

1401 S State Road 7 - Champion's Square - Champions Square



Location: **Champion's Square
SW/C
NW Broward/Coral Springs Cluster
NW Broward/Coral Springs Submarket
Broward County
North Lauderdale, FL 33068**

Building Type: **Retail/Freestanding (Strip Center)**
Bldg Status: **Built 1988**
Building Size: **40,000 SF**
Typical Floor Size: **40,000 SF**
Stories: **1**
Land Area: **3.26 AC**
Total Avail: **4,000 SF**
% Leased: **90.0%**
Total Spaces Avail: **1**
Smallest Space: **4,000 SF**
Bldg Vacant: **12000**

Developer: -
Management: -
Recorded Owner: **Atlantic Investment of Broward**
Expenses: **2010 Tax @ \$1.04/sf, 2012 Est Tax @ \$0.92/sf; 2010 Ops @ \$2.21/sf, 2012 Est Ops @ \$2.45/sf**
Parcel Number: **49-41-01-30-0010, 51-41-12-10-0490**

Amenities: **Dedicated Turn Lane, Fenced Lot, Pylon Sign, Signage, Signalized Intersection**

Street Frontage: **377 feet on State Road 7
494 feet on Boulevard of Champions**

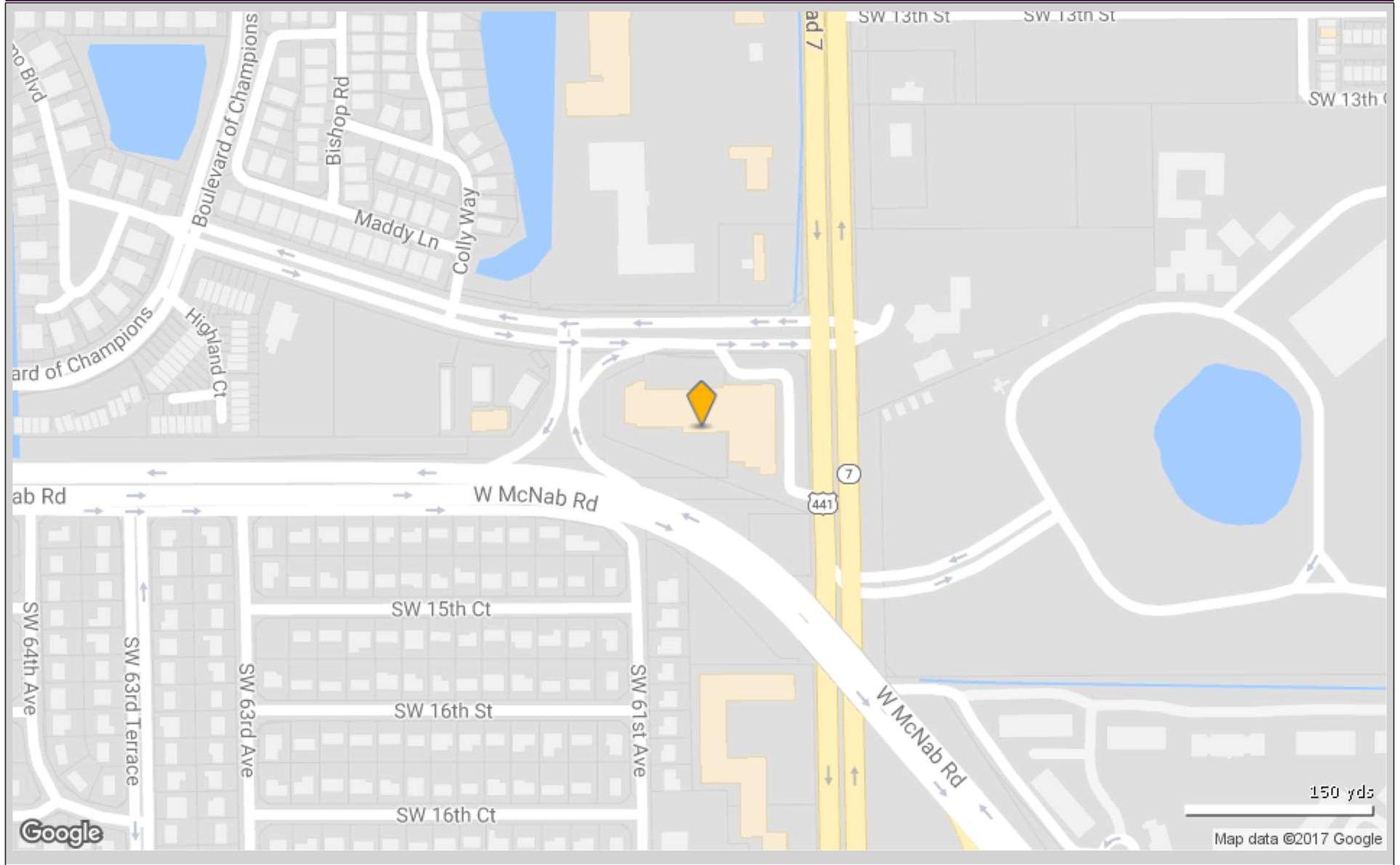
Traffic Count: **60,000 cars per day on State Road 7**

