



RETAIL SPACE FOR LEASE



12,150 SF End-Cap at Lauderdale Manor Shopping Center

1909 NW 9th Ave (Powerline Rd), Fort Lauderdale, FL 33311

Clinton Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



1909 NW 9th Ave (Powerline Rd), Fort Lauderdale, FL 33311

12,150 SF End-Cap at Lauderdale Manor Shopping Center



- 12,150 SF - DIVISIBLE
- 78,606 SF GLA Lauderdale Manors Shopping Center

Strong Tenant Mix

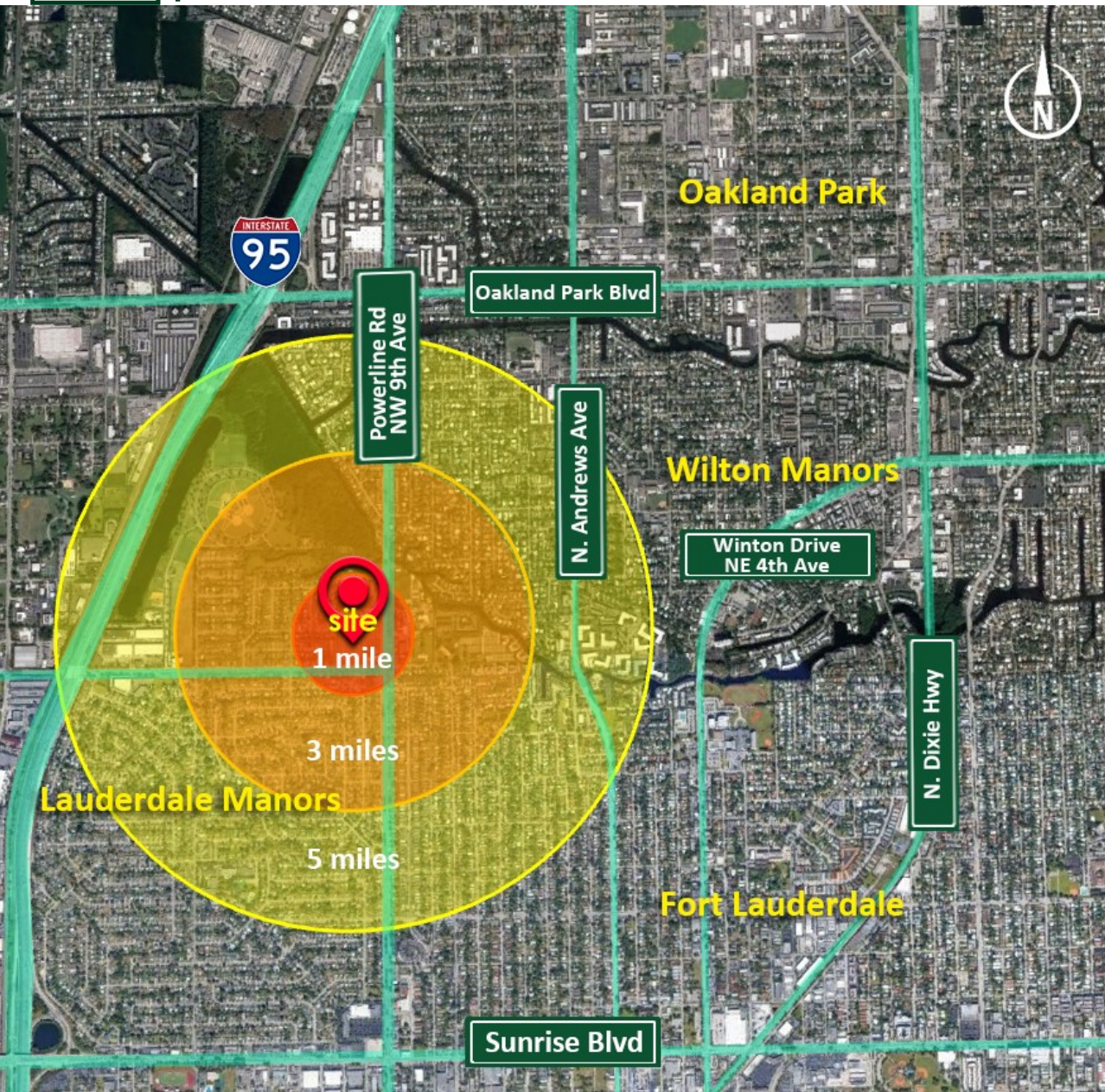
- | | |
|---|--|
| <ul style="list-style-type: none">• Join DD's Discounts, IGA Price Choice Foodmarket, Family Dollar, Cricket, Subway, Metro PCS, CitiTrend, Dollar Tree and Verizon | <ul style="list-style-type: none">• Zoning: CB Community Business• Parking: 4.4 / 1,000 (347 Spaces)• Great Visibility at Lighted Intersection |
|---|--|

Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



1909 NW 9th Ave (Powerline Rd), Fort Lauderdale, FL 33311

12,150 SF End-Cap at Lauderdale Manor Shopping Center



Demographics

2025	1 Mile	3 Miles	5 Miles
Total Population	19,451	184,975	412,123
AVG HH Income	\$103,346	\$118,201	\$114,380
Median Age	44.2	41.4	42.5
Total Businesses	853	16,263	33,048
Total Daytime Population	15,663	223,823	483,388
Total Employees	5,173	138,391	290,903

Source: Esri

Traffic Counts

NW 9th Ave N of NW 19th St

25,500 AADT

NW 19th St W of NW 9th Ave

19,600 AADT

Source: FDOT

Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



1909 NW 9th Ave (Powerline Rd), Fort Lauderdale, FL 33311

12,150 SF End-Cap at Lauderdale Manor Shopping Center



Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



1909 NW 9th Ave (Powerline Rd), Fort Lauderdale, FL 33311

12,150 SF End-Cap at Lauderdale Manor Shopping Center

Unit	Tenant	SF
1-8	AVAILABLE	12,150
9	Verizon	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



Clint Casey | clint@rotellagroup.com
954-568-9015 | rotellagroup.com



The Rotella Group, Inc.

Commercial Real Estate Brokers

SOUTH FLORIDA OFFICE

3300 North Federal Highway, Suite 200
Fort Lauderdale, FL 33306
Phone 954-568-9015

NORTH & CENTRAL FLORIDA OFFICE

12200 West Colonial Drive, Suite 300-H
Winter Garden, FL 34787
Phone 407-718-1849

www.rotellagroup.com
info@rotellagroup.com

follow us



DISCLAIMER: The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you may depend on tax and other factors, which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.