ARENA SHOPS

7300 W MCNAB RD.
NORTH LAUDERDALE, FL 33068

ARENA CAPITAL HOLDINGS
REAL ESTATE INVESTMENT CORPORATION

GEORGE SARKISIAN
GEORGES@ARENAREI.COM
(561) 322-8713

SEBASTIAN ROITER
SROITER@ARENAREI.COM
(786) 354-1150

For Lease

ARENA SHOPS

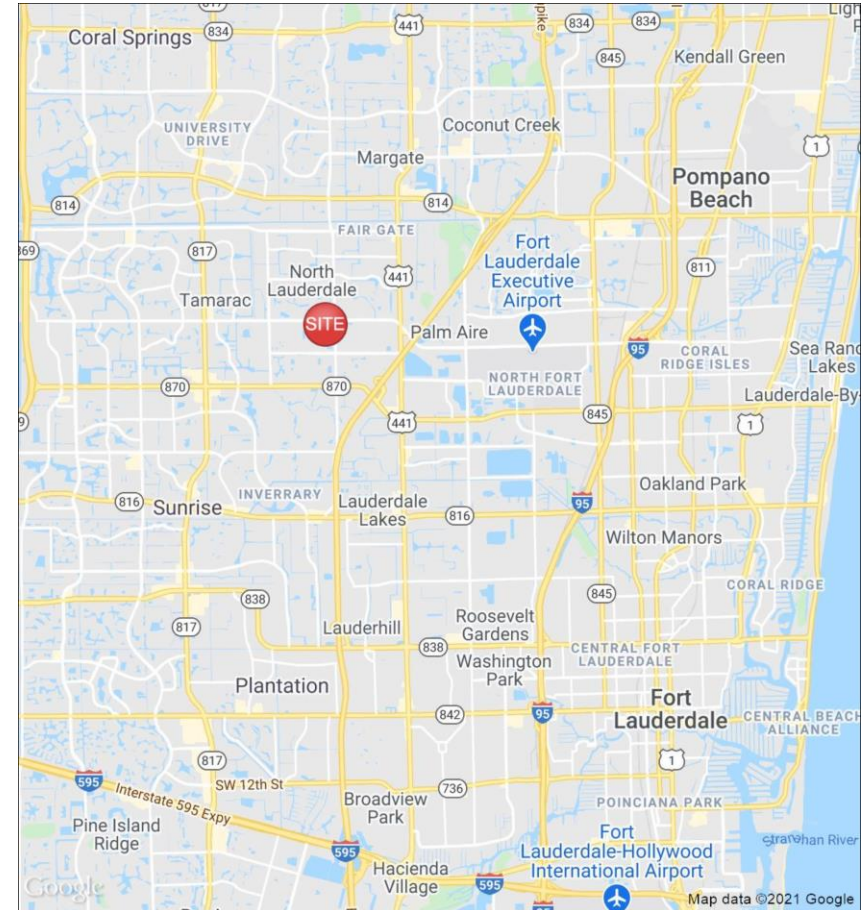**7300 W MCNAB RD.**
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PROPERTY HIGHLIGHTS

- Situated at the signalized intersection of West McNab Road and Rock Island Road, just 1.5 miles northwest of Florida's Turnpike.

- 90,000 Average Daily Traffic between W. McNab & Rock Island

- In-line space is 100% Leased! Excellent out-parcel opportunities available on West McNab Road and Rock Island Road.

- Services the densely populated communities in NW Broward County.

	POPULATION	AA. HH INCOME	EMPLOYERS	CARS PER DAY
1 Mi	34,824	$55,876	2,798	50,000 - W. McNab
3 Mi	184,131	$66,633	55,115	40,000 - Rock Island
5 Mi	488,062	$68,415	183,663	

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COMING SOON!

