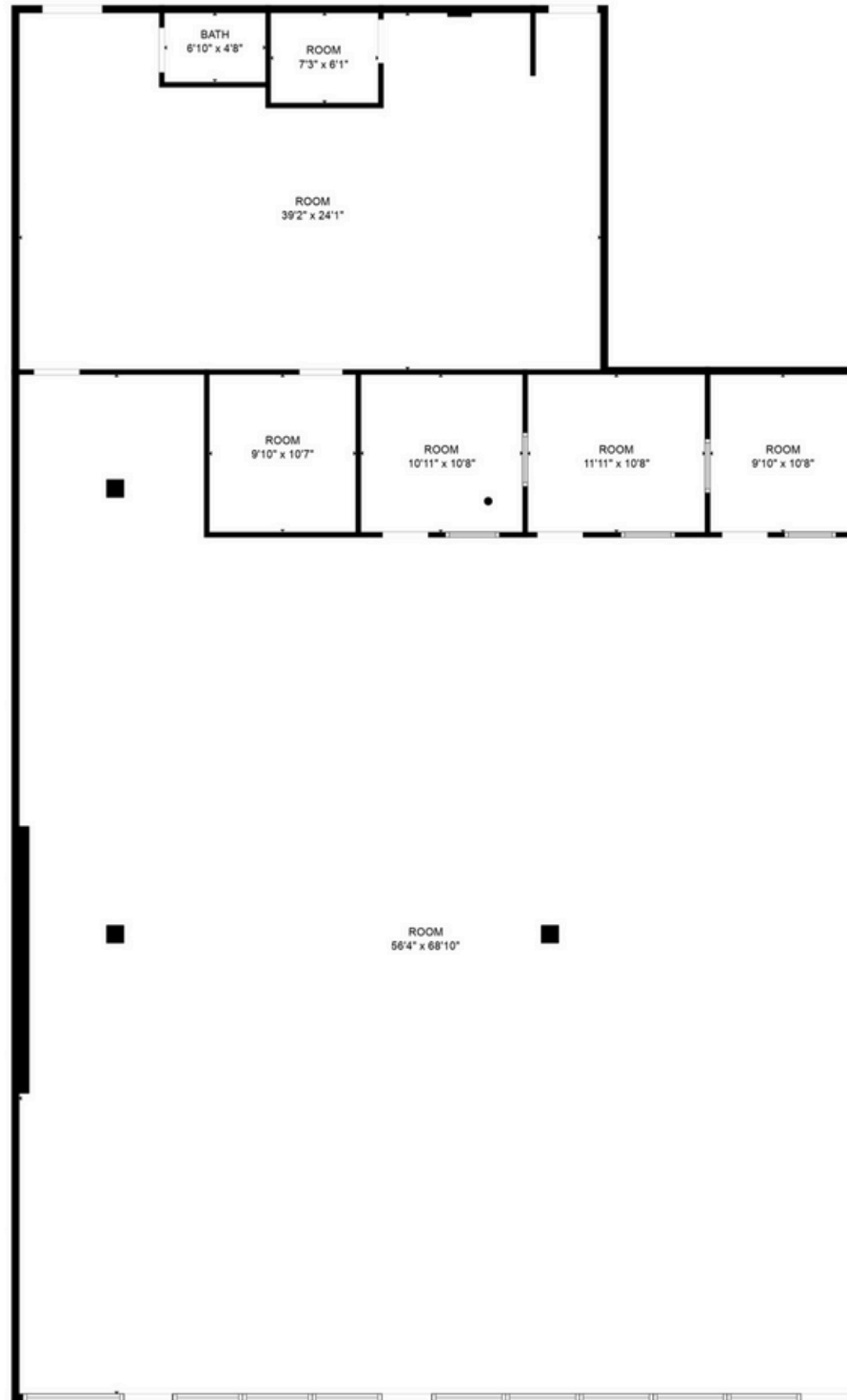
2424-2466
N State Road 7



Site Plan



Floor Plan



CURRENT CAPITAL
Real Estate Group

By the Numbers

Vacancy:
5,320 SF

Base Rent:
\$18/SF

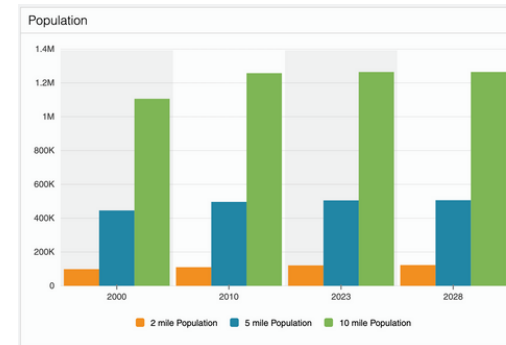
OPEX
\$12.13

Welcome to *Lauderdale Lakes, FL*

Located in bustling Broward County - Florida and with frontage to State Road 7

- 52,000 Average cars per day - Well trafficed retail/business corridor
- 505,000 Population within 5 Miles
- Many national neighboring businesses such as Planet Fitness, Walmart, Tire Kingdom, McDonalds, Taco Bell, Papa John's, Ross, Burlington, Aldi and others
- 1 Mile to Florida Turnpike and 3 miles to I-95

Population			
	2 mile	5 mile	10 mile
2010 Population	110,421	496,622	1,257,863
2023 Population	121,056	505,400	1,264,677
2028 Population Projection	122,997	506,662	1,264,917
Annual Growth 2010-2023	0.7%	0.1%	0%
Annual Growth 2023-2028	0.3%	0.1%	0%
Median Age	37.8	40	41.9
Bachelor's Degree or Higher	15%	27%	31%
U.S. Armed Forces	135	289	620



