



RIVERSIDE SQUARE SHOPPING CENTER RETAIL FOR LEASE

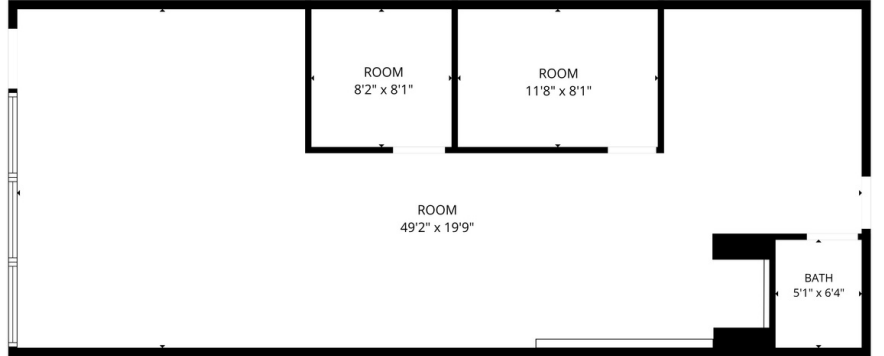
**941-999 SW 71ST AVENUE,
NORTH LAUDERDALE, FL 33068**

Riverside Square is an established neighborhood center that has had long-term ownership and is immaculately maintained. It's anchored by the community cornerstone Riverside Church, as well as a popular grocer, busy laundromat, and new Jamaican restaurant, which generate consistent daytime and evening foot traffic for center tenants.

Lease Summary

SUITE 945	\$22 NNN
SUITE 945 SIZE	1,400 SF
SUITE 965	\$16 NNN
SUITE 965 SIZE	6,800 SF
PARKING RATIO	6.72/1000
BUILDING SIZE	83,418 SF

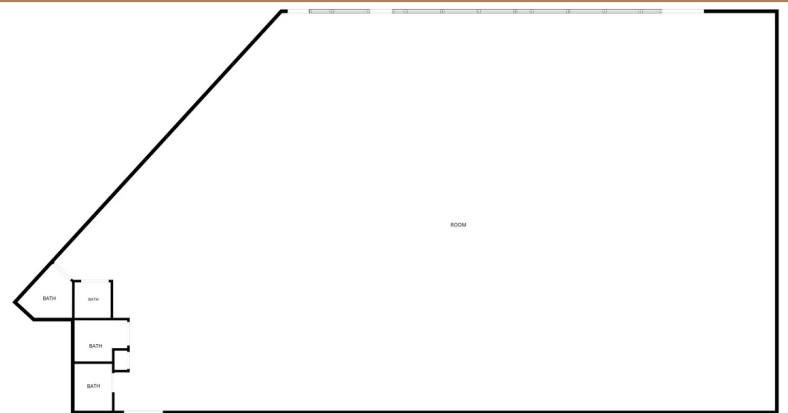
SUITE 945



\$22 PSF + \$11.18 PSF

1,400 SF

SUITE 965



\$16 PSF + \$11.18 PSF

6,800 SF



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LOCATION

Located on SW 71st Avenue just south of McNab Road in North Lauderdale, Riverside Square Center offers excellent visibility and convenient access to Florida's Turnpike, surrounding residential neighborhoods, schools, and major retail corridors. Anchored by Riverside Church and central to Broadview Country Club, North Lauderdale Saraniero Branch Library, and numerous Broward County public schools, The center serves a well-established residential community with convenient access to major roadways and everyday neighborhood amenities.

LOCATION SUMMARY

CITY	NORTH LAUDERDALE
MARKET	SOUTH FLORIDA
SW 71 ST AVENUE	33,327 VPD
I-95	3.5 MILES
TURNPIKE	2.5 MILES



ROADS AND DEMOGRAPHICS

1 MILE RADIUS

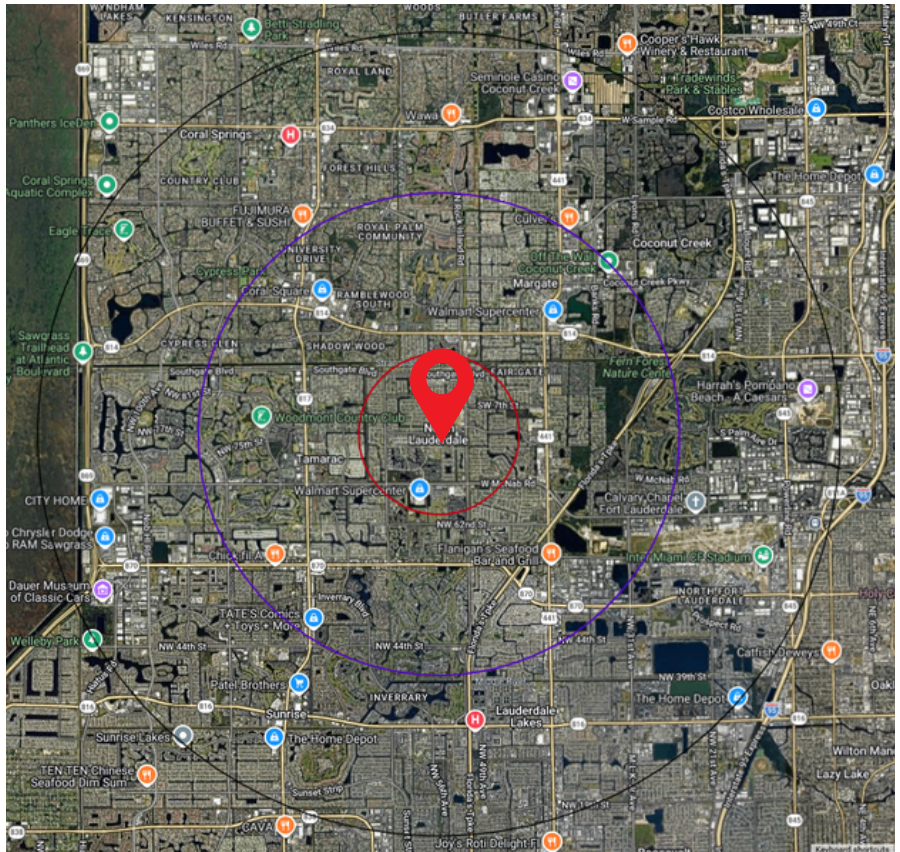
AVG. HOUSEHOLD INCOME	\$82,937
POPULATION	28,976
EMPLOYEES & BUSINESSES	3,532/574
CONSUMER SPENDING	\$251 MILLION

3 MILE RADIUS

AVG. HOUSEHOLD INCOME	\$84,587
POPULATION	186,329
EMPLOYEES & BUSINESSES	61,286/8,604
CONSUMER SPENDING	1.9 BILLION

5 MILE RADIUS

AVG. HOUSEHOLD INCOME	\$68,555
POPULATION	517,632
EMPLOYEES & BUSINESSES	161,000/14,000
CONSUMER SPENDING	12 BILLION



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RETAIL MAP



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LICENSED REAL ESTATE BROKER

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