


1703,1705 1709 & 1731 NW 38th Avenue

Property ID: 15405136
<http://listing.loopnet.com/15405136>

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 Lauderhill, FL 33311
 County: Broward

CONTACT LISTING BROKER

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Levy Realty Advisors, Inc.



For Lease	Active
Primary Type:	Industrial Manufacturing
Total Space Available:	17,437 SF
Divisible To:	13,011 SF
Maximum Contiguous:	17,437 SF
Building Size:	75,000 SF
Date Last Verified:	12/17/2007
Property ID:	15405136

Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Space 1	17437 SF	13011	17437	\$4.57/SF/Year	Immediate	Manufacturing	Yes

Lease Type:	NNN	Lease Term:	40
Sublease Expiration:	2/1/2011	No. Grade-Level Doors:	4
Clear Ceiling Height:	18 ft.	Office SF:	1,470 SF
Additional Types:	Warehouse Distribution Warehouse		

Additional Photos



Additional Information

Property Description:

This SUB-LEASE property is an Office/Warehouse building situated in the City of Lauderhill with a Zoning classification of C-4 which allows for a wide variety of Permitted uses along with Special Exception & Special Permit Uses. Permitted uses include Archery and Baseball Driving Ranges, Auto/truck/motorcycle sales, Professional, Medical & Dental Offices, Dry Cleaning Establishment, Home of Religious Worship, Manufacturing of Furniture to name a few. The property can either be leased as 13,011 SF or 17,437 SF with a current base rent of \$4.57 NNN psf thru February 28, 2008 with 4% increases each successive year of said lease term. The ceiling height is 18' Clear and contains four (4) 12'W x 12' H grade level overhead doors. In addition, the property has a Fire Alarm System, smoke detector and laser siren connected directly to the Fire Department.

Location Description:

This property is located approximately one (1) tenth of a mile east of St. Rd. 7 a/k/a St. Rd. 441 off NW 19th Street, between Sunrise Boulevard and Oakland Park Boulevard fronting NW 38th Avenue.

Map

Demographics

Population	1-mi.	3-mi.	5-mi.
2006 Male Population	10,918	88,147	213,458
2006 Female Population	13,114	99,793	228,898
% 2006 Male Population	45.43%	46.90%	48.25%
% 2006 Female Population	54.57%	53.10%	51.75%
2006 Total Adult Population	17,615	139,141	343,947
2006 Total Daytime Population	20,802	183,900	509,237
2006 Total Daytime Work Population	9,368	86,180	300,013
2006 Median Age Total Population	36	37	39
2006 Median Age Adult Population	45	45	46
2006 Age 0-5	2,167	15,326	31,695
2006 Age 6-13	2,756	21,608	43,091
2006 Age 14-17	1,494	11,865	23,622
2006 Age 18-20	1,135	8,490	18,268
2006 Age 21-24	1,403	10,228	24,739
2006 Age 25-29	1,293	9,696	23,465
2006 Age 30-34	1,302	9,942	24,247
2006 Age 35-39	1,463	11,526	28,862
2006 Age 40-44	1,828	14,992	37,021
2006 Age 45-49	1,771	15,996	40,160
2006 Age 50-54	1,615	13,852	34,115
2006 Age 55-59	1,540	11,679	28,872
2006 Age 60-64	1,202	8,416	20,129
2006 Age 65-69	915	6,026	13,766
2006 Age 70-74	725	5,166	12,425
2006 Age 75-79	500	4,446	12,379
2006 Age 80-84	371	3,657	11,184
2006 Age 85+	551	5,030	14,314
% 2006 Age 0-5	9.02%	8.15%	7.17%
% 2006 Age 6-13	11.47%	11.50%	9.74%
% 2006 Age 14-17	6.22%	6.31%	5.34%
% 2006 Age 18-20	4.72%	4.52%	4.13%
% 2006 Age 21-24	5.84%	5.44%	5.59%
% 2006 Age 25-29	5.38%	5.16%	5.30%
% 2006 Age 30-34	5.42%	5.29%	5.48%
% 2006 Age 35-39	6.09%	6.13%	6.52%
% 2006 Age 40-44	7.61%	7.98%	8.37%
% 2006 Age 45-49	7.37%	8.51%	9.08%
% 2006 Age 50-54	6.72%	7.37%	7.71%
% 2006 Age 55-59	6.41%	6.21%	6.53%
% 2006 Age 60-64	5.00%	4.48%	4.55%
% 2006 Age 65-69	3.81%	3.21%	3.11%
% 2006 Age 70-74	3.02%	2.75%	2.81%
% 2006 Age 75-79	2.08%	2.37%	2.80%
% 2006 Age 80-84	1.54%	1.95%	2.53%
% 2006 Age 85+	2.29%	2.68%	3.24%
2006 White Population	2,481	49,959	236,898
2006 Black Population	20,246	125,014	169,612
2006 Asian/Hawaiian/Pacific Islander	192	2,106	7,405
2006 American Indian/Alaska Native	29	343	1,011
2006 Other Population (Incl 2+ Races)	1,083	10,517	27,429
2006 Hispanic Population	835	11,427	50,795
2006 Non-Hispanic Population	23,197	176,512	391,560
% 2006 White Population	10.32%	26.58%	53.55%
% 2006 Black Population	84.25%	66.52%	38.34%
% 2006 Asian/Hawaiian/Pacific Islander	0.80%	1.12%	1.67%
% 2006 American Indian/Alaska Native	0.12%	0.18%	0.23%
% 2006 Other Population (Incl 2+ Races)	4.51%	5.60%	6.20%
% 2006 Hispanic Population	3.47%	6.08%	11.48%
% 2006 Non-Hispanic Population	96.53%	93.92%	88.52%
2000 Non-Hispanic White	1,799	37,266	179,423
2000 Non-Hispanic Black	19,269	117,727	160,443
2000 Non-Hispanic Amer Indian/Alaska Native	14	194	646
2000 Non-Hispanic Asian	179	2,090	7,254