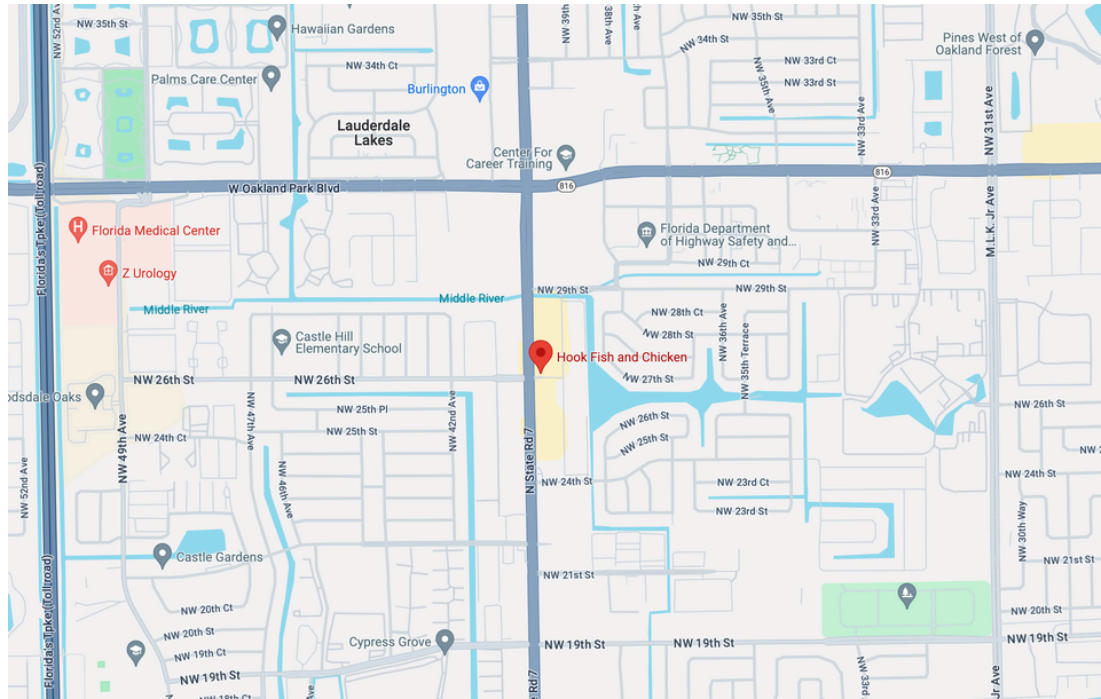
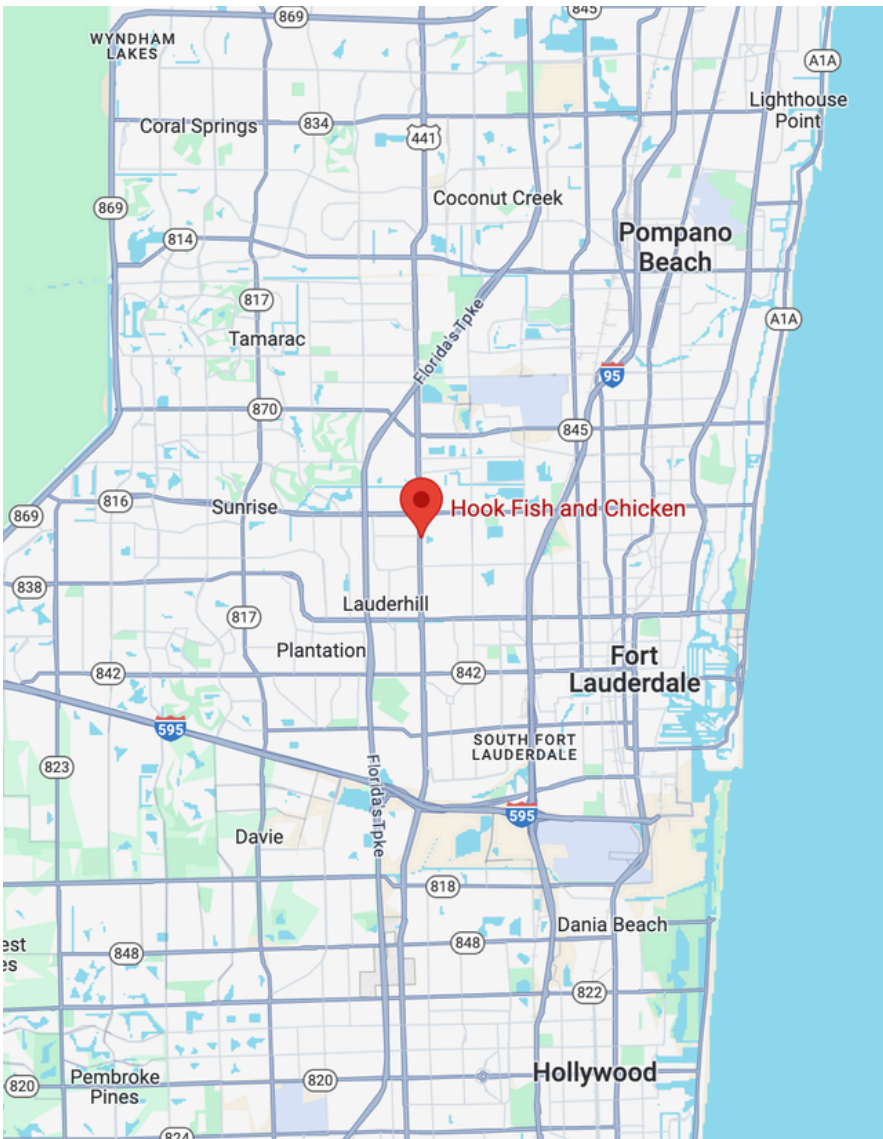
Households			
	2 mile	5 mile	10 mile
2010 Households	39,924	195,178	501,693
2023 Households	44,115	197,128	502,436
2028 Household Projection	44,886	197,354	502,188
Annual Growth 2010-2023	0.9%	0.3%	0.1%
Annual Growth 2023-2028	0.4%	0%	0%
Owner Occupied Households	20,081	102,154	293,327
Renter Occupied Households	24,805	95,200	208,861
Avg Household Size	2.6	2.4	2.4
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$944.3M	\$5.2B	\$14.6B

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$52,306	\$76,200	\$88,667
Median Household Income	\$40,535	\$55,767	\$64,799
< \$25,000	14,009	42,660	91,144
\$25,000 - 50,000	12,766	47,406	108,435
\$50,000 - 75,000	7,765	33,448	83,565
\$75,000 - 100,000	4,335	24,580	62,658
\$100,000 - 125,000	2,576	17,736	51,709
\$125,000 - 150,000	1,368	11,985	32,077
\$150,000 - 200,000	690	8,662	31,069
\$200,000+	605	10,650	41,778



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Figures

Space Available: 5,320 SF

Asking Rate: \$18.00 per SF

OPEX: \$12.13 per SF

Term: 5-10 Years

Get in Touch

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