

FOR LEASE

NORTHBRIDGE SHOPPING CENTER

1003 EAST COMMERCIAL BOULEVARD, OAKLAND PARK, FL 33334



PROPERTY DESCRIPTION

Northridge Shopping Center is located at the northwest corner of East Commercial Boulevard and North Dixie Highway, one of Northeast Fort Lauderdale's busiest intersections. This center experiences strong consumer traffic due to a robust tenant mix of national, regional, and local tenants.

PROPERTY HIGHLIGHTS

- Publix, Ross, and Petco anchored shopping center, beautifully maintained
- Extremely busy retail corridor in close proximity to I-95
- In close proximity to downtown Fort Lauderdale and FLL Airport
- Ingress and egress from both E Commercial Blvd. and N Old Dixie Hwy. with great visibility
- Daily traffic count of 68,000
- Jr. Anchor Opportunities available

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,262 - 12,215 SF
Building Size:	234,699 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,159	59,751	144,569
Total Population	18,786	129,934	335,453
Average HH Income	\$91,445	\$112,182	\$103,980

BRYAN COHEN

561.471.0212

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NORTHBRIDGE SHOPPING CENTER

The map displays the following landmarks and businesses:

- Northridge Shopping Center** (Callout box with logos for Publix, Skechers, Dollar Tree, Ross Dress for Less, YouFit, UPS, Oakland Park Modern Dentistry, Petco, Five Below, Chase, PNC, Denny's, Firehouse Subs, Party City, Dunkin' Donuts, T-Mobile, Smoothie King, and Pediatric Urgent Care).
- Northeast High School** (1,561 Students).
- Floranada Elementary School** (713 Students).
- Dixie Crossing** (Callout box with logos for Publix, City National Bank, and Starbucks).
- Shops at 18th and Commercial** (Callout box with logos for J.J. Jones, Verizon, ALDI, Sally Beauty, Orangetheory Fitness, Auto Zone, Towncare Dental, and Pizza Hut).
- Other businesses and schools shown on the map:** FedEx, 7-Eleven, extended STAY AMERICA, Walgreens, Tire Kingdom, Wendy's, McDonald's, FLANIGAN'S, BankUnited, SYNOVUS, and various local businesses like Ross, Petco, and Firehouse Subs.
- Streets and Roads:** NE 62nd St, NE 60th St, NE 59th St, NE 58th St, NE 57th St, NE 56th St, NE 55th St, NE 54th St, NE 53rd St, NE 52nd St, NE 51st St, NE 49th St, NE 48th St, NE 47th St, NE 46th St, NE 45th St, NE 44th St, NE 43rd St, NE 42nd St, NE 41st St, NE 40th St, NE 39th St, NE 38th St, NE 37th St, NE 36th St, NE 35th St, NE 34th St, NE 33rd St, NE 32nd St, NE 31st St, NE 30th St, NE 29th St, NE 28th St, NE 27th St, NE 26th St, NE 25th St, NE 24th St, NE 23rd St, NE 22nd St, NE 21st St, NE 20th St, NE 19th St, NE 18th St, NE 17th St, NE 16th St, NE 15th St, NE 14th St, NE 13th St, NE 12th St, NE 11th St, NE 10th St, NE 9th St, NE 8th St, NE 7th St, NE 6th St, NE 5th St, NE 4th St, NE 3rd St, NE 2nd St, NE 1st St, NW 54th Ct, NW 53rd Ct, NW 52nd Ct, NW 51st St, NW 48th Ct, NW 47th Ct, NW 46th Ct, NW 45th Ct, NW 44th Ct, NW 43rd Ct, NW 42nd Ct, NW 41st Ct, NW 40th Ct, NW 39th Ct, NW 38th Ct, NW 37th Ct, NW 36th Ct, NW 35th Ct, NW 34th Ct, NW 33rd Ct, NW 32nd Ct, NW 31st Ct, NW 30th Ct, NW 29th Ct, NW 28th Ct, NW 27th Ct, NW 26th Ct, NW 25th Ct, NW 24th Ct, NW 23rd Ct, NW 22nd Ct, NW 21st Ct, NW 20th Ct, NW 19th Ct, NW 18th Ct, NW 17th Ct, NW 16th Ct, NW 15th Ct, NW 14th Ct, NW 13th Ct, NW 12th Ct, NW 11th Ct, NW 10th Ct, NW 9th Ct, NW 8th Ct, NW 7th Ct, NW 6th Ct, NW 5th Ct, NW 4th Ct, NW 3rd Ct, NW 2nd Ct, NW 1st Ct.