Bank of America

2,000 SF For Lease — verizon / CHARLEYS

McDonald's

Chevron

YouFit HEALTH CLUBS

Rainbow

CR8TIVE OUTFITTERS

DOLLAR TREE

ROSS DRESS FOR LESS

Elegant BEAUTY SUPPLIES

TACO BELL

1,200 SF Salon Available

1,000 – 3,000 SF For Lease

7290 | 7280 | 7270 | 7260 | 7250 | 7244 | 7240 | 7234 | 7230 | 7214 | 7210

Up to 10,000 SF Built to Suit

2,283 SF Snapper's Fish & Chicken

Suite	Tenant	Size (SF)
7346	You Fit	24,343
7330	Rainbow	7,000
7320	Cre8tive	4,692
7310	Dollar Tree	11,550
7300	Ross	30,065
7296	Elegant Beauty	18,000

Suite	Tenant	Size (SF)
7290	Available - Built Out Hair Salon	1,200
7280	Metro PCS	1,350
7270	Available	1,000 - 3,000
7260	Pro Nails	2,700
7250	Tasty Crab	7,080
7244	Breakfast Bar(coming soon)	3,000

Suite	Tenant	Size (SF)
7240	Halftime Liquor	1,620 SF
7234	China Wok	900 SF
7230	Advent Accounting	1,200 SF
7214	Octapharma	8,552 SF
7210	Randy's	3,000 SF

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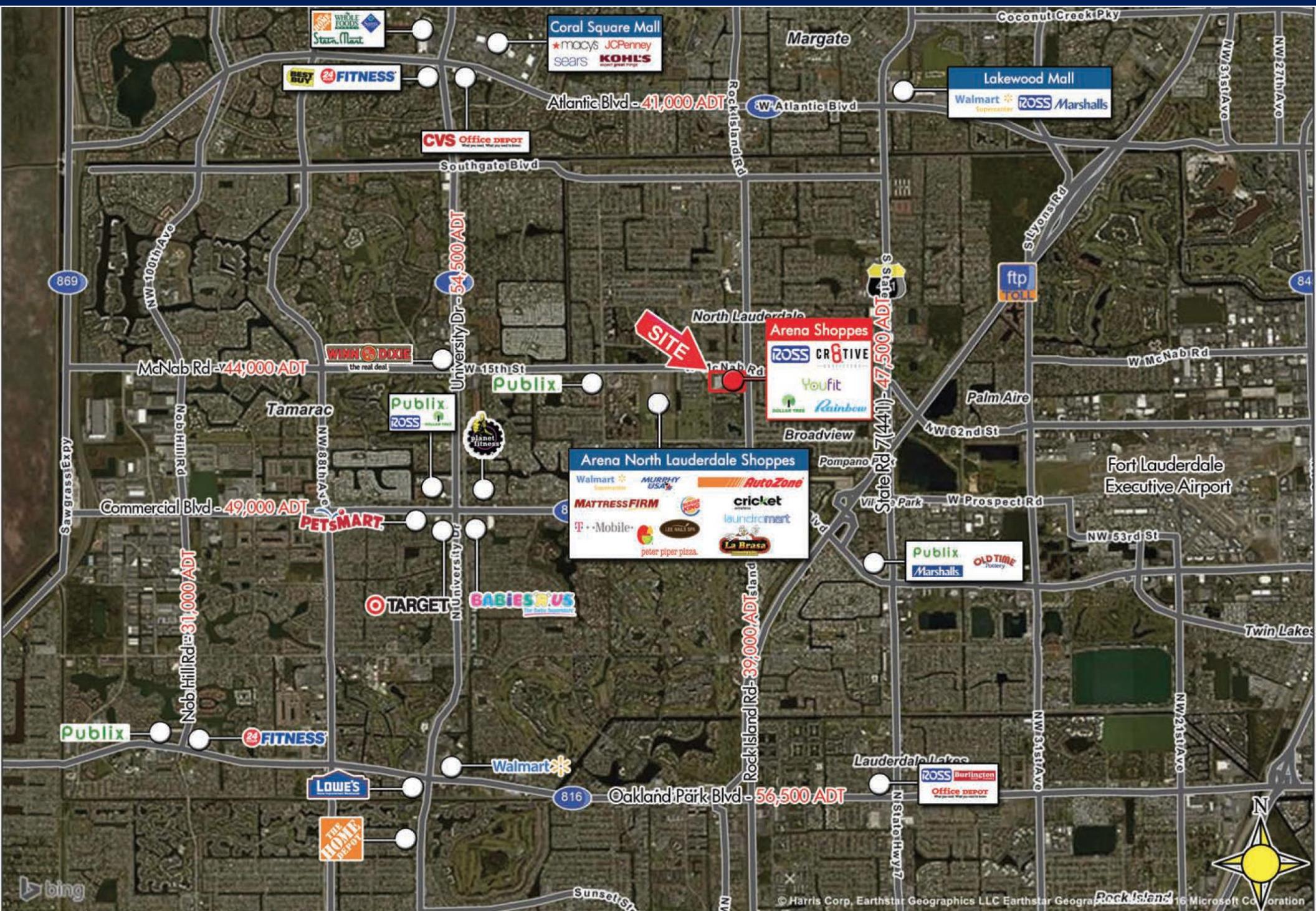
FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2073/-80.2222

