

PROPOSED OUTPARCEL

FOR LEASE

1909 NW 9TH AVENUE (POWERLINE ROAD) FORT LAUDERDALE, FL 33311
LAUDERDALE MANOR SHOPPING CENTER



PLEASE CALL LISTING AGENT FOR PRICING

- Proposed Outparcel for Retail / QSR
- 78,606 SF GLA Lauderdale Manor Shopping Center / Strong National Tenant Mix
- New Paint and Seal Striping Recently Completed
- Zoning: CB Community Business Parking 4.4 / 1000 (347 spaces)
- Great Visibility at Lighted Intersection
- Join DD's Discounts, IGA Price Choice Food Market, Family Dollar, Citi Trends, Subway, Boost Mobile and Dollar Tree

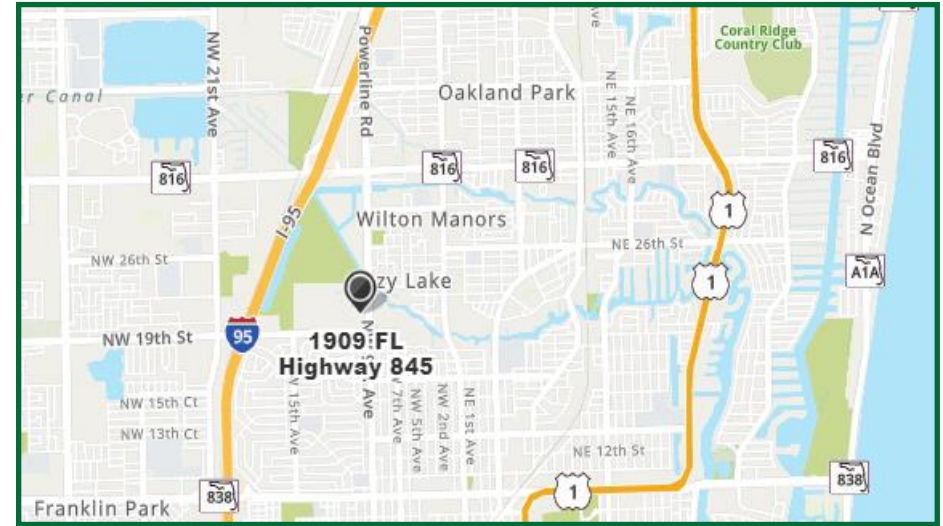
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The Rotella Group Inc.
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PROPERTY HIGHLIGHTS

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	2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	EST 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 POP	4,193	129,603	279,823

Source: esri



TRAFFIC COUNTS 2020 AADT	
NW 9 AVE N OF NW 19 ST	23,500
NW 19 ST W OF NW 9 AVE	14,000

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FLOOR PLAN

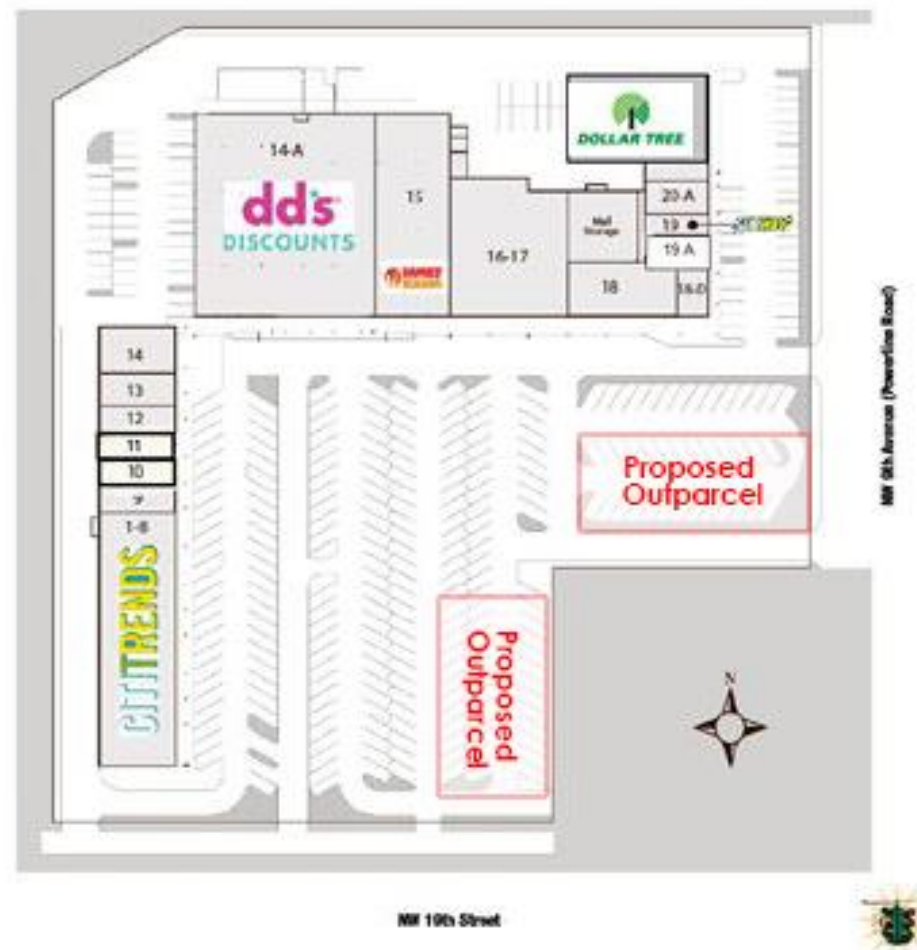
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UNIT	TENANT	SF
1-8	Citi Trends	12,150
9	Check Cashing	1,200
10	Nail Salon	1,200
11 S	Insurance Store	983
11 N	Liberty Tax	760
12	Hair Salon	1,200
13	Traffic Attorney	1,200
14	Beauty Supply	1,950
14A	DD's Discount	22,839
15	Family Dollar	9,164
16-17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

Lauderdale Manor

Fort Lauderdale, FL



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