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AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE
38	Available	12,215 SF	Negotiable

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SUITE	TENANT NAME	SIZE SF
1	Quest Diagnostics	3,625 SF
2	Sakura Ramen	1,200 SF
3	The Best Spa	1,400 SF
4	Mia Salon Suites	4,300 SF
5	OneBlood	1,835 SF
6	Vaella Coffee & Tea	1,079 SF
7	USA Nails and Day Spa	1,075 SF
8	Bayday Golf	3,750 SF
9	Five Below	10,619 SF
11	Publix	44,123 SF
12	Oakland Park Modern Dentistry	2,500 SF
13	HEARx	1,442 SF
14	H&R Block	2,000 SF
15	Petco	12,176 SF
16	After Hours Pediatrics	4,000 SF
17	AT&T	1,500 SF
18	Chicken Kitchen	1,600 SF
19	Andias Frozen Yogurt	2,100 SF
20	Amscot Financial	2,000 SF
21	The UPS Store	1,417 SF

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SUITE	TENANT NAME	SIZE SF
22	Hooks Catch	2,400 SF
23	America's Best Contacts & Eyeglasses	2,968 SF
24	JPMorgan Chase Bank, National Association	4,794 SF
26	POTENTIALLY AVAILABLE	6,262 SF
27	Dollar Tree	9,642 SF
28	Skechers U.S.A	7,500 SF
29	Uptown Cheapskate	3,346 SF
30	Youfit	28,752 SF
31	Ross Dress for Less	29,561 SF
32	Denny's	3,840 SF
33	Firehouse Subs	1,647 SF
34	Cold Stone Creamery	1,428 SF
35	Huey Magoo's	2,260 SF
36	T-Mobile	2,238 SF
37	Curmbl Cookies	1,307 SF
38	AVAILABLE - Junior Anchor Opportunity	12,215 SF
40	GameStop	1,510 SF
41	Marco's Pizza	1,520 SF
42	Golden Krust Restaurant	1,510 SF
43	Smoothie King	1,579 SF

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SUITE	TENANT NAME	SIZE SF
44	The Great Greek Mediterranean Grill	2,219 SF
45	Dunkin' Donuts	1,960 SF
TOTALS		234,199 SF
AVERAGES		5,576 SF

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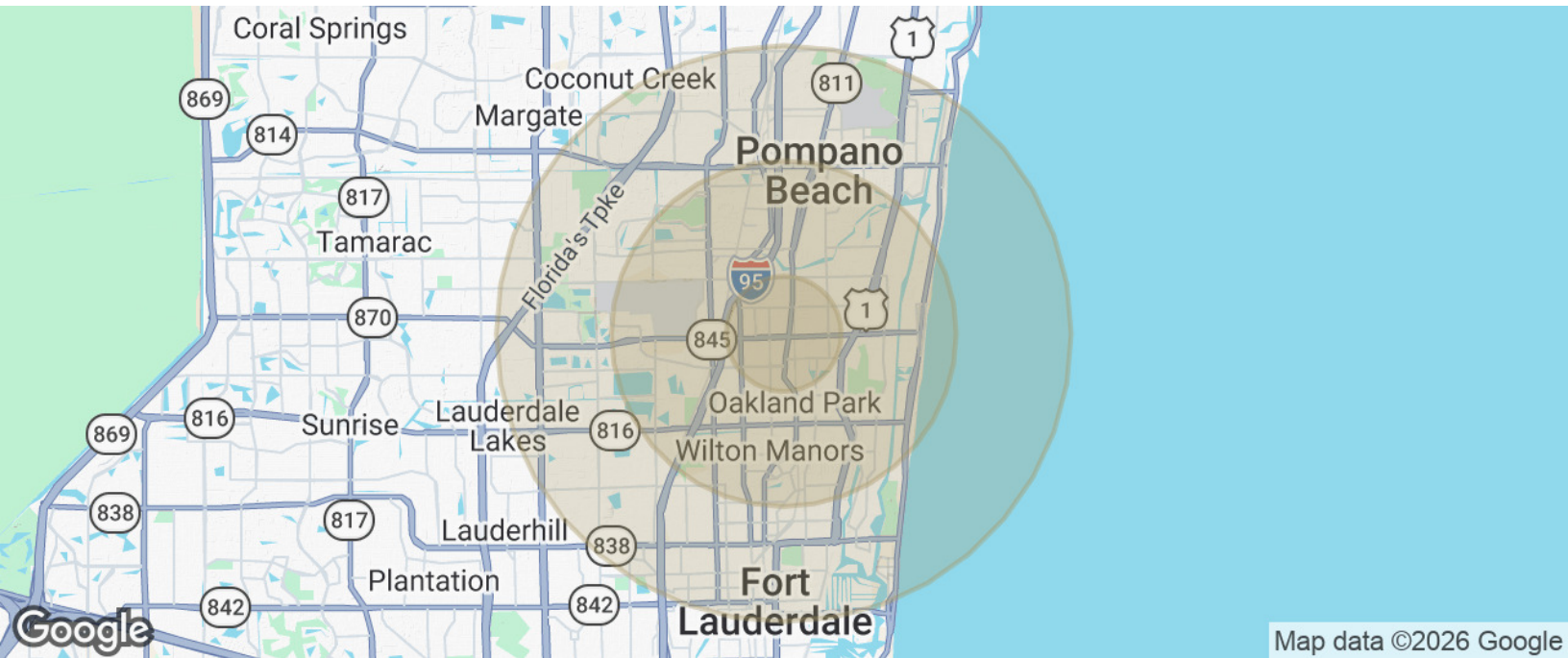
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,786	129,934	335,453
Average Age	39.8	45.9	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,159	59,751	144,569
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$91,445	\$112,182	\$103,980
Average House Value	\$434,610	\$534,065	\$481,603

2023 American Community Survey (ACS)

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