## FOR LEASE



# ±3,400 SF OUTPARCEL ON ±0.9 ACRES

10197 CLEARY BOULEVARD | PLANTATION, FL



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#### **HIGHLIGHTS**

- Located on the northeast quadrant of Nob Hill & Cleary Boulevard in Plantation, Broward County, Florida
- Signalized intersection and Publix anchored center outparcel with multiple access points
- Join these surrounding national retailers:















- Average household income is \$111,736 with nearly 19,000 people in a 1-mile radius
- 4 on-site drive-thru lanes available
- Targeted Uses: Bank/Financial, Fast Food/QSR, Restaurants, Medical, Retail and Fitness
- Dense residential with strong incomes
- 43,000 ADT at the intersection

#### **DEMOGRAPHICS**

MILE

MILES



POPULATION

149,603



7,353



DAYTIME EMPLOYEES



3,018





\$111,736

72,322



**POPULATION** 329,381



HOUSEHOLDS

59,260

HOUSEHOLDS 123,764



138,472



\$88,915

\$83,960

MINUTES

**POPULATION** 46,695



19,157



17,624



\$100,926



178,206

369,329



HOUSEHOLDS 69,937

137,325



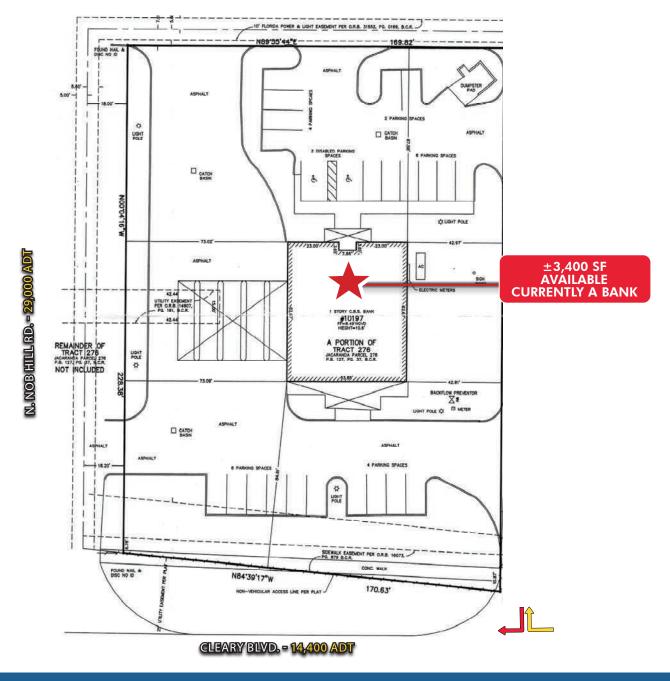
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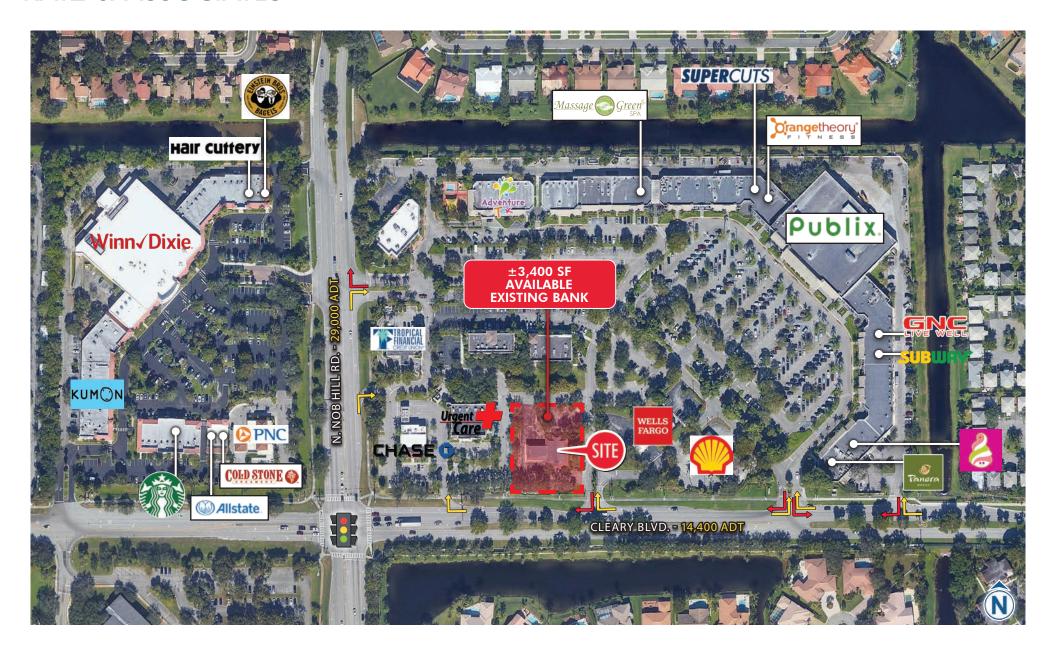




169 \$84,947







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AERIAL | TRADE

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