

PROPOSED OUTPARCEL

FOR LEASE

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



PLEASE CALL LISTING AGENTS FOR LEASING RATES

- Proposed Outparcel
- 78,606 SF GLA Lauderdale Manor Shopping Center / Strong 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, Cricket, Subway, Mobile PCS and Dollar Tree

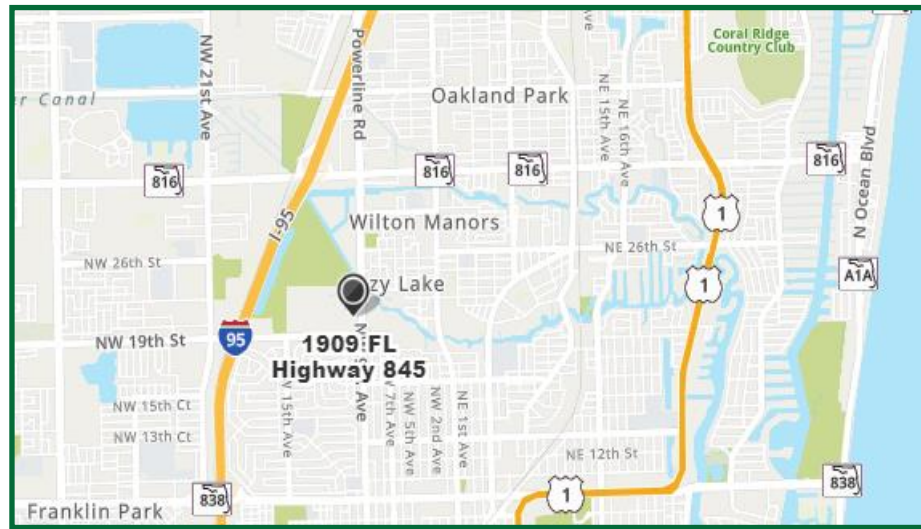
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The Rotella Group Inc.
COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS

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	2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	EST POPULATION	18,944	182,136	412,202
	AVG HH INCOME	\$74,086	\$99,022	\$96,654
	MEDIAN AGE	41.6	39.7	41.9
	TOTAL BUSINESSES	812	17,417	35,807
	TOTAL DAYTIME POP	15,190	214,315	470,277

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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Unit	Tenant	SF
1-8	Vacant (former Citi Trends)	12,150
9	Vacant	1,200
10	Nail Salon	1,200
11 S	Insurance Store	983
11 N	Insurance Store	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	Cricket	1,127
19	Subway	1,250
20A	S. Rock Liquors	1,600
20	Dollar Store	10,000

