


# Industrial Park Lauderhill

Property ID: 15131434  
<http://listing.loopnet.com/15131434>

**Industrial Park Lauderhill**   
 3724-26 NW 16th Street  
 Lauderhill, FL 33311  
 County: Broward

**CONTACT LISTING BROKER**  
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**Levy Realty Advisors, Inc.**



<b>For Lease</b>	<b>Active</b>
<b>Primary Type:</b>	Industrial Warehouse
<b>Total Space Available:</b>	6,030 SF
<b>Divisible To:</b>	1,530 SF
<b>Maximum Contiguous:</b>	4,500 SF
<b>Building Size:</b>	80,000 SF
<b>Year Built:</b>	1978
<b>Date Last Verified:</b>	1/3/2008
<b>Property ID:</b>	15131434

### Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
3748	4500 SF			\$8.50/SF/Year	11/1/2008	Warehouse	No
<b>Lease Type:</b>		Modified Gross		<b>No. Grade-Level Doors:</b>		3	
<b>Clear Ceiling Height:</b>		18 ft.		<b>Office SF:</b>		1,100 SF	
				<b>Additional Types:</b>		Office Showroom	
3758	1530 SF			\$8.50/SF/Year	2/1/2008	Warehouse	No

**Space Description:** Office with bathroom. LARge overhead door.

**No. Grade-Level Doors:** 1      **Clear Ceiling Height:** 18 ft.

### Additional Information

**Property Description:**  
 Great location. Large 12 x 14 street level doors. 25% air conditioned offices attached.

**Location Description:**  
 Just off 441, State Road 7, next to UPS terminal north of Sunrise Blvd.

**No. Stories:** 1      **Additional Types:** Manufacturing  
**Power is available:** 3 phase electric      R&D  
 Distribution Warehouse

### Highlights

- West Broward location.
- Great family atmosphere.

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**Map**

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**Demographics**


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<b>Population</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2006 Male Population	11,198	86,017	217,501
2006 Female Population	13,431	99,490	234,747
% 2006 Male Population	45.47%	46.37%	48.09%
% 2006 Female Population	54.53%	53.63%	51.91%
2006 Total Adult Population	18,264	138,461	350,497
2006 Total Daytime Population	25,969	178,339	514,990
2006 Total Daytime Work Population	10,994	83,966	299,728
2006 Median Age Total Population	36	38	39
2006 Median Age Adult Population	45	46	46
2006 Age 0-5	2,208	14,899	32,659
2006 Age 6-13	2,688	20,727	44,558
2006 Age 14-17	1,469	11,419	24,535
2006 Age 18-20	1,161	8,242	18,883
2006 Age 21-24	1,430	10,100	25,446
2006 Age 25-29	1,352	9,586	24,082
2006 Age 30-34	1,363	9,740	24,729
2006 Age 35-39	1,500	11,187	29,405
2006 Age 40-44	1,907	14,444	37,696
2006 Age 45-49	1,899	15,428	40,881
2006 Age 50-54	1,710	13,475	34,672
2006 Age 55-59	1,506	11,545	29,267
2006 Age 60-64	1,183	8,461	20,262
2006 Age 65-69	892	6,130	13,860
2006 Age 70-74	703	5,419	12,537
2006 Age 75-79	546	4,909	12,644
2006 Age 80-84	435	4,169	11,474
2006 Age 85+	675	5,625	14,659
% 2006 Age 0-5	8.97%	8.03%	7.22%
% 2006 Age 6-13	10.91%	11.17%	9.85%
% 2006 Age 14-17	5.96%	6.16%	5.43%
% 2006 Age 18-20	4.71%	4.44%	4.18%
% 2006 Age 21-24	5.81%	5.44%	5.63%
% 2006 Age 25-29	5.49%	5.17%	5.32%
% 2006 Age 30-34	5.53%	5.25%	5.47%
% 2006 Age 35-39	6.09%	6.03%	6.50%
% 2006 Age 40-44	7.74%	7.79%	8.34%
% 2006 Age 45-49	7.71%	8.32%	9.04%
% 2006 Age 50-54	6.94%	7.26%	7.67%
% 2006 Age 55-59	6.12%	6.22%	6.47%
% 2006 Age 60-64	4.80%	4.56%	4.48%
% 2006 Age 65-69	3.62%	3.30%	3.06%
% 2006 Age 70-74	2.85%	2.92%	2.77%
% 2006 Age 75-79	2.22%	2.65%	2.80%
% 2006 Age 80-84	1.77%	2.25%	2.54%
% 2006 Age 85+	2.74%	3.03%	3.24%
2006 White Population	3,122	53,525	241,567
2006 Black Population	19,994	119,609	173,407
2006 Asian/Hawaiian/Pacific Islander	243	2,264	7,813
2006 American Indian/Alaska Native	26	338	1,042
2006 Other Population (Incl 2+ Races)	1,244	9,770	28,420
2006 Hispanic Population	933	11,911	52,583
2006 Non-Hispanic Population	23,697	173,596	399,666
% 2006 White Population	12.68%	28.85%	53.41%
% 2006 Black Population	81.18%	64.48%	38.34%
% 2006 Asian/Hawaiian/Pacific Islander	0.99%	1.22%	1.73%
% 2006 American Indian/Alaska Native	0.11%	0.18%	0.23%
% 2006 Other Population (Incl 2+ Races)	5.05%	5.27%	6.28%
% 2006 Hispanic Population	3.79%	6.42%	11.63%
% 2006 Non-Hispanic Population	96.21%	93.58%	88.37%
2000 Non-Hispanic White	2,328	39,972	182,185
2000 Non-Hispanic Black	18,979	112,823	163,847
2000 Non-Hispanic Amer Indian/Alaska Native	10	173	680
2000 Non-Hispanic Asian	215	2,104	7,709