2000 Non-Hispanic Hawaiian/Pacific Islander	86	162	251
2000 Non-Hispanic Some Other Race	60	790	1,651
2000 Non-Hispanic Two or More Races	912	8,095	15,511
% 2000 Non-Hispanic White	8.06%	22.41%	49.13%
% 2000 Non-Hispanic Black	86.33%	70.78%	43.94%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.06%	0.12%	0.18%
% 2000 Non-Hispanic Asian	0.80%	1.26%	1.99%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.39%	0.10%	0.07%
% 2000 Non-Hispanic Some Other Race	0.27%	0.47%	0.45%
% 2000 Non-Hispanic Two or More Races	4.09%	4.87%	4.25%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2006 Total Population	24,032	187,939	442,355
2006 Total Households	8,685	69,819	183,279
Population Change 1990-2006	2,385	26,535	64,798
Household Change 1990-2006	461	8,721	26,952
% Population Change 1990-2006	11.02%	16.44%	17.16%
% Household Change 1990-2006	5.61%	14.27%	17.24%
Population Change 2000-2006	943	10,290	25,031
Household Change 2000-2006	482	5,927	15,691
% Population Change 2000-2006	4.08%	5.79%	6.00%
% Households Change 2000-2006	5.88%	9.28%	9.36%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	9,143	71,121	183,878
2000 Occupied Housing Units	8,286	63,836	167,272
2000 Owner Occupied Housing Units	4,005	37,719	100,614
2000 Renter Occupied Housing Units	4,281	26,117	66,658
2000 Vacant Housing Units	857	7,285	16,605
% 2000 Occupied Housing Units	90.63%	89.76%	90.97%
% 2000 Owner Occupied Housing Units	43.80%	53.03%	54.72%
% 2000 Renter Occupied Housing Units	46.82%	36.72%	36.25%
% 2000 Vacant Housing Units	9.37%	10.24%	9.03%

Income

	1-mi.	3-mi.	5-mi.
2006 Median Household Income	\$25,752	\$31,001	\$36,065
2006 Per Capita Income	\$14,642	\$17,028	\$22,143
2006 Average Household Income	\$40,516	\$45,836	\$53,444
2006 Household Income < \$10,000	1,303	8,577	18,387
2006 Household Income \$10,000-\$14,999	1,003	7,091	16,214
2006 Household Income \$15,000-\$19,999	1,101	6,914	15,214
2006 Household Income \$20,000-\$24,999	833	5,779	14,312
2006 Household Income \$25,000-\$29,999	681	5,564	12,800
2006 Household Income \$30,000-\$34,999	585	4,911	12,342
2006 Household Income \$35,000-\$39,999	512	4,287	11,121
2006 Household Income \$40,000-\$44,999	397	4,051	10,919
2006 Household Income \$45,000-\$49,999	335	3,380	9,377
2006 Household Income \$50,000-\$59,999	701	5,677	16,100
2006 Household Income \$60,000-\$74,999	610	5,420	15,599
2006 Household Income \$75,000-\$99,999	335	4,590	14,797
2006 Household Income \$100,000-\$124,999	131	1,709	6,922
2006 Household Income \$125,000-\$149,999	86	874	3,880
2006 Household Income \$150,000-\$199,999	33	475	2,591
2006 Household Income \$200,000-\$249,999	9	115	795
2006 Household Income \$250,000-\$499,999	29	390	1,822
2006 Household Income \$500,000+	1	14	88
2006 Household Income \$200,000+	39	519	2,705
% 2006 Household Income < \$10,000	15.00%	12.28%	10.03%
% 2006 Household Income \$10,000-\$14,999	11.55%	10.16%	8.85%
% 2006 Household Income \$15,000-\$19,999	12.68%	9.90%	8.30%
% 2006 Household Income \$20,000-\$24,999	9.59%	8.28%	7.81%

