

# CYPRESS LAKES TOWN CENTER

1195 - 1395 SOUTH STATE ROAD 7 | NORTH LAUDERDALE, FL 33068



## FOR LEASE



### PROPERTY HIGHLIGHTS

#### CONTACT OUR AGENTS

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[www.RotellaGroup.com](http://www.RotellaGroup.com)

**SPACES**  
2,400 to 10,500 SF

**VPD**  
44,500 S. State Road 7

The Rotella Group has been retained as the exclusive agent for leasing **2 Inline, Outparcel (Former Bank) & Outparcel (1 Pad Site)**, located on 1195 - 1395 S. State Road 7 in North Lauderdale, Broward County just north of the intersection of US 441 and West McNab Road. Excellent visibility with prominent building signage and ample parking. Join Home Depot, Publix, Firestone and Burger King. There are approx. 167,276 residents within a 3-mile radius.



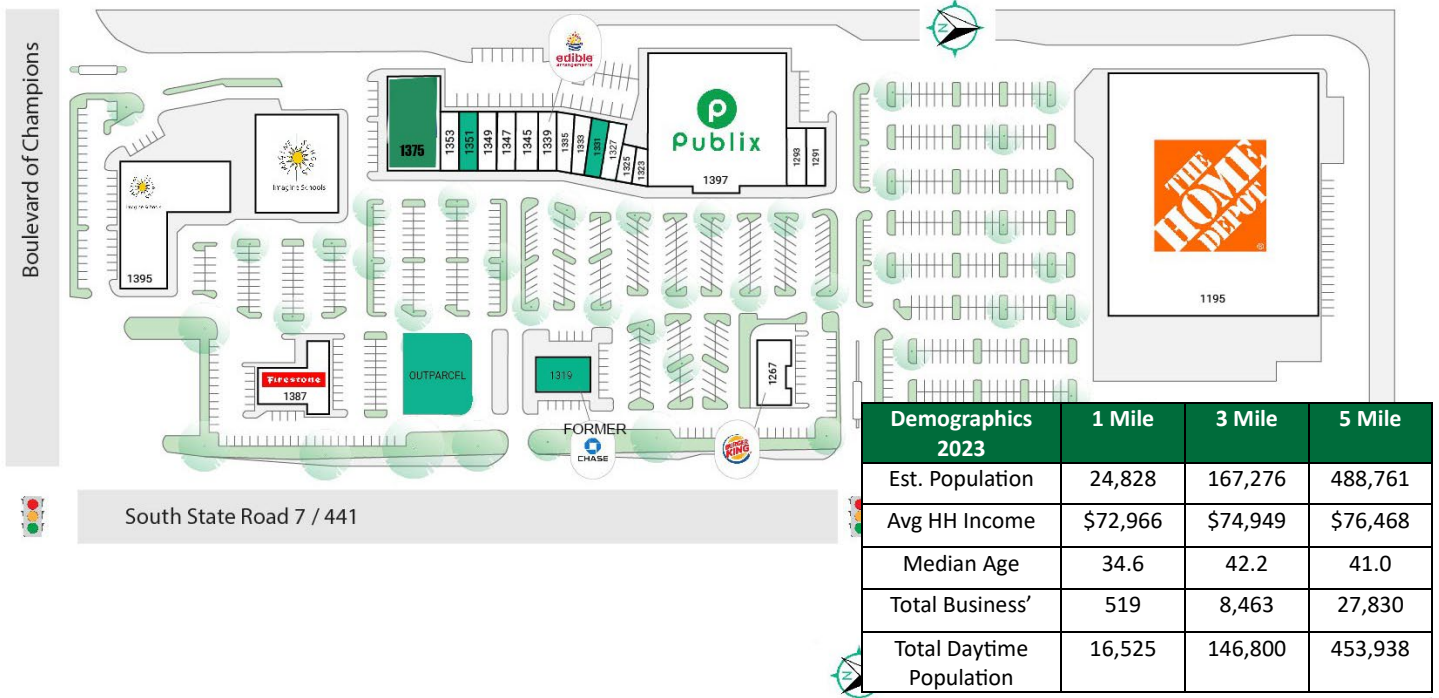
3300 N. Federal Highway  
Suite 200  
Fort Lauderdale, FL 33306  
o. 954-568-9015

12200 W. Colonial Drive  
Suite 300 - H  
Winter Garden, FL 34787  
o. 407-347-7361

e. [info@rotellagroup.com](mailto:info@rotellagroup.com)

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Demographics 2023	1 Mile	3 Mile	5 Mile
Est. Population	24,828	167,276	488,761
Avg HH Income	\$72,966	\$74,949	\$76,468
Median Age	34.6	42.2	41.0
Total Business'	519	8,463	27,830
Total Daytime Population	16,525	146,800	453,938

1267	Burger King	3,850	SF				
1291	Insurance	1,552	SF				
1293	Affordable Dental	2,860	SF				
1297	Publix	39,795	SF				
<b>1319</b>	<b>Available - (Former Chase Bank)</b>	<b>4,036</b>	<b>SF</b>	<b>Bank</b>	<b>\$50.00</b>	<b>\$8.18</b>	<b>\$19,567.87</b>
1323	China Chef	975	SF				
1325	Nails	875	SF				
1327	Latin Restaurant	2,400	SF				
<b>1331</b>	<b>Available</b>	<b>2,400</b>	<b>SF</b>	<b>Retail</b>	<b>\$18.00</b>	<b>\$8.18</b>	<b>\$5,236.00</b>
1333	Printer	1,600	SF				
1335	Chiropractor	3,065	SF				
1339	Edible Arrangements	1,880	SF				
1345	Beauty Supply	4,000	SF				
1347	Office	1,200	SF				
1349	Salon	1,200	SF				
<b>1351</b>	<b>Available</b>	<b>2,400</b>	<b>SF</b>	<b>Retail</b>	<b>\$18.00</b>	<b>\$8.18</b>	<b>\$5,236.00</b>
1353	Kingston Grill	1,600	SF				
<b>1375</b>	<b>Available</b>	<b>10,500</b>	<b>SF</b>	<b>Retail</b>	<b>\$18.00</b>	<b>\$8.18</b>	<b>\$22,907.50</b>
1387	Firestoned	7,080	SF				
1395	Imagine Schools	46,531	SF				
	<b>Outparcel (Pad)</b>	<b>TBD</b>	<b>SF</b>		<b>TBD</b>	<b>\$7.59</b>	<b>TBD</b>



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