Parking: **167 free Surface Spaces are available; Ratio of 8.35/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite A5	4,000	4,000	4,000	\$14.00/nnn	Vacant	3-5 yrs	Direct

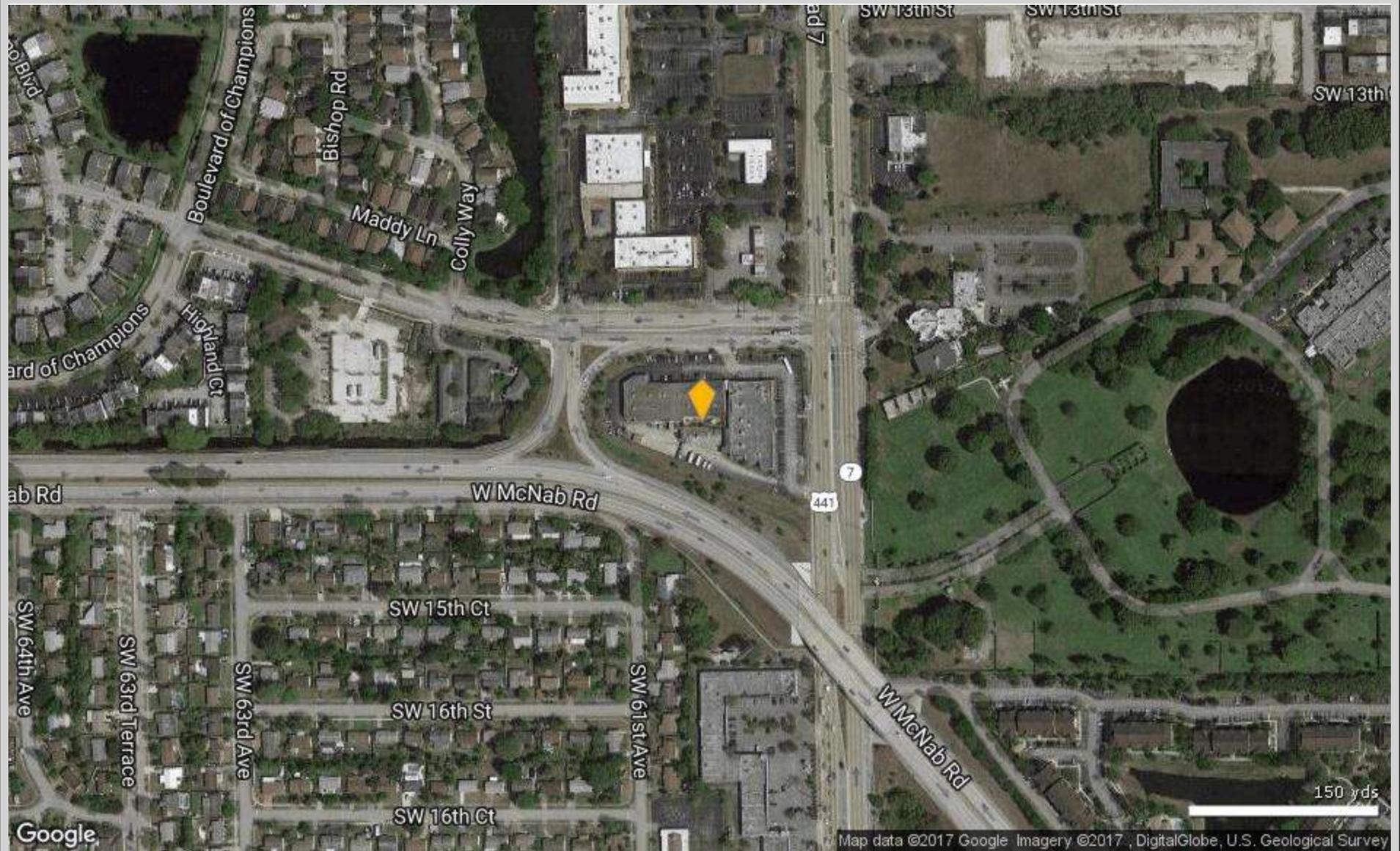
Champion's Square

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No Site Plan image was found for this property

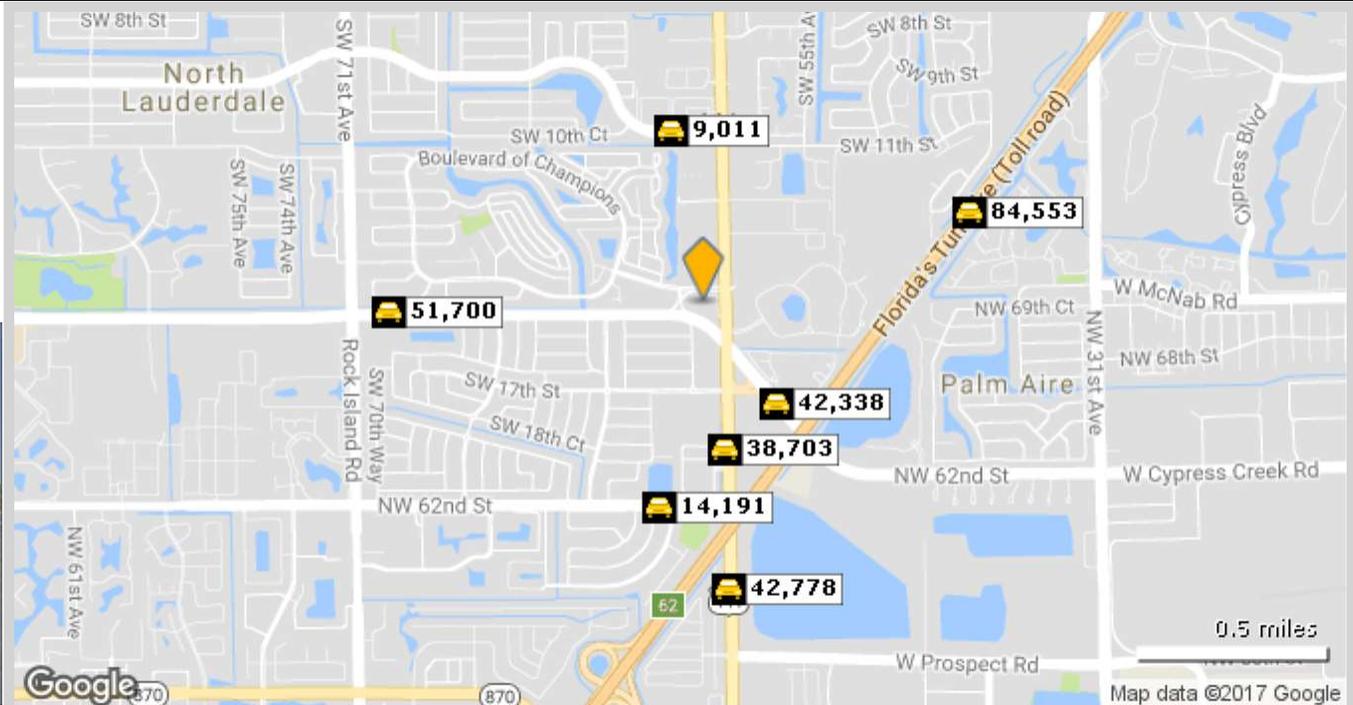
1401 S State Road 7			Champion's Square				Champions Square	
Tenant	SF Occupied	Floor(s)	Industry	# Emp	Lease Began	Lease Expiration	Phone	Contacts
Bethel Church of God Ministries	500	1	Personal Services	2			(954) 970-7229	
Building Believers Worship Center	500	1	Personal Services	1			(754) 205-5992	
Jesus Compassion Ministries	500	1	Personal Services	2			(954) 975-3234	
Kelly Brian	500	1	Retailers/Wholesalers	2			(954) 972-9639	
Pizza Hut	2,600	1	Retailers/Wholesalers	27			(954) 968-4900	
Santa Catalina Monte Carlo		1	Real Estate	4			(954) 933-9021	
Shamrock Pool Services Inc	1,000	1	Agri/Mining/Utilities	20			(954) 972-9648	
Soft Touch Beauty Salon	500	1	Personal Services	3			(954) 935-6009	
The Personal Injury Lawyer Group		1	Law Firms	3			(954) 800-6441	
Top Chef		1	Business Services	1			(954) 977-4880	Steve Mendzen
Vinnie Distibutors		1	Business Services	5				Karisha Mendez
Total Tenants for 1401 S State Road 7:								11
Total Tenants for report:								11

