



Overview

- Located on Commercial Blvd, west of University Pkwy, in Lauderhill, FL, just south of Tamarac
- The center services communities throughout Sunrise, Tamarac, and Lauderhill
- Major Tenants: Petsmart, Mattress Firm, Tijuana Flats, Chick-fil-A, and Sonic
- Cross access to a shopping center to the east and their tenant line-up: Starbucks, Ruby Tuesday, GNC, RadioShack, Hair Cuttery, and Chipotle to name a few
- Excellent visibility and high traffic counts (over 106,000 AADT at the intersection)
- The site is attractive for any type of business: medical, office, or retail alike. Our 17,927 SF space with 108 FT of frontage is divisible
- [Commercial Blvd Shoppes Drone Video](#)

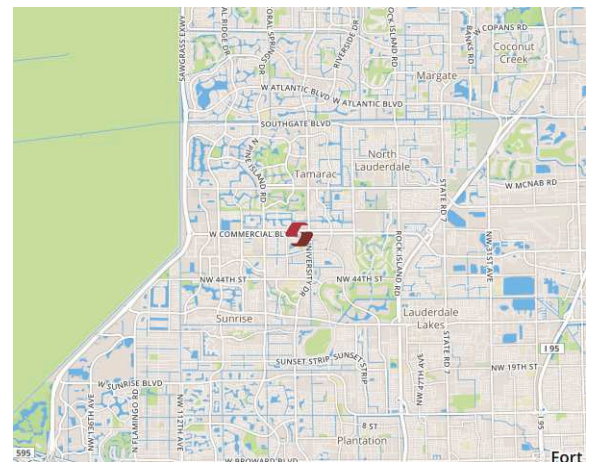
| Demos | 3 Miles | 5 Miles | 7 Miles |
|----------------------|----------|----------|----------|
| Population | 190,000 | 453,726 | 709,864 |
| Households | 77,711 | 178,375 | 276,723 |
| Avg Household Income | \$59,011 | \$63,998 | \$67,681 |

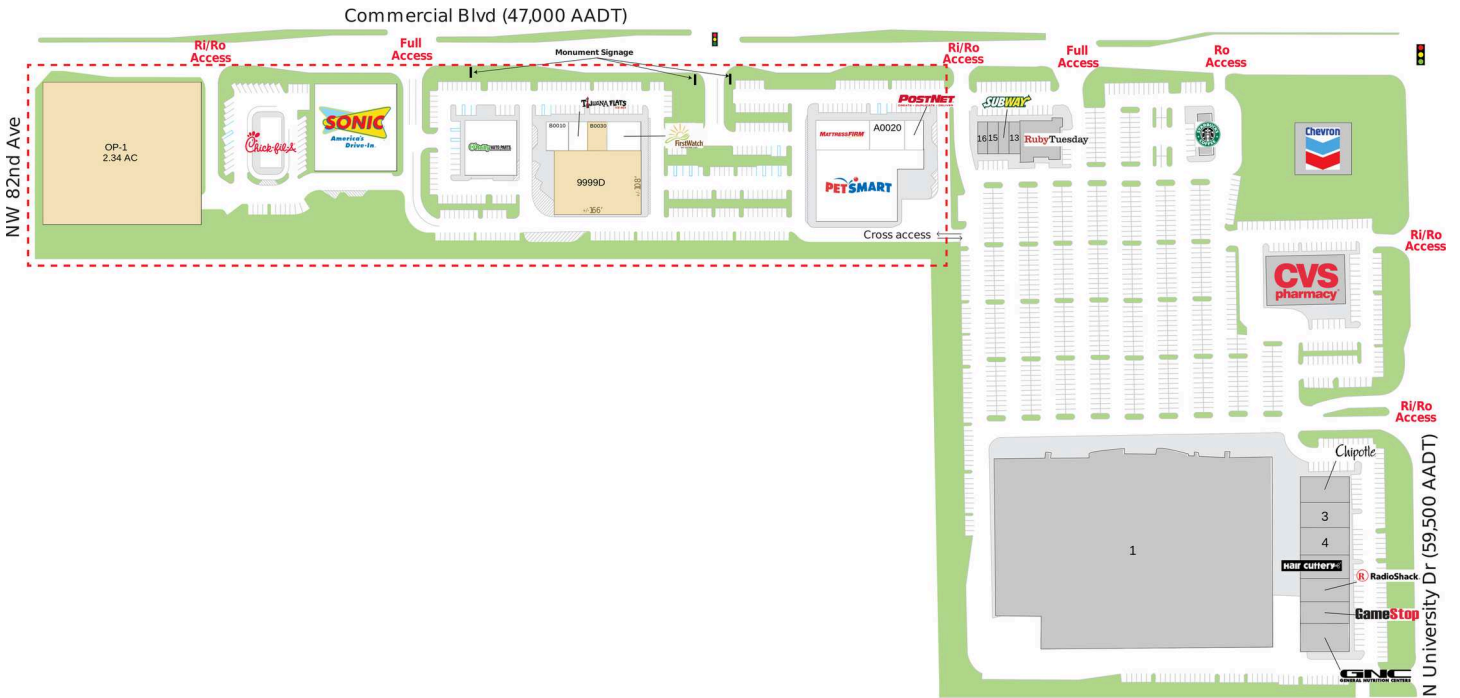
Leasing Contact

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Traffic Counts (AADT)

University Drive 59,500
Commercal Blvd 47,000





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|-------|--------------------------------|-------|-------|---------------------|-------|-------|-------------|--------|
| A0010 | Mattress Firm | 4,200 | B0030 | Available | 1,350 | 9999C | PetSmart | 20,087 |
| A0020 | Advocate Home Care | 3,883 | B0040 | First Watch | 3,650 | 9999D | Available | 17,927 |
| A0050 | Postnet | 2,000 | OP-1 | Available | 2.34 | 99992 | Sonic | - |
| B0010 | Charley's Philly Steak & Wings | 1,852 | | | ac | 99999 | Chick-Fil-A | - |
| B0020 | Tijuana Flats | 1,915 | OP-3 | O'Reilly Auto Parts | 7,225 | | | |