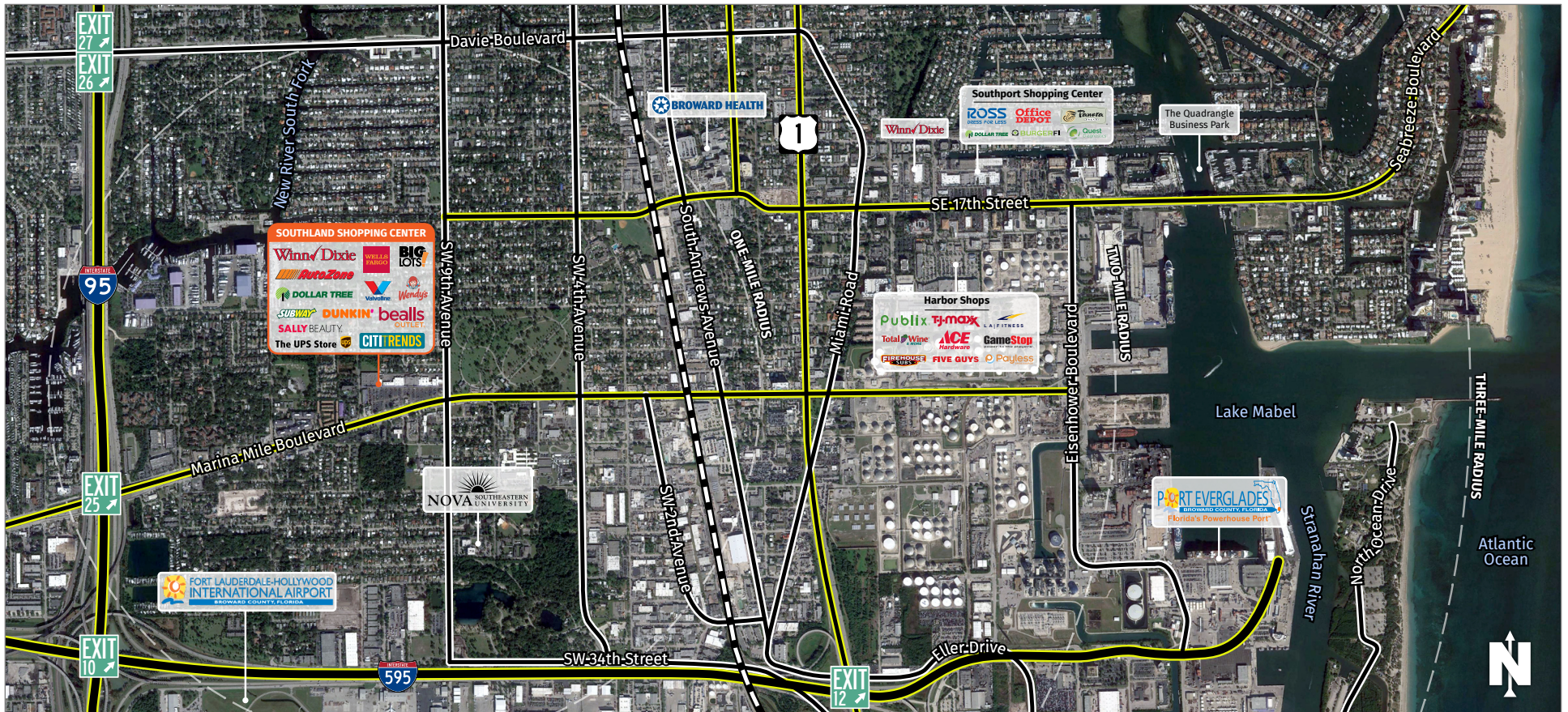
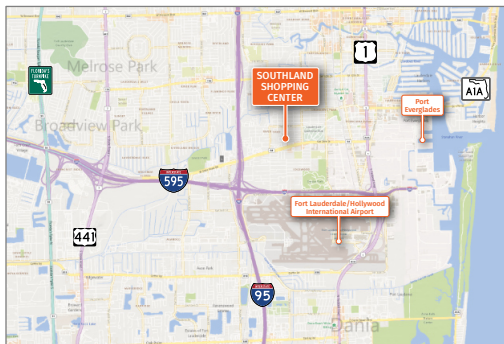