7300 W McNab Rd North Lauderdale, FL 33068	1 mi radius	2 mi radius	3 mi radius	5 mi radius
POPULATION				
2020 Estimated Population	34,824	92,564	184,131	488,062
2025 Projected Population	36,696	97,392	194,487	511,126
2010 Census Population	30,942	83,745	166,743	442,223
2000 Census Population	29,219	82,072	163,060	434,347
Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.1%	0.9%
Historical Annual Growth 2000 to 2020	1.0%	0.6%	0.6%	0.6%
HOUSEHOLDS				
2020 Estimated Households	12,114	32,480	69,260	186,707
2025 Projected Households	12,641	33,887	72,856	194,670
2010 Census Households	11,111	30,404	65,376	176,368
2000 Census Households	10,864	31,537	66,898	177,868
Projected Annual Growth 2020 to 2025	0.9%	0.9%	1.0%	0.9%
Historical Annual Growth 2000 to 2020	0.6%	0.1%	0.2%	0.2%
AGE				
2020 Est. Population Under 10 Years	14.2%	12.9%	11.9%	11.8%
2020 Est. Population 10 to 19 Years	12.8%	12.1%	11.3%	11.4%
2020 Est. Population 20 to 29 Years	14.7%	13.4%	12.7%	12.5%
2020 Est. Population 30 to 44 Years	22.1%	20.8%	20.0%	19.8%
2020 Est. Population 45 to 59 Years	18.2%	19.1%	19.2%	19.2%
2020 Est. Population 60 to 74 Years	12.9%	15.1%	16.9%	16.7%
2020 Est. Population 75 Years or Over	5.1%	6.6%	8.1%	8.7%
2020 Est. Median Age	34.5	37.8	40.2	40.4
MARITAL STATUS & GENDER				
2020 Est. Male Population	47.6%	47.9%	47.0%	47.0%
2020 Est. Female Population	52.4%	52.1%	53.0%	53.0%
2020 Est. Never Married	39.9%	36.4%	34.7%	35.4%
2020 Est. Now Married	31.4%	35.6%	35.7%	35.2%
2020 Est. Separated or Divorced	24.1%	22.1%	23.2%	22.6%
2020 Est. Widowed	4.7%	5.9%	6.5%	6.8%
INCOME				
2020 Est. HH Income $200,000 or More	1.7%	2.6%	2.9%	3.5%
2020 Est. HH Income $150,000 to $199,999	2.4%	3.5%	3.7%	4.0%
2020 Est. HH Income $100,000 to $149,999	10.0%	12.2%	12.6%	13.2%
2020 Est. HH Income $75,000 to $99,999	14.4%	14.4%	13.9%	13.7%
2020 Est. HH Income $50,000 to $74,999	24.0%	22.1%	21.3%	21.1%
2020 Est. HH Income $35,000 to $49,999	15.1%	15.1%	14.4%	13.9%
2020 Est. HH Income $25,000 to $34,999	12.1%	10.7%	10.6%	10.6%
2020 Est. HH Income $15,000 to $24,999	9.6%	9.4%	10.0%	9.2%
2020 Est. HH Income Under $15,000	10.7%	10.0%	10.6%	10.7%
2020 Est. Average Household Income	$55,876	$66,662	$66,633	$68,415
2020 Est. Median Household Income	$52,091	$55,762	$56,747	$58,151
2020 Est. Per Capita Income	$19,453	$23,412	$25,093	$26,213
2020 Est. Total Businesses	902	3,908	9,308	30,208
2020 Est. Total Employees	3,923	18,257	53,807	211,877

