



**2601-2699 N State Road 7,
Lauderhill, FL 33313**
Lat 26.160, Long -80.203

PROPERTY HIGHLIGHTS

- 27,000 Sq. Ft. Center
- Direct Frontage to State Road 7
- Ample Parking
- Excellent Access and Visibility
- Major Tenants Include Planet Fitness
- Recently Renovated Facade
- Receiving Door in the Back
- Zoning: CG
- Traffic Count (2019): 61,000 ADT

DEMOGRAPHICS

	1 Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	42,175	190,352	486,483
2024 Projection	44,767	200,211	509,515
2019 Avg. HH Income	\$41,166	\$50,700	\$61,712

AVAILABLE

- Suite #2605: 10,500-12,500 Sq. Ft.

RENT

- \$15 / Sq. Ft. MG

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