% 2006 Household Income \$25,000-\$29,999	7.84%	7.97%	6.98%
% 2006 Household Income \$30,000-\$34,999	6.74%	7.03%	6.73%
% 2006 Household Income \$35,000-\$39,999	5.90%	6.14%	6.07%
% 2006 Household Income \$40,000-\$44,999	4.57%	5.80%	5.96%
% 2006 Household Income \$45,000-\$49,999	3.86%	4.84%	5.12%
% 2006 Household Income \$50,000-\$59,999	8.07%	8.13%	8.78%
% 2006 Household Income \$60,000-\$74,999	7.02%	7.76%	8.51%
% 2006 Household Income \$75,000-\$99,999	3.86%	6.57%	8.07%
% 2006 Household Income \$100,000-\$124,999	1.51%	2.45%	3.78%
% 2006 Household Income \$125,000-\$149,999	0.99%	1.25%	2.12%
% 2006 Household Income \$150,000-\$199,999	0.38%	0.68%	1.41%
% 2006 Household Income \$200,000-\$249,999	0.10%	0.16%	0.43%
% 2006 Household Income \$250,000-\$499,999	0.33%	0.56%	0.99%
% 2006 Household Income \$500,000+	0.01%	0.02%	0.05%
% 2006 Household Income \$200,000+	0.45%	0.74%	1.48%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2006 Children/Infants Clothing Stores	\$5,042,486	\$31,547,885	\$60,690,378
2006 Jewelry Stores	\$1,046,118	\$9,046,083	\$27,463,746
2006 Mens Clothing Stores	\$4,993,714	\$39,136,082	\$101,930,232
2006 Shoe Stores	\$6,615,503	\$42,570,034	\$82,576,755
2006 Womens Clothing Stores	\$8,181,598	\$61,893,076	\$159,651,503
2006 Automobile Dealers	\$36,532,892	\$289,617,673	\$795,124,732
2006 Automotive Parts/Acc/Repair Stores	\$6,775,426	\$52,875,323	\$146,958,132
2006 Other Motor Vehicle Dealers	\$310,602	\$3,507,232	\$16,407,041
2006 Tire Dealers	\$1,589,966	\$12,267,302	\$33,643,716
2006 Hardware Stores	\$883,228	\$8,540,631	\$29,302,107
2006 Home Centers	\$5,802,967	\$53,861,751	\$183,676,649
2006 Nursery/Garden Centers	\$3,216,863	\$27,868,699	\$94,519,005
2006 Outdoor Power Equipment Stores	\$836,868	\$8,940,340	\$32,584,718
2006 Paint/Wallpaper Stores	\$834,453	\$5,438,539	\$14,837,877
2006 Appliance/TV/Other Electronics Stores	\$5,343,770	\$39,703,585	\$104,938,262
2006 Camera/Photographic Supplies Stores	\$468,746	\$4,445,483	\$15,619,150
2006 Computer/Software Stores	\$1,795,238	\$16,616,655	\$58,342,088
2006 Beer/Wine/Liquor Stores	\$4,041,760	\$31,843,331	\$82,025,823
2006 Convenience/Specialty Food Stores	\$3,617,940	\$27,908,483	\$74,324,875
2006 Restaurant Expenditures	\$14,282,604	\$117,883,878	\$343,754,968
2006 Supermarkets/Other Grocery excl Conv	\$51,746,605	\$371,314,976	\$843,188,331
2006 Furniture Stores	\$3,674,250	\$28,571,097	\$74,856,247
2006 Home Furnishings Stores	\$11,955,317	\$98,802,189	\$289,990,559
2006 Gen Merch/Appliance/Furniture Stores	\$61,197,163	\$460,594,607	\$1,185,401,439
2006 Gasoline Stations w/ Convenience Stores	\$19,225,216	\$144,723,272	\$371,058,062
2006 Other Gasoline Stations	\$15,607,276	\$116,814,789	\$296,733,187
2006 Department Stores excl Leased Depts	\$66,540,932	\$500,298,195	\$1,290,339,699
2006 General Merchandise Stores	\$57,522,913	\$432,023,510	\$1,110,545,192
2006 Other Health/Personal Care Stores	\$2,926,928	\$21,565,030	\$55,012,160
2006 Pharmacies/Drug Stores	\$22,301,126	\$167,314,142	\$415,322,940
2006 Pet/Pet Supplies Stores	\$1,971,284	\$18,804,229	\$63,664,001
2006 Book/Periodical/Music Stores	\$1,654,882	\$14,302,758	\$44,646,074
2006 Hobby/Toy/Game Stores	\$2,604,992	\$19,051,883	\$49,348,948
2006 Musical Instrument/Supplies Stores	\$129,627	\$1,173,831	\$4,000,278
2006 Sewing/Needlework/Piece Goods Stores	\$88,872	\$779,917	\$2,506,323
2006 Sporting Goods Stores	\$843,729	\$11,453,982	\$47,169,471
2006 Video Tape Stores - Retail	\$700,832	\$5,311,631	\$14,098,769

Demographics
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