

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

New construction: retail space available along bustling Florida Boulevard corridor. The new retail center is situated in the newly renovated Broadmoor Shopping Center. Surrounded by rooftops and businesses, the available retail space is ideal for the sale of soft goods (clothing and related apparel) as well as service providers (hair salons, nail salons, spa, etc.).

### PROPERTY HIGHLIGHTS

- New construction / vanilla box delivery
- Available for immediate occupancy
- 50,000+ cars per day on Florida Boulevard
- Excellent visibility / hard corner of Florida Boulevard at Cora Drive
- Development consists of over 140,000 SF of retail space

### AVAILABLE

- Suite 1: 1,400 SF

### LEASE RATE

- \$22.00 PSF Annually NNN

### BUILDING SIZE

- 7,500 SF

### TENANTS

Hi Nabor Supermarket, CLUB4 Fitness, Family Dollar, Ronnie's Boudin & Cracklin, Metro PCS, Wingstop, Advance America



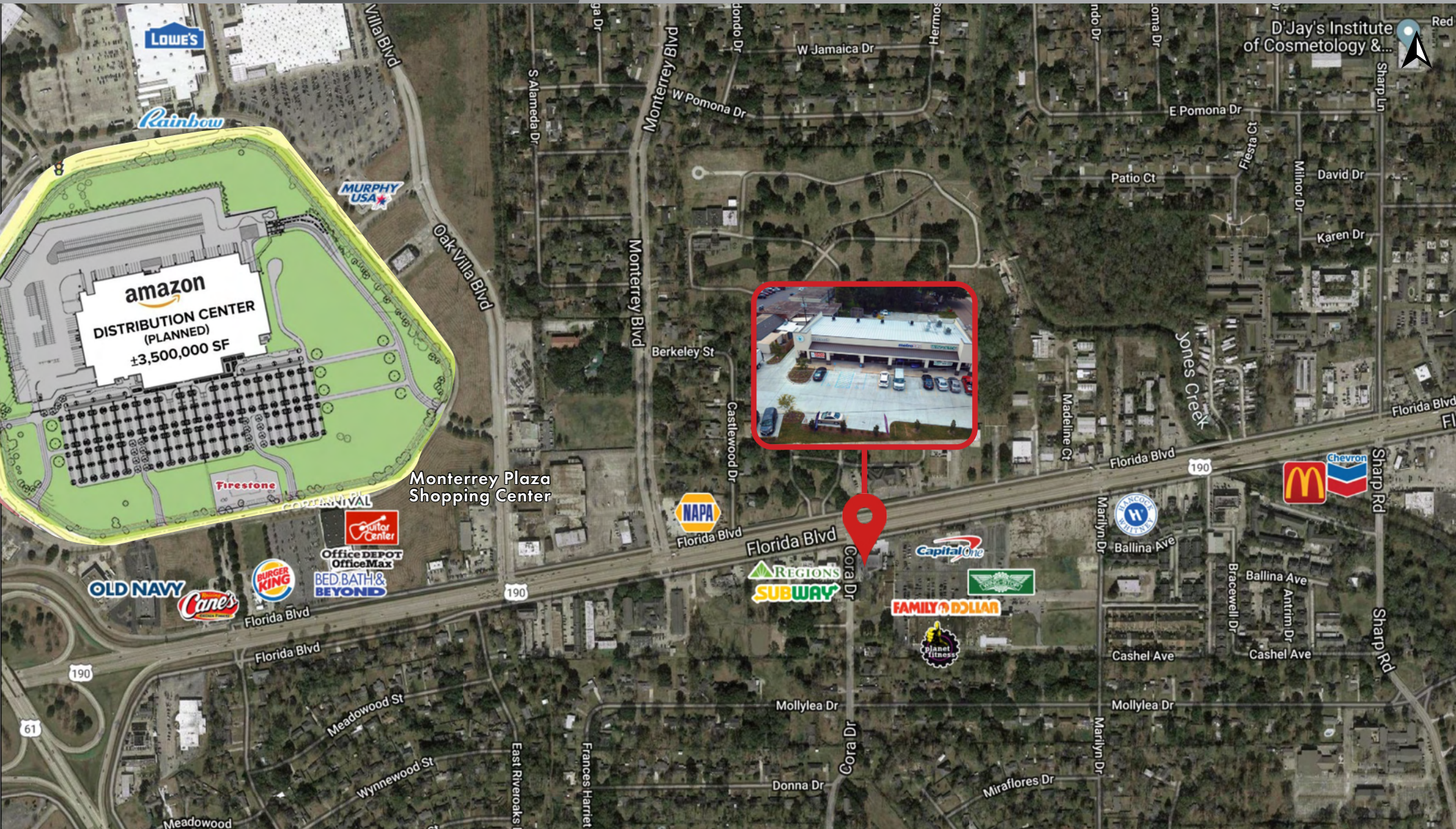
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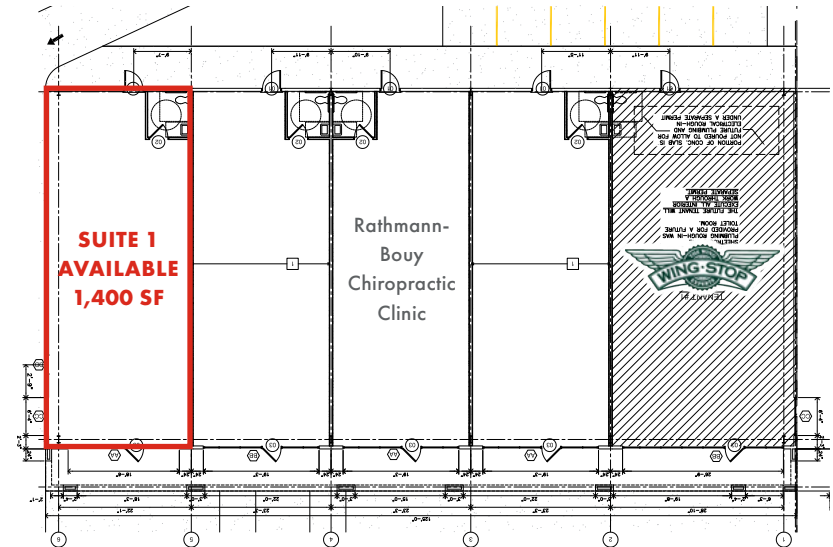
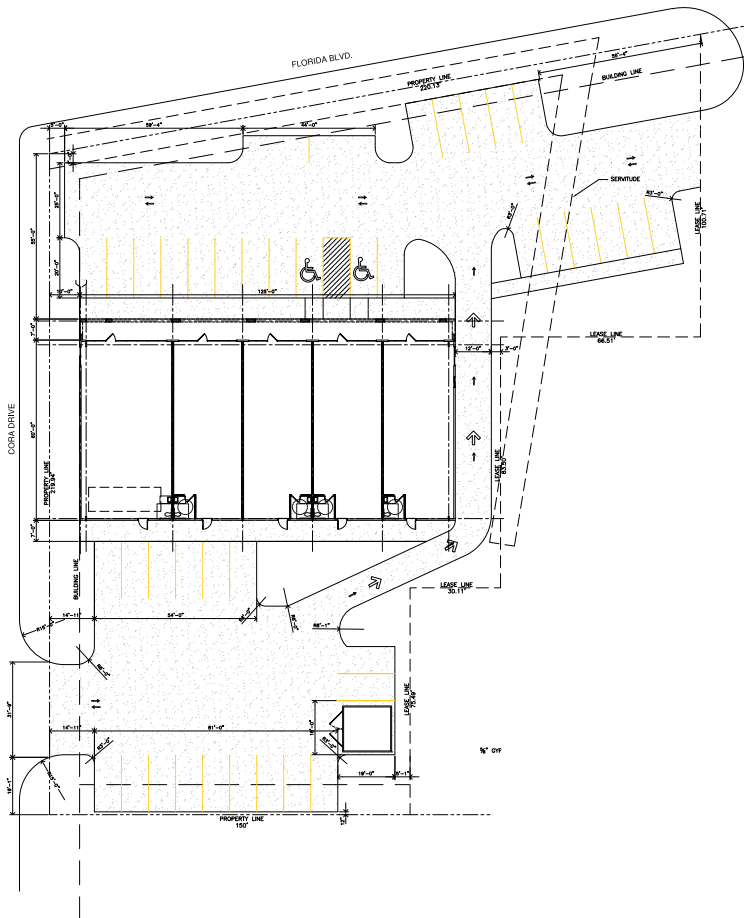
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1 SITE PLAN

