

RETAIL PROPERTY FOR LEASE
TRADING PLAZA CENTER

1831 S STATE ROAD 7 FORT LAUDERDALE, FL 33317



OFFERING SUMMARY

Available SF: 800 SF

Lease Rate: \$21.00 SF/yr (MG)

Lot Size: 0.83 Acres

Building Size: 11,756

Traffic Count: 47,000

PROPERTY OVERVIEW

A unique leasing opportunity at one of the areas best center. Restaurants, Spa & Massage, Fitness and Health Center Herbalife, MotoSports store, Tattoo, Taxes, and Insurance at the center. Great exposure right on State Road 7 with plenty of onsite parking.

The property is located just north of I-595 on South State Road 7. It is across the street from Gunther Mazda & VW. It has amazing exposure with easy access.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1833	\$21.00 SF/yr	800 SF
1841	\$21.00 SF/yr	800 SF
1843	\$21.00 SF/yr	800 SF



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954.966.8181

STEVEN RAFAILOVITC
VP OF SALES & LEASING
STEVEN@CC-REG.COM

4000 HOLLYWOOD BLVD, 765-S
HOLLYWOOD, FL 33021 | 954.966.8181
WWW.CURRENTCAPITALGROUP.COM

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LEASE RATE: \$21.00 SF/YR **TOTAL SPACE:** 800 SF
LEASE TYPE: MG **LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	COMMENTS
1833	Office Building	\$21.00 SF/yr	Modified Gross	800 SF	
1841		\$21.00 SF/yr	Modified Gross	800 SF	
1843		\$21.00 SF/yr	Modified Gross	800 SF	



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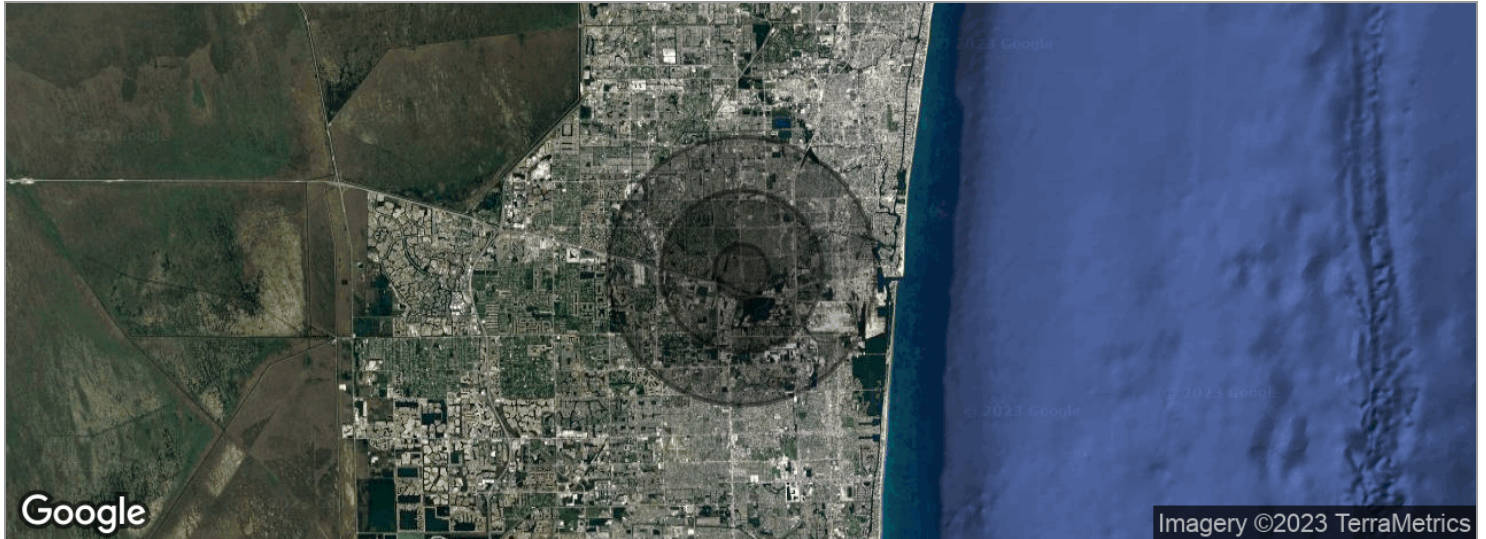
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,160	109,944	347,988
Median age	36.8	37.2	36.6
Median age (Male)	33.9	35.5	35.3
Median age (Female)	38.5	38.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,686	38,536	129,865
# of persons per HH	3.0	2.9	2.7
Average HH income	\$55,528	\$62,070	\$60,765
Average house value	\$301,371	\$322,275	\$285,001

** Demographic data derived from 2020 ACS - US Census*



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