2000 Non-Hispanic Hawaiian/Pacific Islander	90	184	244
2000 Non-Hispanic Some Other Race	90	792	1,752
2000 Non-Hispanic Two or More Races	1,068	7,165	15,960
% 2000 Non-Hispanic White	10.22%	24.49%	48.92%
% 2000 Non-Hispanic Black	83.31%	69.13%	44.00%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.04%	0.11%	0.18%
% 2000 Non-Hispanic Asian	0.94%	1.29%	2.07%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.40%	0.11%	0.07%
% 2000 Non-Hispanic Some Other Race	0.40%	0.49%	0.47%
% 2000 Non-Hispanic Two or More Races	4.69%	4.39%	4.29%

### 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	24,629	185,507	452,249
2006 Total Households	9,473	70,605	185,433
Population Change 1990-2006	3,142	27,611	70,000
Household Change 1990-2006	638	9,360	28,505
% Population Change 1990-2006	14.62%	17.49%	18.31%
% Household Change 1990-2006	7.22%	15.28%	18.16%
Population Change 2000-2006	943	10,427	26,410
Household Change 2000-2006	563	6,225	16,238
% Population Change 2000-2006	3.98%	5.96%	6.20%
% Households Change 2000-2006	6.32%	9.67%	9.60%

### Housing

	1 - mi.	3 - mi.	5 - mi.
2000 Total Housing Units	9,947	71,859	185,193
2000 Occupied Housing Units	8,920	64,365	168,946
2000 Owner Occupied Housing Units	4,537	39,681	102,628
2000 Renter Occupied Housing Units	4,384	24,684	66,318
2000 Vacant Housing Units	1,027	7,494	16,247
% 2000 Occupied Housing Units	89.68%	89.57%	91.23%
% 2000 Owner Occupied Housing Units	45.61%	55.22%	55.42%
% 2000 Renter Occupied Housing Units	44.07%	34.35%	35.81%
% 2000 Vacant Housing Units	10.32%	10.43%	8.77%

### Income

	1 - mi.	3 - mi.	5 - mi.
2006 Median Household Income	\$27,004	\$31,439	\$36,239
2006 Per Capita Income	\$15,683	\$17,798	\$21,755
2006 Average Household Income	\$40,774	\$46,762	\$53,057
2006 Household Income < \$10,000	1,386	8,397	18,447
2006 Household Income \$10,000-\$14,999	986	6,979	16,386
2006 Household Income \$15,000-\$19,999	1,120	6,973	15,259
2006 Household Income \$20,000-\$24,999	916	5,833	14,306
2006 Household Income \$25,000-\$29,999	819	5,670	12,930
2006 Household Income \$30,000-\$34,999	665	5,040	12,570
2006 Household Income \$35,000-\$39,999	577	4,385	11,364
2006 Household Income \$40,000-\$44,999	462	4,085	11,072
2006 Household Income \$45,000-\$49,999	343	3,361	9,489
2006 Household Income \$50,000-\$59,999	772	5,778	16,437
2006 Household Income \$60,000-\$74,999	690	5,449	15,911
2006 Household Income \$75,000-\$99,999	410	4,725	15,237
2006 Household Income \$100,000-\$124,999	123	1,838	7,068
2006 Household Income \$125,000-\$149,999	115	1,006	3,909
2006 Household Income \$150,000-\$199,999	45	530	2,593
2006 Household Income \$200,000-\$249,999	13	131	733
2006 Household Income \$250,000-\$499,999	31	411	1,646
2006 Household Income \$500,000+	n/a	16	76
2006 Household Income \$200,000+	44	558	2,455
% 2006 Household Income < \$10,000	14.63%	11.89%	9.95%
% 2006 Household Income \$10,000-\$14,999	10.41%	9.88%	8.84%
% 2006 Household Income \$15,000-\$19,999	11.82%	9.88%	8.23%
% 2006 Household Income \$20,000-\$24,999	9.67%	8.26%	7.71%

