



## RETAIL SPACE FOR LEASE



# LAUDERDALE MANOR SHOPPING CENTER

760 to 1,127 to 1200 SF SPACES AVAILABLE

1909 NW 9th Avenue (Powerline Road), Fort Lauderdale, FL 33311

Clint Casey

m: 954-684-2686

[clint@rotellagroup.com](mailto:clint@rotellagroup.com)

Office: 954-568-9015

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 **The Rotella Group Inc.**  
COMMERCIAL REAL ESTATE



- 760 & 1,200 Sf @ \$18 PSF + \$7.85 CAM
- 1,127 Sf on Powerline @ \$21 PSF + \$7.85 CAM
- 78,606 SF GLA Lauderdale Manor Shopping Center

### Strong Tenant Mix

- Join DD's Discounts, IGA Price Choice Foodmarket, Family Dollar, Citi Trends, Subway, Metro PCS and Dollar Tree

- Zoning: CB Community Business
- Parking: 4.4 / 1,000 (347 Spaces)
- Great Visibility at Lighted Intersection

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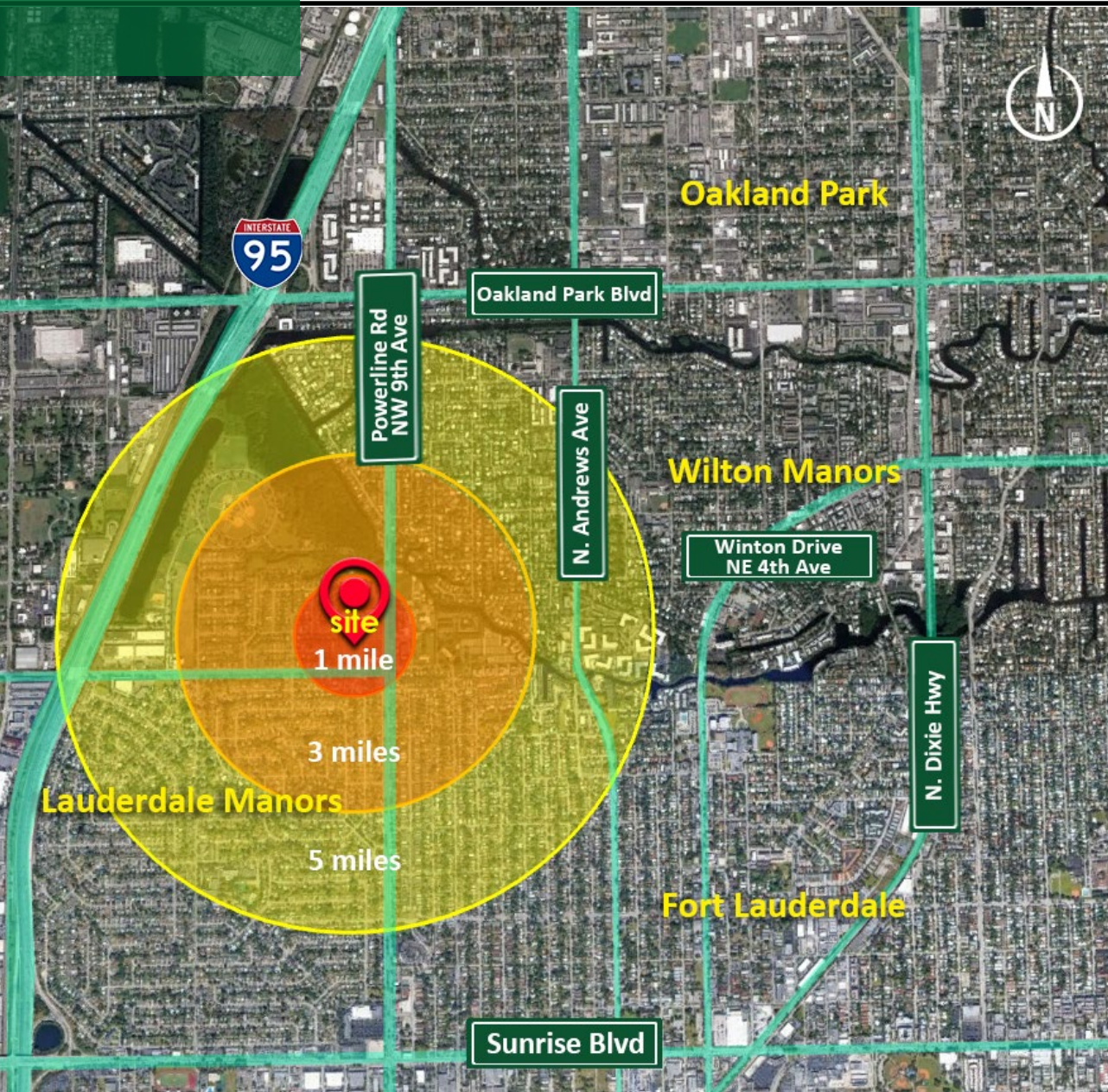
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## Demographics

| 2021                     | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Total Population         | 19,844   | 171,817  | 393,094  |
| AVG HH Income            | \$64,293 | \$84,816 | \$83,037 |
| Median Age               | 42.6     | 40.1     | 42.2     |
| Total Businesses         | 724      | 16,017   | 32,993   |
| Total Daytime Population | 4,193    | 129,603  | 279,823  |

Source: Esri

## Traffic Counts

NW 9th Ave N of NW 19th St

23,500 AADT

NW 19th St W of NW 9th Ave

14,000 AADT

Source: FDOT

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Tenants

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| Unit        | Tenant           | SF           |
|-------------|------------------|--------------|
| 1-8         | Citi Trends      | 12,150       |
| <b>9</b>    | <b>Vacant</b>    | <b>1,200</b> |
| 10          | Nail Salon       | 1,200        |
| 11 S        | Insurance Store  | 983          |
| <b>11 N</b> | <b>Vacant</b>    | <b>760</b>   |
| 12          | Hair Salon       | 1,200        |
| 13          | Traffic Attorney | 1,200        |
| 14          | Beauty Supply    | 1,950        |
| 14A         | DD's Discount    | 22,839       |
| 15          | Family Dollar    | 9,164        |
| 16-17       | IGA Market       | 12,165       |
| 18          | Coin Laundry     | 3,800        |
| 18D         | Cellular Masters | 1,087        |
| <b>19A</b>  | <b>Vacant</b>    | <b>1,127</b> |
| 19          | Subway           | 1,250        |
| 20A         | S. Rock Liquors  | 1,600        |
| 20          | Dollar Store     | 10,000       |





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## **The Rotella Group, Inc.**

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