

# AVAILABLE FOR LEASE

± 3,955 SF Retail Space

7860 West McNab Rd,  
North Lauderdale, FL 33068



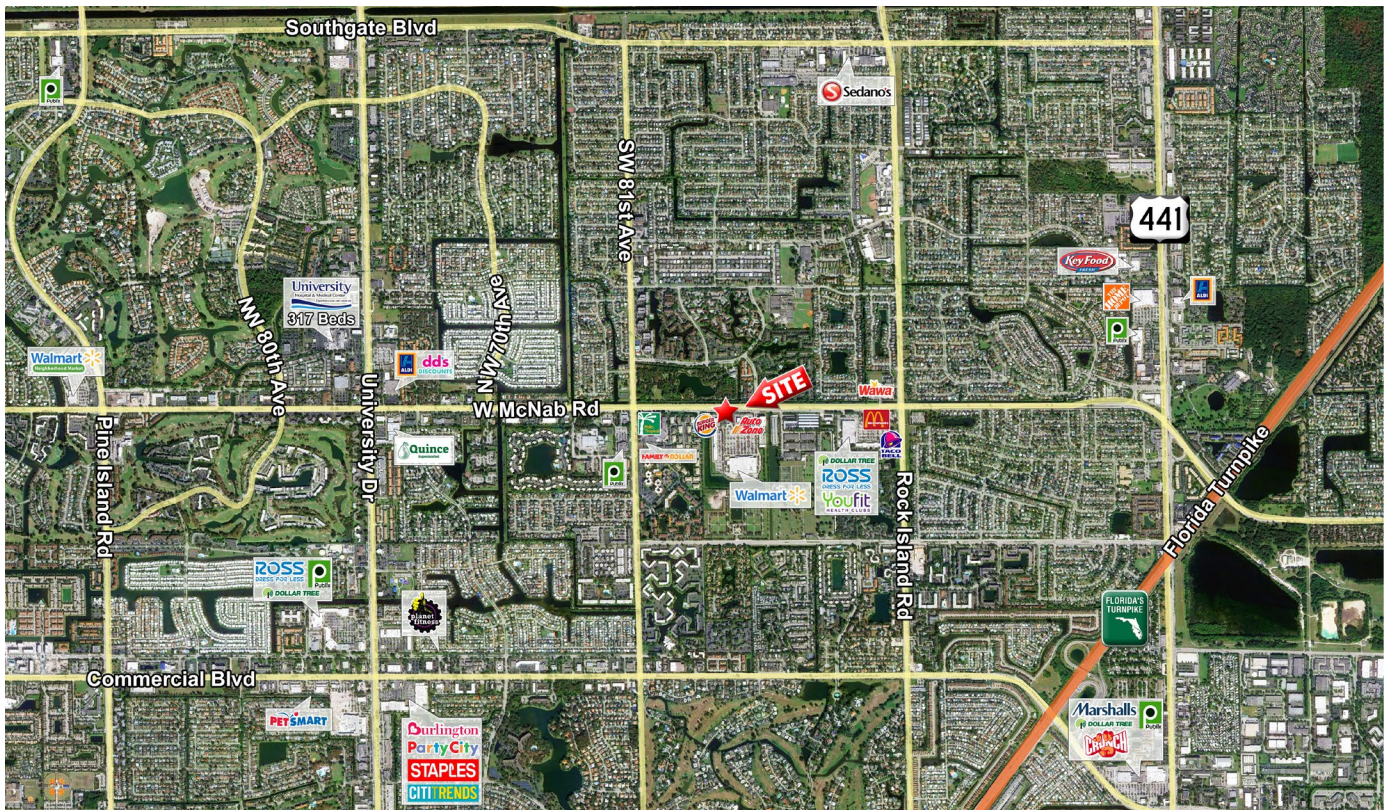
- High Traffic Location
- Dense Population
- Located in front of a Super Walmart Shopping Center
- Great Access and Visibility
- Burger king Co-Tenancy

#### **Area Neighbors:**

Walmart, You Fit Gym, Ross Dress For Less, Publix,  
Family Dollar, Dollar Tree, WaWa, Burger King, Mc Donalds,  
Auto Zone, Pollo Tropical

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**Traffic Counts: West McNab Rd**

**41,149 - vpd**

DEMOGRAPHICS	3-MILE RANGE	5-MILE RANGE
POPULATION	193,228	487,457
MEDIAN AGE	40.2	40.7
AVG. HOUSEHOLD INCOME	\$67,028	\$68,255

**FOR INFORMATION CALL 561-922-7100**

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BROKER PARTICIPATION INVITED-CALL FOR DETAILS

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