% 2006 Household Income \$25,000-\$29,999	8.65%	8.03%	6.97%
% 2006 Household Income \$30,000-\$34,999	7.02%	7.14%	6.78%
% 2006 Household Income \$35,000-\$39,999	6.09%	6.21%	6.13%
% 2006 Household Income \$40,000-\$44,999	4.88%	5.79%	5.97%
% 2006 Household Income \$45,000-\$49,999	3.62%	4.76%	5.12%
% 2006 Household Income \$50,000-\$59,999	8.15%	8.18%	8.86%
% 2006 Household Income \$60,000-\$74,999	7.28%	7.72%	8.58%
% 2006 Household Income \$75,000-\$99,999	4.33%	6.69%	8.22%
% 2006 Household Income \$100,000-\$124,999	1.30%	2.60%	3.81%
% 2006 Household Income \$125,000-\$149,999	1.21%	1.42%	2.11%
% 2006 Household Income \$150,000-\$199,999	0.48%	0.75%	1.40%
% 2006 Household Income \$200,000-\$249,999	0.14%	0.19%	0.40%
% 2006 Household Income \$250,000-\$499,999	0.33%	0.58%	0.89%
% 2006 Household Income \$500,000+	0.00%	0.02%	0.04%
% 2006 Household Income \$200,000+	0.46%	0.79%	1.32%

<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2006 Children/Infants Clothing Stores	\$5,515,245	\$30,502,886	\$60,428,826
2006 Jewelry Stores	\$1,164,366	\$9,311,872	\$27,252,989
2006 Mens Clothing Stores	\$5,432,605	\$39,448,979	\$101,622,249
2006 Shoe Stores	\$7,131,441	\$41,376,941	\$82,596,124
2006 Womens Clothing Stores	\$8,915,859	\$62,191,138	\$159,198,330
2006 Automobile Dealers	\$40,626,456	\$292,157,427	\$796,185,729
2006 Automotive Parts/Acc/Repair Stores	\$7,473,601	\$53,466,779	\$146,924,963
2006 Other Motor Vehicle Dealers	\$372,262	\$3,730,514	\$16,818,224
2006 Tire Dealers	\$1,760,470	\$12,362,202	\$33,685,561
2006 Hardware Stores	\$1,007,658	\$8,912,779	\$29,594,394
2006 Home Centers	\$6,533,914	\$56,840,349	\$184,929,912
2006 Nursery/Garden Centers	\$3,586,487	\$29,387,306	\$92,890,853
2006 Outdoor Power Equipment Stores	\$959,785	\$9,461,597	\$33,294,957
2006 Paint/Wallpaper Stores	\$909,166	\$5,545,184	\$15,003,073
2006 Appliance/TV/Other Electronics Stores	\$5,865,404	\$39,903,467	\$104,836,047
2006 Camera/Photographic Supplies Stores	\$531,611	\$4,656,523	\$15,554,779
2006 Computer/Software Stores	\$2,020,496	\$17,295,429	\$58,357,707
2006 Beer/Wine/Liquor Stores	\$4,347,162	\$31,617,672	\$82,019,242
2006 Convenience/Specialty Food Stores	\$3,971,630	\$27,792,306	\$74,658,340
2006 Restaurant Expenditures	\$15,810,198	\$119,135,062	\$344,732,292
2006 Supermarkets/Other Grocery excl Conv	\$56,096,816	\$366,934,776	\$841,392,859
2006 Furniture Stores	\$4,018,744	\$28,808,404	\$75,104,549
2006 Home Furnishings Stores	\$13,156,858	\$101,188,662	\$289,397,286
2006 Gen Merch/Appliance/Furniture Stores	\$66,933,390	\$461,855,872	\$1,183,283,925
2006 Gasoline Stations w/ Convenience Stores	\$21,184,228	\$143,936,327	\$372,053,341
2006 Other Gasoline Stations	\$17,212,598	\$116,144,022	\$297,395,001
2006 Department Stores excl Leased Depts	\$72,798,795	\$501,759,341	\$1,288,119,969
2006 General Merchandise Stores	\$62,914,646	\$433,047,468	\$1,108,179,376
2006 Other Health/Personal Care Stores	\$3,196,777	\$21,758,345	\$54,362,452
2006 Pharmacies/Drug Stores	\$24,224,718	\$167,825,374	\$412,851,055
2006 Pet/Pet Supplies Stores	\$2,230,922	\$19,304,095	\$64,433,932
2006 Book/Periodical/Music Stores	\$1,831,567	\$14,581,750	\$44,610,261
2006 Hobby/Toy/Game Stores	\$2,890,713	\$18,788,162	\$49,265,261
2006 Musical Instrument/Supplies Stores	\$150,570	\$1,181,088	\$4,007,384
2006 Sewing/Needlework/Piece Goods Stores	\$99,764	\$816,463	\$2,512,141
2006 Sporting Goods Stores	\$966,847	\$12,486,356	\$47,582,862
2006 Video Tape Stores - Retail	\$777,740	\$5,218,741	\$14,166,579



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