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RACE				
2020 Est. White	35.9%	41.8%	44.1%	45.8%
2020 Est. Black	51.3%	45.0%	44.2%	43.2%
2020 Est. Asian or Pacific Islander	3.4%	3.8%	3.6%	3.7%
2020 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%	0.2%
2020 Est. Other Races	9.2%	9.1%	7.8%	7.1%
HISPANIC				
2020 Est. Hispanic Population	10,146	26,615	47,782	117,808
2020 Est. Hispanic Population	29.1%	28.8%	25.9%	24.1%
2025 Proj. Hispanic Population	28.1%	27.7%	25.1%	23.4%
2010 Hispanic Population	24.6%	24.3%	21.3%	19.4%
EDUCATION (Adults 25 or Older)				
2020 Est. Adult Population (25 Years or Over)	23,128	63,746	130,936	347,191
2020 Est. Elementary (Grade Level 0 to 8)	6.7%	7.3%	6.2%	5.7%
2020 Est. Some High School (Grade Level 9 to 11)	8.3%	8.0%	8.3%	8.1%
2020 Est. High School Graduate	38.6%	35.7%	33.1%	31.6%
2020 Est. Some College	16.5%	17.4%	18.2%	19.0%
2020 Est. Associate Degree Only	11.6%	10.7%	9.7%	9.6%
2020 Est. Bachelor Degree Only	11.9%	13.3%	16.0%	17.0%
2020 Est. Graduate Degree	6.4%	7.6%	8.4%	9.0%
HOUSING				
2020 Est. Total Housing Units	13,383	36,146	79,563	211,989
2020 Est. Owner-Occupied	54.0%	59.9%	59.7%	58.2%
2020 Est. Renter-Occupied	36.6%	29.9%	27.4%	29.9%
2020 Est. Vacant Housing	9.5%	10.1%	12.9%	11.9%
HOMES BUILT BY YEAR				
2020 Homes Built 2010 or later	2.8%	2.3%	2.1%	2.2%
2020 Homes Built 2000 to 2009	3.3%	4.1%	3.9%	4.8%
2020 Homes Built 1990 to 1999	7.6%	6.6%	7.3%	11.0%
2020 Homes Built 1980 to 1989	26.4%	21.6%	21.8%	22.5%
2020 Homes Built 1970 to 1979	36.0%	40.0%	37.7%	32.2%
2020 Homes Built 1960 to 1969	9.3%	10.7%	10.0%	10.5%
2020 Homes Built 1950 to 1959	4.0%	3.6%	3.3%	3.6%
2020 Homes Built Before 1949	1.1%	1.0%	1.0%	1.1%
HOME VALUES				
2020 Home Value $1,000,000 or More	1.2%	1.2%	1.1%	1.0%
2020 Home Value $500,000 to $999,999	3.9%	3.6%	4.1%	4.6%
2020 Home Value $400,000 to $499,999	3.4%	4.7%	5.5%	6.3%
2020 Home Value $300,000 to $399,999	7.7%	11.3%	12.5%	13.7%
2020 Home Value $200,000 to $299,999	23.6%	27.4%	25.8%	25.5%
2020 Home Value $150,000 to $199,999	16.5%	17.6%	15.4%	14.6%
2020 Home Value $100,000 to $149,999	17.3%	14.8%	13.0%	12.4%
2020 Home Value $50,000 to $99,999	17.7%	12.4%	15.7%	14.5%
2020 Home Value $25,000 to $49,999	5.6%	3.9%	4.2%	4.4%
2020 Home Value Under $25,000	3.1%	3.0%	2.5%	2.9%
2020 Median Home Value	$155,026	$182,128	$184,180	$192,792
2020 Median Rent	$1,208	$1,242	$1,223	$1,208

