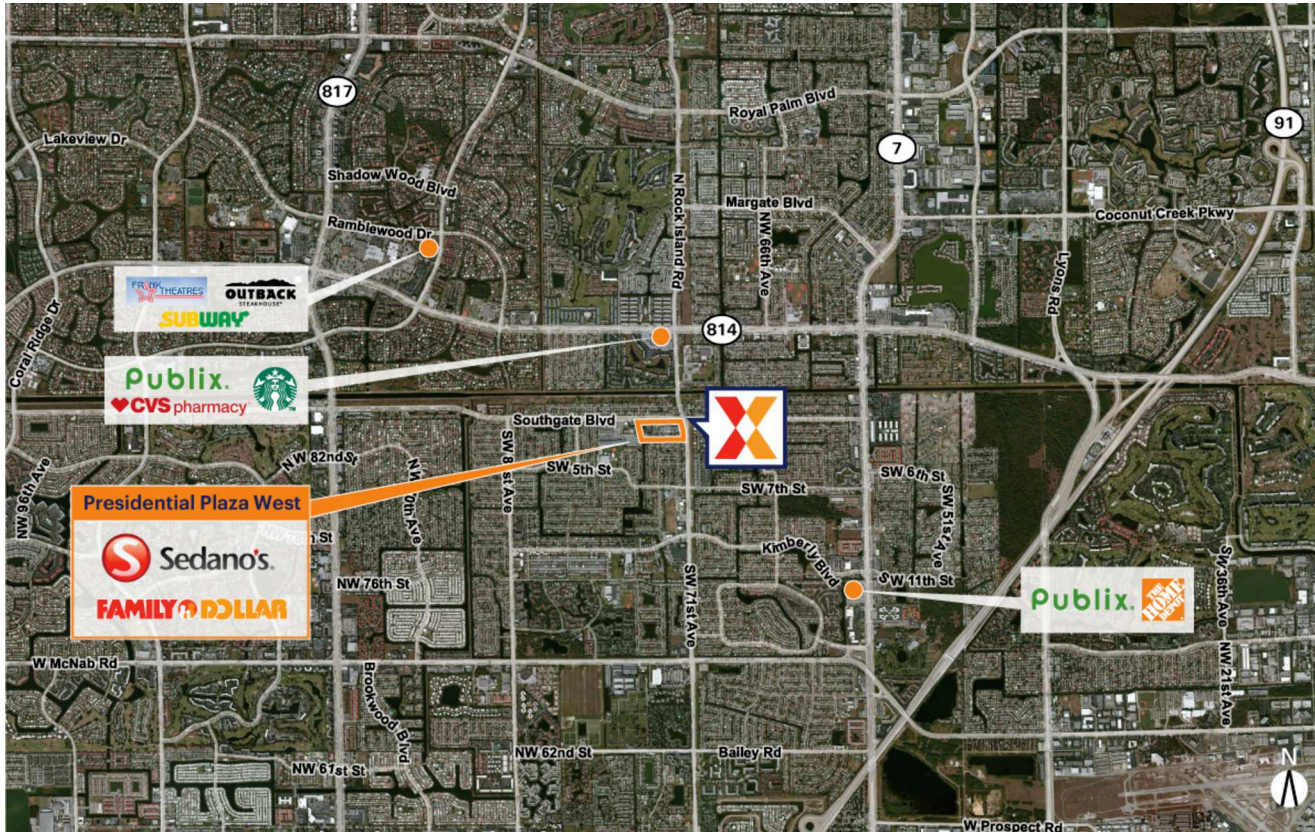




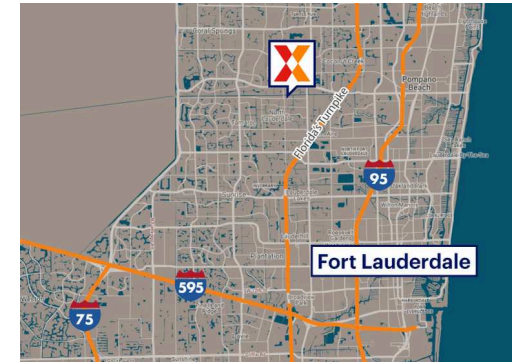
Miami-Fort Lauderdale-Pompano Beach, FL

PRESIDENTIAL PLAZA WEST

26.228, -80.2221
7302 Southgate Boulevard | No. Lauderdale, FL 33068



CENTER SIZE: 88,441 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤	24,767	182,335	450,258
🏠	8,393	71,157	177,187
💰	\$56,194	\$63,156	\$65,997

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 26,000+ vehicles

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

Miami-Fort Lauderdale-Pompano Beach, FL

PRESIDENTIAL PLAZA WEST

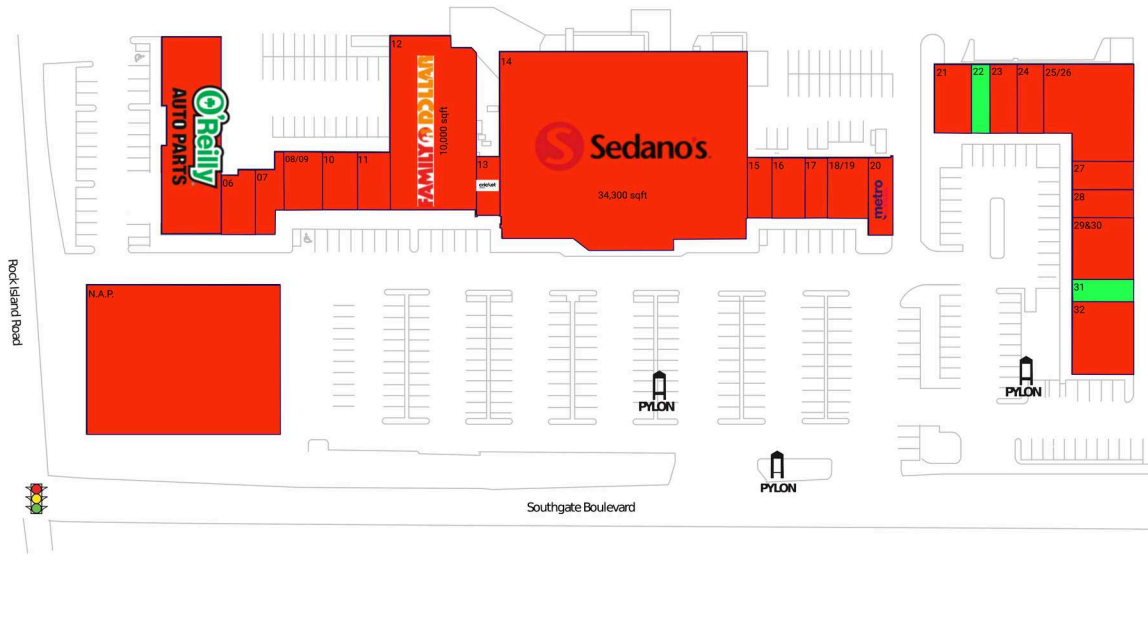
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AVAILABLE SPACE

22	1,222 SF
31	990 SF

CURRENT RETAILERS

N.A.P.	Gas	
01	O'Reilly Automotive	8,291 SF
06	La Paloma Financial Services and Uhaul	1,583 SF
07	Academy Insurance	1,355 SF
08/09	TLC Dental	1,625 SF
10	Antona Pizza Caf?	1,500 SF
11	Domino's Pizza	1,250 SF
12	Family Dollar	10,000 SF
13	Cricket	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	1,600 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
32	Laundromart	3,040 SF



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