Traffic Count Report

Champion's Square

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Building Type: **General Retail**
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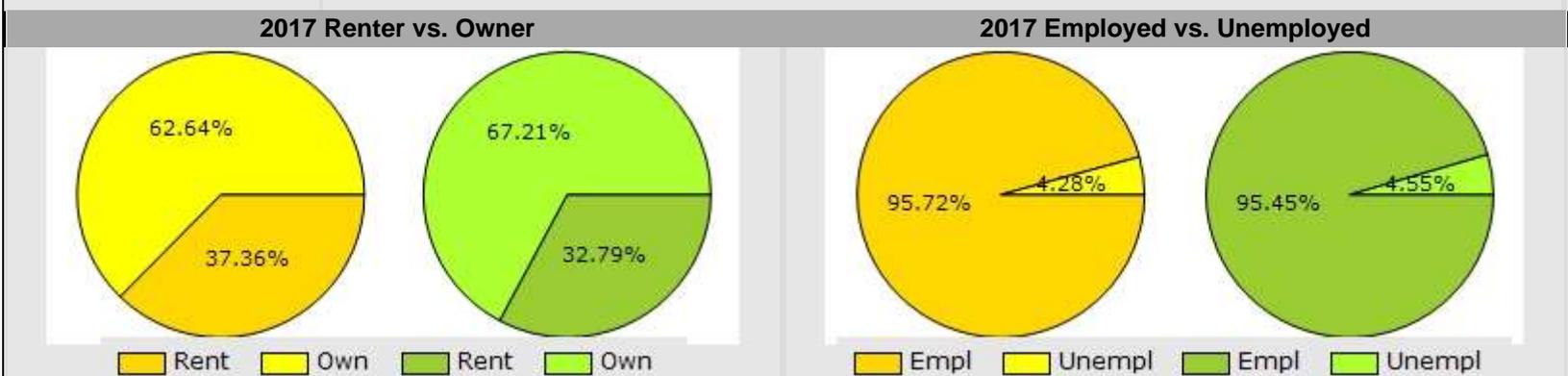
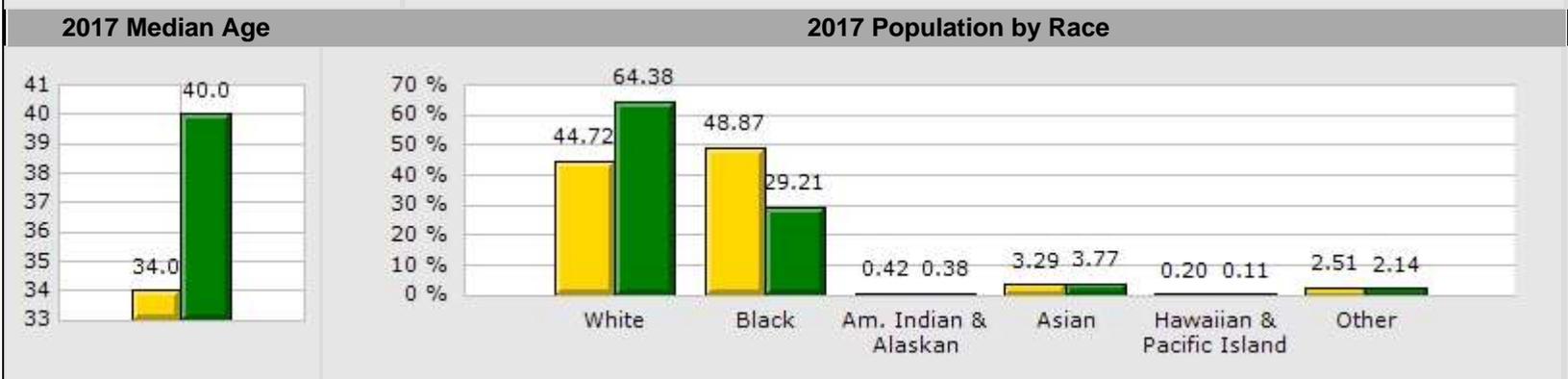
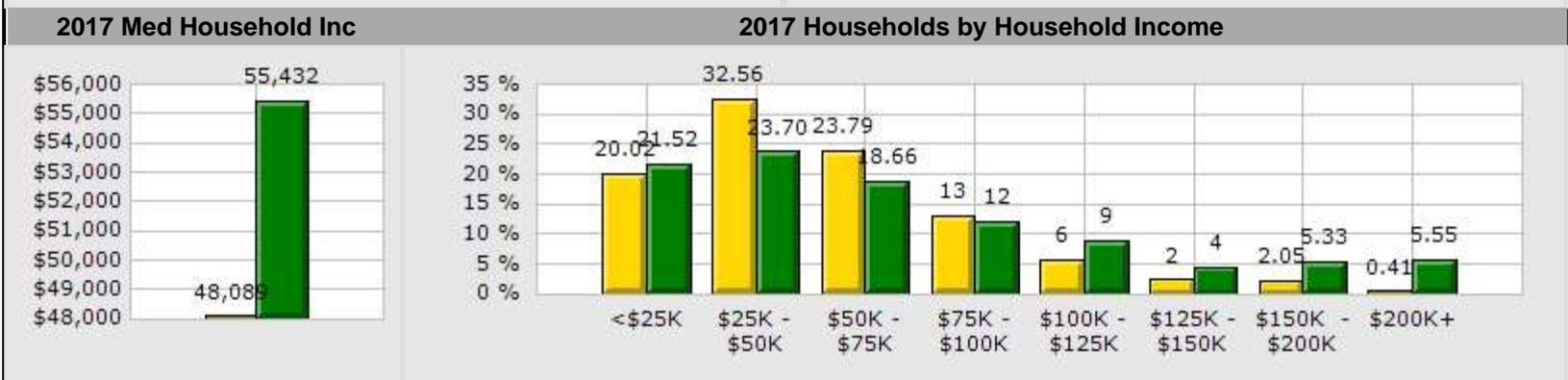
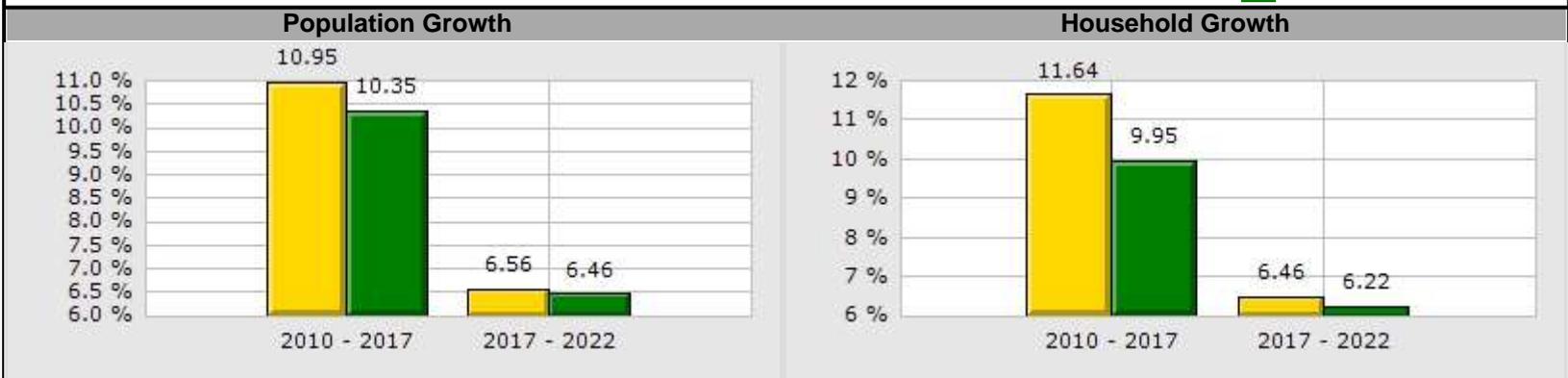


