

COMMERCIAL BLVD SHOPPES

7850 W Commercial Blvd
Lauderhill, FL 33351



LAUDERHILL, FL

OUTPARCEL & 17,927 SF AVAILABLE

- Located on Commercial Blvd, west of University Pkwy, servicing communities throughout Sunrise, Tamarac, and Lauderhill
- Major Tenants: Petsmart, Mattress Firm, Tijuana Flats, Chick-fil-A, and Sonic
- Excellent visibility and high traffic counts (over 104,000 AADT at the intersection)
- 17,927 SF space with 108 FT of frontage is divisible, making it attractive for a variety of business types
- New multi-tenant building with up to 12,000 SF available

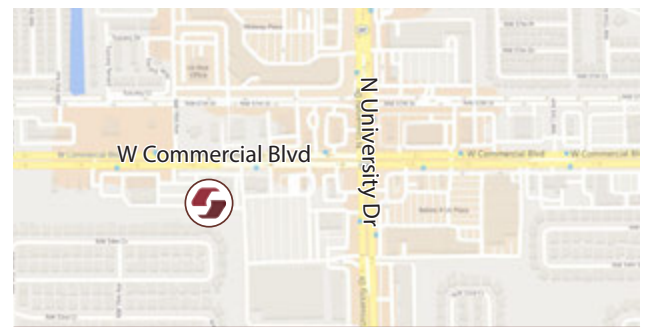
Demographics	3 Miles	5 Miles	7 Miles
Q2 2020 Population	188,825	449,981	704,290
Q2 2020 Households	77,156	176,756	274,341
Q2 2020 Avg HH Income	\$62,908	\$67,313	\$70,746

TRAFFIC COUNTS

Commercial Blvd	47,000
N University Dr	57,100



LOCATION



LAT: 26.193 / LON: -80.255

Leasing Contact

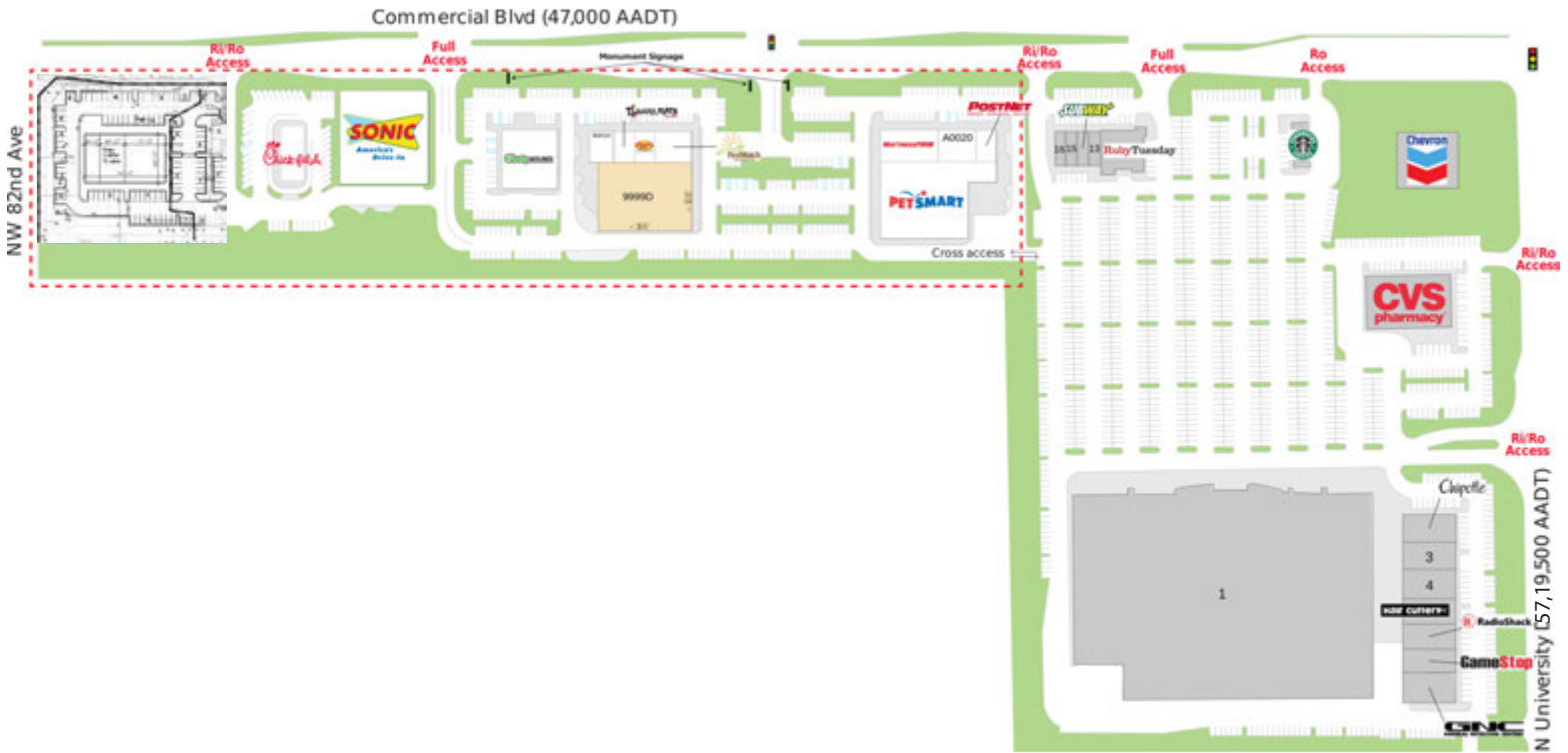
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The Sembler Company | 800.940.6000 | www.sembler.com

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SITE PLAN

A0010	Mattress Firm	4,200
A0020	Advocate Home Care	3,883
A0050	Postnet	2,000
B0010	Charley's Philly Steak & Wings	1,852
B0020	Tijuana Flats	1,915
B0030	Smoothie King	1,350
B0040	First Watch	3,650
OP-1	Available	2.34 AC/Up to 12,000 SF
OP-3	O'Reilly Auto Parts	7,225
9999C	PetSmart	20,087
9999D	Available	17,927
99992	Sonic	-
99999	Chick-Fil-A	-

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