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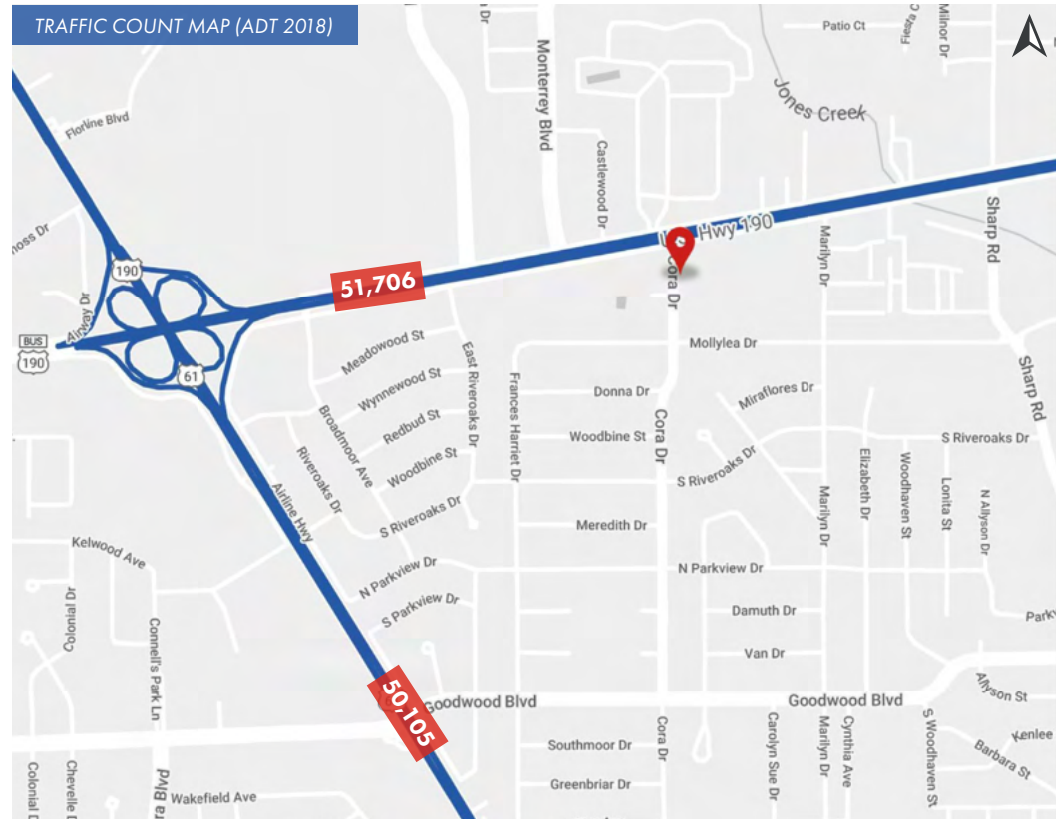
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## 2021 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
POPULATION	7,272	75,607	185,088	AVG. HH INCOME	\$64,146	\$73,381	\$76,392	HOUSEHOLDS	3,160	32,075	78,079