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Cypress Creek Rd	SW 15th St	0.01 SE	2015	42,338	MPSI	.33
2	US Hwy 441	NW 62nd St	0.15 S	2015	38,703	MPSI	.39
3	SW 9th Dr	SW 10th Ct	0.11 W	2015	9,011	MPSI	.47
4	NW 62nd St	NW 42nd Ter	0.02 W	2015	14,191	MPSI	.55
5	Florida's Tpke	S Lyons Rd	0.53 NE	2015	84,553	MPSI	.76
6	US Hwy 441	Florida Tpke	0.16 N	2015	42,778	MPSI	.76
7	SW 15th St	SW 71st Ave	0.11 W	2015	51,700	MPSI	.84

Champion's Square
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Type: **Retail/Freestanding (Strip Ctr)**
County: **Broward**

1 Mile
County



Demographic Market Comparison Report

1 mile radius

Champion's Square 1401 S State Road 7, North Lauderdale, FL 33068				
Type: Retail/Freestanding (Strip Ctr) County: Broward				
	1 Mile		County	
Population Growth				
Growth 2010 - 2017	10.95%		10.35%	
Growth 2017 - 2022	6.56%		6.46%	
Empl	13,165	95.72%	991,002	95.45%
Unempl	588	4.28%	47,244	4.55%
2017 Population by Race				
	24,612		1,928,972	
White	11,006	44.72%	1,241,848	64.38%
Black	12,029	48.87%	563,489	29.21%
Am. Indian & Alaskan	103	0.42%	7,331	0.38%
Asian	809	3.29%	72,815	3.77%
Hawaiian & Pacific Island	48	0.20%	2,177	0.11%
Other	617	2.51%	41,312	2.14%
Household Growth				
Growth 2010 - 2017	11.64%		9.95%	
Growth 2017 - 2022	6.46%		6.22%	
Renter Occupied	3,023	37.36%	247,376	32.79%
Owner Occupied	5,069	62.64%	506,965	67.21%
2017 Households by Household Income				
	8,092		754,341	
Income <\$25K	1,620	20.02%	162,323	21.52%
Income \$25K - \$50K	2,635	32.56%	178,816	23.70%
Income \$50K - \$75K	1,925	23.79%	140,765	18.66%
Income \$75K - \$100K	1,061	13.11%	90,068	11.94%
Income \$100K - \$125K	467	5.77%	67,491	8.95%
Income \$125K - \$150K	185	2.29%	32,807	4.35%
Income \$150K - \$200K	166	2.05%	40,189	5.33%
Income \$200K+	33	0.41%	41,882	5.55%
2017 Med Household Inc	\$48,089		\$55,432	
2017 Median Age	34.00		40.00	

