



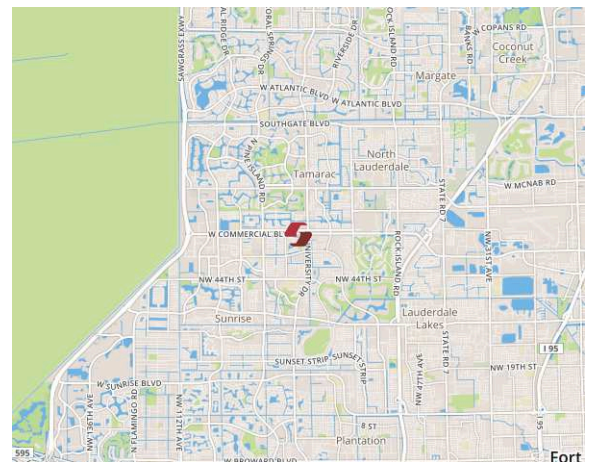
Overview

- 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



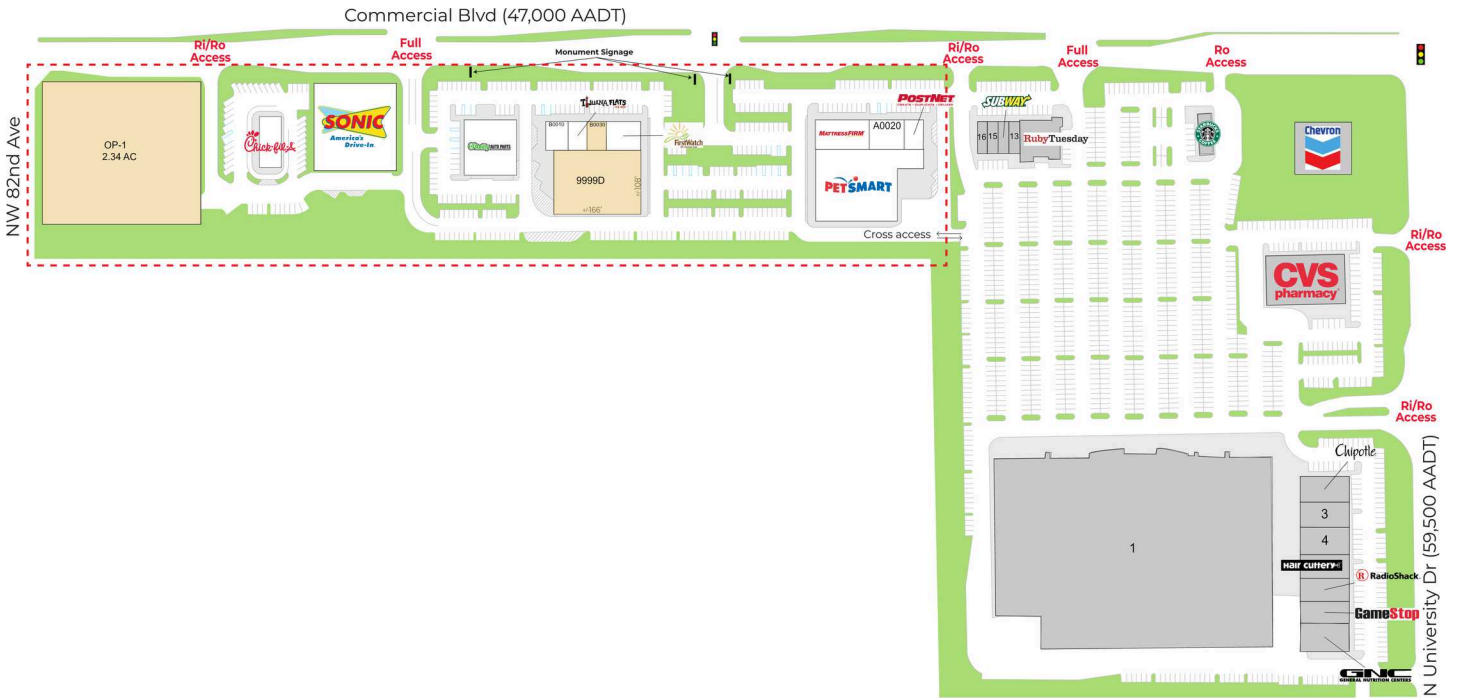
Leasing Contact

Nichole Popovics
727-384-6000 ext. 3126
Nichole.Popovics@sembler.com

Traffic Counts (AADT)

University Drive 59,500
Commercal Blvd 47,000





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			