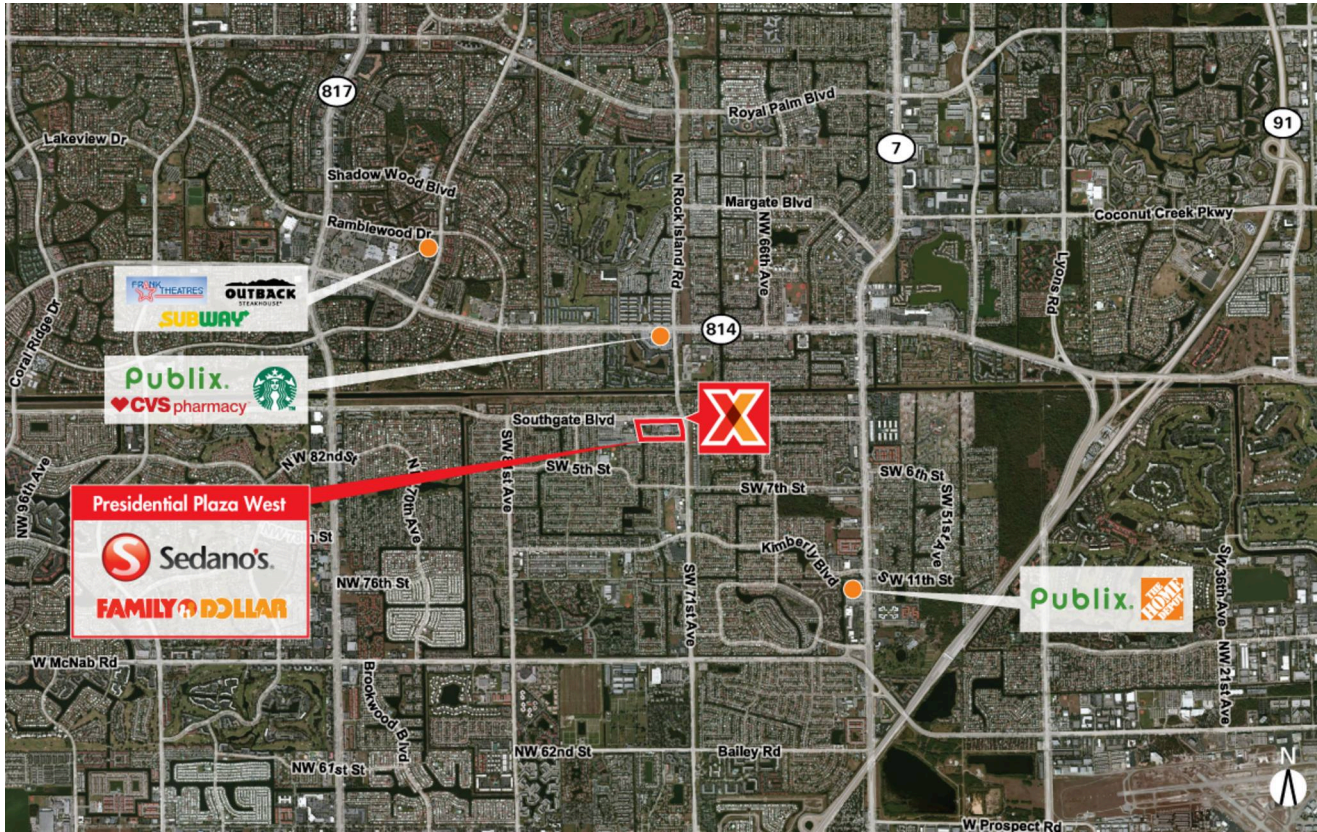


Miami-Fort Lauderdale-West Palm Beach, FL

PRESIDENTIAL PLAZA WEST

26.228000, -80.222100
7208 Southgate Boulevard | North Lauderdale, FL 33068



CENTER SIZE: 88,441 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	24,755	181,525	445,864
🏠	8,393	70,849	175,546
💰	\$52,366	\$60,309	\$63,167