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LABOR FORCE				
2020 Est. Labor Population Age 16 Years or Over	27,125	73,742	149,541	396,545
2020 Est. Civilian Employed	66.3%	63.5%	60.8%	58.3%
2020 Est. Civilian Unemployed	5.2%	5.2%	5.2%	5.2%
2020 Est. in Armed Forces	-	-	-	-
2020 Est. not in Labor Force	28.5%	31.2%	34.0%	36.4%
2020 Labor Force Males	46.5%	46.9%	46.1%	46.0%
2020 Labor Force Females	53.5%	53.1%	53.9%	54.0%
OCCUPATION				
2020 Occupation: Population Age 16 Years or Over	17,985	46,838	90,848	231,074
2020 Mgmt, Business, & Financial Operations	7.4%	8.5%	10.1%	11.3%
2020 Professional, Related	16.7%	17.3%	18.1%	18.7%
2020 Service	27.4%	25.5%	24.7%	23.5%
2020 Sales, Office	24.5%	25.3%	25.7%	25.4%
2020 Farming, Fishing, Forestry	-	0.1%	0.1%	0.2%
2020 Construction, Extraction, Maintenance	13.3%	11.0%	9.6%	8.9%
2020 Production, Transport, Material Moving	10.6%	12.2%	11.7%	12.0%
2020 White Collar Workers	48.7%	51.1%	53.9%	55.4%
2020 Blue Collar Workers	51.3%	48.9%	46.1%	44.6%
TRANSPORTATION TO WORK				
2020 Drive to Work Alone	77.3%	79.6%	80.2%	80.4%
2020 Drive to Work in Carpool	13.8%	12.2%	10.6%	9.5%
2020 Travel to Work by Public Transportation	3.8%	3.4%	3.7%	3.8%
2020 Drive to Work on Motorcycle	-	-	-	-
2020 Walk or Bicycle to Work	1.2%	0.8%	1.1%	1.2%
2020 Other Means	1.9%	1.3%	1.3%	1.3%
2020 Work at Home	2.0%	2.7%	3.0%	3.7%
TRAVEL TIME				
2020 Travel to Work in 14 Minutes or Less	12.9%	12.3%	13.3%	14.0%
2020 Travel to Work in 15 to 29 Minutes	41.0%	40.6%	41.5%	39.0%
2020 Travel to Work in 30 to 59 Minutes	44.3%	43.3%	39.8%	37.7%
2020 Travel to Work in 60 Minutes or More	10.1%	10.2%	9.1%	8.7%
2020 Average Travel Time to Work	28.0	27.9	26.7	26.7
CONSUMER EXPENDITURE				
2020 Est. Total Household Expenditure	$569.62 M	$1.72 B	$3.66 B	$10.04 B
2020 Est. Apparel	$19.92 M	$60.17 M	$127.87 M	$350.96 M
2020 Est. Contributions, Gifts	$30.13 M	$92.86 M	$200.06 M	$552.82 M
2020 Est. Education, Reading	$16.42 M	$50.82 M	$109.15 M	$302.82 M
2020 Est. Entertainment	$31.36 M	$95.51 M	$203.84 M	$559.91 M
2020 Est. Food, Beverages, Tobacco	$89.46 M	$268.33 M	$570.24 M	$1.56 B
2020 Est. Furnishings, Equipment	$19.51 M	$59.41 M	$126.9 M	$348.49 M
2020 Est. Health Care, Insurance	$52.99 M	$160.13 M	$342.32 M	$935.96 M
2020 Est. Household Operations, Shelter, Utilities	$186.85 M	$561.18 M	$1.19 B	$3.27 B
2020 Est. Miscellaneous Expenses	$10.64 M	$32.29 M	$69.06 M	$189.53 M
2020 Est. Personal Care	$7.63 M	$23.06 M	$49.22 M	$134.93 M
2020 Est. Transportation	$104.73 M	$315.83 M	$670.9 M	$1.84 B

Demographic Source: Applied Geographic Solutions 11/2020, TIGER Geography