

PROMENADE SHOPPES

7910 W MCNAB RD. NORTH  
LAUDERDALE, FL 33068



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FOR LEASE



West McNab Road  
50,000 ADT



Spin  
CAR WASH

BURGER KING  
MATTRESS FIRM

Auto Zone

2,200 SF  
End-Cap  
Available  
at&t  
La Brasa

peter piper  
pizza

Value  
store it  
SELF STORAGE

1,500 -  
3,000 SF  
For Lease  
Mr. & Mrs. Crab  
BEAUTY EXCHANGE  
BEAUTY SUPPLY  
T-Mobile  
LEE NAILS SPA  
Sprinkles  
Sarku  
laundromart

Walmart

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## PROPERTY HIGHLIGHTS

- ❖ Located at the signalized intersection of West McNab Road and Avon Lane.
- ❖ Shadow anchored by a very busy Wal-Mart Supercenter.
- ❖ 1,500 SF retail inline space available now.
- ❖ 2,200 SF available in new multi-tenant outparcel building.
- ❖ 50,000 Average Daily Traffic on West McNab Road.



	POPULATION	AA. HH INCOME	EMPLOYERS	CARS PER DAY
1 Mi	33,824	\$51,472	2,798	50,000 - W. McNab Rd
3 Mi	187,828	\$59,426	55,115	
5 Mi	485,781	\$62,349	183,663	



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Unit #	Tenant	Status	Size (sf)
7990	Mr. & Mrs. Crab	Leased	5,000
7986	Beauty Exchange	Leased	5,000
7982	T-Mobile	Leased	2,000
7978	Dab City Tobacco & Vape	Leased	1,400
7974	Sarku Japan	Leased	1,400
7970	Cricket Wireless	Leased	1,200
7966	Lee Nails	Leased	1,500
7962	Laundromart	Leased	3,500
7958	Island Flavors	Leased	1,500
7954	China Garden	Leased	1,200
7950	All Pro Barbershop	Leased	1,200
7946	Paradise Juice Bar	Leased	1,500
7942	Available 1,500 SF	Available	1,500
7938	Sprinkles Ice Cream	Leased	1,350
7934	Carslon Gracie Martial Arts	Leased	1,500
7930	Simply Inspired Dance	Leased	1,500
7910	Mas Health	Coming Soon	7,400
		<b>Total GLA</b>	<b>39,650</b>

## OUTPARCEL SPACE AVAILABLE

- Last space remaining, end-cap with direct frontage on West McNab Road, approximately 50k cars per day.
- This outparcel is shadow anchored by a very busy Super Walmart with tremendous sales.
- Adjacent to several national retailers.
- Over 30k population within a one-mile radius of the shopping center



# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2073/-80.2222

RF1

## 7300 W McNab Rd

### North Lauderdale, FL 33068

	1 mi radius	2 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	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%
<b>HOUSEHOLDS</b>	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%
<b>AGE</b>	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
<b>MARITAL STATUS &amp; GENDER</b>	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%
<b>INCOME</b>	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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<b>RACE</b>	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%
<b>HISPANIC</b>	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%
<b>EDUCATION (Adults 25 or Older)</b>	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%
<b>HOUSING</b>	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%
<b>HOMES BUILT BY YEAR</b>	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%
<b>HOME VALUES</b>	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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<b>LABOR FORCE</b>	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%
<b>OCCUPATION</b>	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%
<b>TRANSPORTATION TO WORK</b>	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%
	2020 Travel to Work in 14 Minutes or Less	12.9%	12.3%	13.3%	14.0%
<b>TRAVEL TIME</b>	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
	2020 Est. Total Household Expenditure	\$569.62 M	\$1.72 B	\$3.66 B	\$10.04 B
<b>CONSUMER EXPENDITURE</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

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