



LAKES MEDICAL CENTER

4455-4485 N. State Road 7, Lauderdale Lakes, Florida 33319



PROPERTY FOR LEASE

- Join Dollar General, Surgery Center of Ft. Lauderdale, and the Department of Health
- Strong mix of medical co-tenants
- Approximately 1,200 to 2,832 square feet available
- Excellent visibility and frontage along the major corridor of State Road 7
- 52,000 cars pass the site per day

DEMOGRAPHIC SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	194,441	489,931
Median age	37.7	40.1
Estimated Average Household Income	\$55,613	\$61,020
Estimated Median Household Income	\$41,935	\$45,099

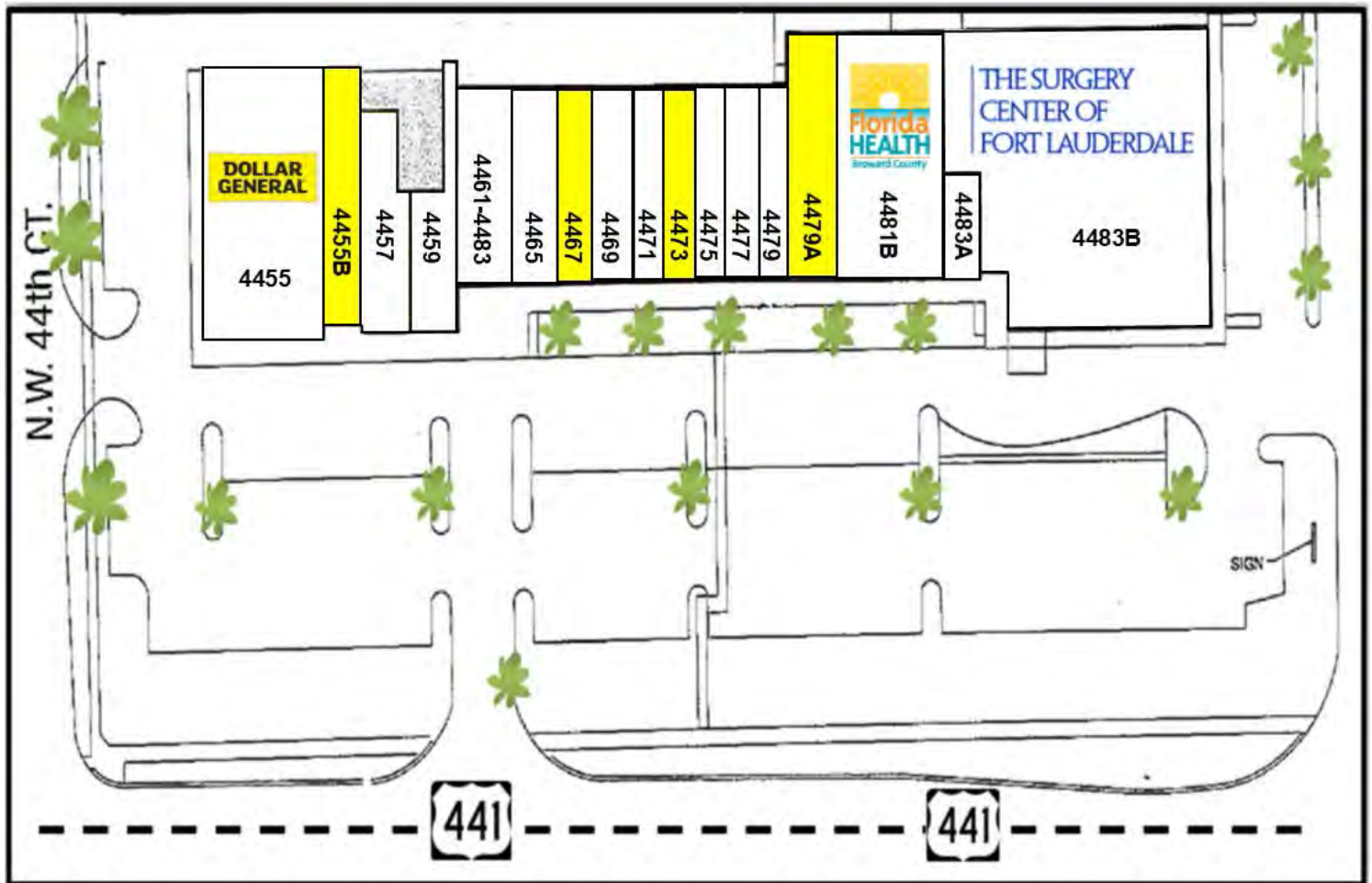
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SITE PLAN



UNIT	TENANT	SQ. FT.	UNIT	TENANT	SQ. FT.
4455	Dollar General	10,168	4473	AVAILABLE	1,200
4455B	AVAILABLE	2,832	4475	The Bramwell Group	1,200
4457	Haitian Services	600	4477	Brazilian Wax	1,280
4459	Nappy Napz Unisex Barber	600	4479	Florida Nutrition Store	1,280
4461-63	Noodle House	2,400	4481A	AVAILABLE	2,200
4465	Vision Dance	2,000	4481B	Dept.of Health	4,999
4467	AVAILABLE	2,000	4483A	Dazile & Assoc.	850
4469	St. George Spinal Clinic	1,600	4483B	Surgery Center	12,820
4471	Chitra's Hair Salon	1,200			



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LICENSED REAL ESTATE BROKER

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