Demographic Summary Report

Champion's Square

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	26,225		178,837		500,893	
2017 Estimate	24,611		167,606		471,937	
2010 Census	22,182		149,817		435,551	
Growth 2017 - 2022	6.56%		6.70%		6.14%	
Growth 2010 - 2017	10.95%		11.87%		8.35%	
2017 Population by Hispanic Origin	7,406		39,123		103,715	
2017 Population	24,611		167,606		471,937	
White	11,006	44.72%	80,406	47.97%	228,996	48.52%
Black	12,029	48.88%	77,674	46.34%	216,473	45.87%
Am. Indian & Alaskan	103	0.42%	623	0.37%	1,608	0.34%
Asian	808	3.28%	4,963	2.96%	13,895	2.94%
Hawaiian & Pacific Island	48	0.20%	169	0.10%	513	0.11%
Other	617	2.51%	3,771	2.25%	10,452	2.21%
U.S. Armed Forces	36		67		171	
Households						
2022 Projection	8,615		69,836		196,053	
2017 Estimate	8,092		65,591		185,071	
2010 Census	7,248		58,761		171,098	
Growth 2017 - 2022	6.46%		6.47%		5.93%	
Growth 2010 - 2017	11.64%		11.62%		8.17%	
Owner Occupied	5,069	62.64%	44,392	67.68%	120,311	65.01%
Renter Occupied	3,023	37.36%	21,200	32.32%	64,760	34.99%
2017 Households by HH Income	8,092		65,590		185,070	
Income: <\$25,000	1,620	20.02%	16,896	25.76%	48,460	26.18%
Income: \$25,000 - \$50,000	2,635	32.56%	19,471	29.69%	53,645	28.99%
Income: \$50,000 - \$75,000	1,925	23.79%	14,420	21.99%	38,495	20.80%
Income: \$75,000 - \$100,000	1,061	13.11%	6,989	10.66%	19,765	10.68%
Income: \$100,000 - \$125,000	467	5.77%	4,082	6.22%	12,241	6.61%
Income: \$125,000 - \$150,000	185	2.29%	1,547	2.36%	5,044	2.73%
Income: \$150,000 - \$200,000	166	2.05%	1,343	2.05%	4,554	2.46%
Income: \$200,000+	33	0.41%	842	1.28%	2,866	1.55%
2017 Avg Household Income	\$56,223		\$55,562		\$56,957	
2017 Med Household Income	\$48,089		\$44,752		\$45,001	

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	407	3,126	8
Retail & Wholesale Trade	69	381	6
Hospitality & Food Service	21	284	14
Real Estate, Renting, Leasing	33	625	19
Finance & Insurance	46	204	4
Information	11	75	7
Scientific & Technology Services	37	156	4
Management of Companies	0	0	0
Health Care & Social Assistance	36	256	7
Educational Services	5	139	28
Public Administration & Sales	1	4	4
Arts, Entertainment, Recreation	4	12	3
Utilities & Waste Management	29	614	21
Construction	31	106	3
Manufacturing	10	44	4
Agriculture, Mining, Fishing	1	3	3
Other Services	73	223	3

Consumer Spending Report

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2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$175,472	\$1,339,872	\$3,801,730
Total Apparel	\$12,205	\$87,082	\$247,858
Women's Apparel	4,544	33,987	97,048
Men's Apparel	2,477	17,923	51,245
Girl's Apparel	1,049	6,838	19,331
Boy's Apparel	724	4,624	13,191
Infant Apparel	635	4,219	11,927
Footwear	2,777	19,491	55,116
Total Entertainment & Hobbies	\$13,247	\$105,250	\$299,326
Entertainment	2,179	15,687	44,188
Audio & Visual Equipment/Service	7,366	58,593	165,934
Reading Materials	335	3,603	10,534
Pets, Toys, & Hobbies	3,366	27,366	78,669
Personal Items	12,848	105,875	302,462
Total Food and Alcohol	\$50,126	\$377,841	\$1,073,375
Food At Home	29,681	220,265	621,493
Food Away From Home	17,915	137,123	392,431
Alcoholic Beverages	2,530	20,453	59,450
Total Household	\$23,448	\$193,046	\$547,310
House Maintenance & Repair	5,052	44,463	121,419
Household Equip & Furnishings	9,641	77,298	220,328
Household Operations	6,967	56,140	160,572
Housing Costs	1,787	15,145	44,991

Consumer Spending Report

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2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$45,694	\$324,672	\$911,331
Vehicle Purchases	18,960	122,842	341,051
Gasoline	17,844	128,976	360,940
Vehicle Expenses	821	9,624	28,306
Transportation	2,517	21,337	62,939
Automotive Repair & Maintenance	5,551	41,893	118,095
Total Health Care	\$8,423	\$74,122	\$209,598
Medical Services	4,352	36,889	104,812
Prescription Drugs	3,210	29,725	83,493
Medical Supplies	862	7,508	21,293
Total Education/Day Care	\$9,482	\$71,984	\$210,470
Education	6,814	50,368	146,383
Fees & Admissions	2,668	21,616	64,087