Positioned in a densely populated area of Broward County with 182,000+ residents within a 3-mile radius

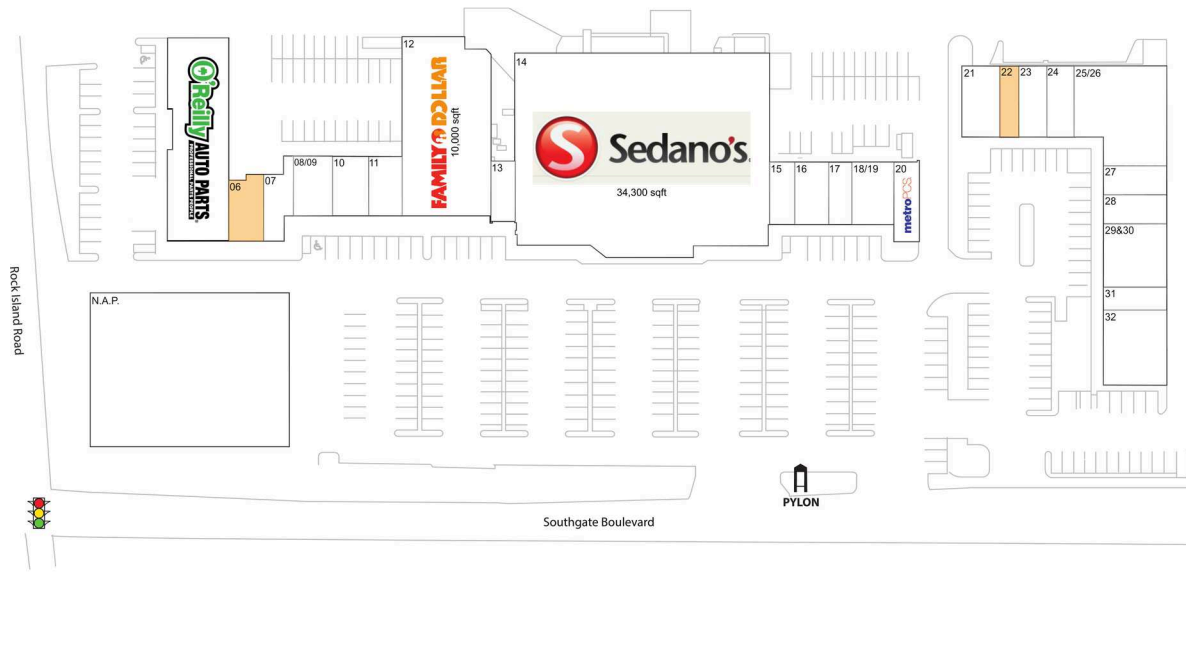
High visibility on Rock Island Rd from 33,000+ vehicles daily and Southgate Blvd with 25,000+ vehicles

Sedano's-anchored center, easily accessible from two points of ingress/egress

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AVAILABLE SPACE

06	1,583 SF
22	1,222 SF
32	3,040 SF

CURRENT RETAILERS

N.A.P.	Gas Station	
01	O'Reilly Automotive	8,291 SF
07	Academy Insurance	1,355 SF
08/09	TLC Dental	1,625 SF
10	Antona Pizza Café	1,500 SF
11	Domino's Pizza	1,250 SF
12	Family Dollar	10,000 SF
13	Antonio Pharmacy	1,000 SF
14	Sedano's	34,300 SF
15	Kleen Kutz	1,100 SF
16	Boost Mobile	1,340 SF
17	La Paloma Financial Services	960 SF
18/19	Pete's Coin Laundry	1,800 SF
20	MetroPCS	1,300 SF
21	Dryclean USA	2,822 SF
23	Polish Deli Krakus	1,440 SF
24	2, 4, 6 Thrift Store	1,410 SF
25/26	Ministerio Vision Celestial	5,890 SF
27	Star Nails	1,335 SF
28	Bistro Creole Restaurant	1,350 SF
29&30	South Rock Beverage	2,760 SF
31	L&B Barber Shop & Beauty Salon	990 SF

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