# SOUTHLAND SHOPPING CENTER FORT LAUDERDALE, FL

951 West State Road 84, Fort Lauderdale, FL 33315



**MARKET:** South Florida      **COUNTY:** Broward      **GLA:** ±173,110 SF      **TRAFFIC COUNT:** ±59,178



- Established, dominant center serving large trade area with little grocery competition
- Exceptionally situated on heavily trafficked SR 84, with over 60,000 cars per day passing
- Enticing anchor line-up including newly renovated Winn-Dixie, along with Big Lots, Bealls Outlet, Dollar Tree, as well as Wells Fargo, AutoZone, Wendy's, and Dunkin' Donuts
- Highly visible and accessible, with fresh new paint and parking lot reseal and stripe
- Equidistant between I-95 and Federal Highway, close to Ft. Lauderdale/ Hollywood International Airport and Port Everglades

**MEREDITH VOGEL** | LEASING AGENT

[mvogel@secenters.com](mailto:mvogel@secenters.com)

(561) 347-0888 | Mobile (561) 420-9718

**SOUTHEAST**  
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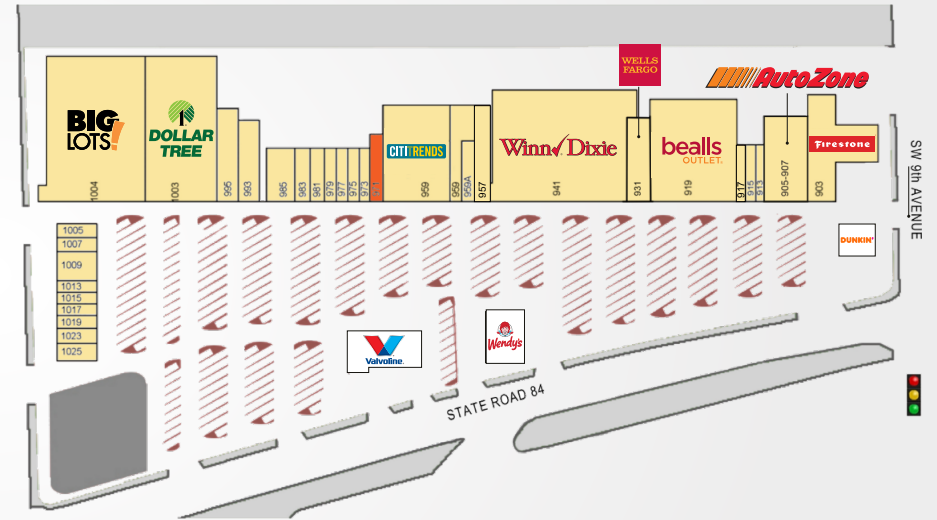
## SOUTHLAND SHOPPING CENTER

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# SOUTHLAND SHOPPING CENTER

TENANTS	UNIT	SIZE	TENANTS	UNIT	SIZE
Bridgestone Firestone	903	7,940 SF	Coin Laundry	985	3,000 SF
AutoZone	905-907	6,000 SF	The Aquarium King	993	3,000 SF
Ruby Chen's	913	900 SF	Slackers Bar and Grill	995	3,600 SF
Cricket Wireless	915	900 SF	Dollar Tree	1003	10,839 SF
Estrella Insurance	917	1,200 SF	Big Lots	1004	39,200 SF
Bealls Outlet	919	15,000 SF	The UPS Store	1005	1,250 SF
Wells Fargo	931	3,000 SF	Granny Grunt's Pet Groom	1007	750 SF
Winn-Dixie	941	34,129 SF	Sally Beauty	1009	1,750 SF
American Nails	957	2,500 SF	Vaper Blade	1013	750 SF
Cititrends	959	10,906 SF	Mama's Cafe	1015	875 SF
Big Daddy Flannigan's	959AB	2,000 SF	Living With Flowers	1017	750 SF
<b>Available</b>	<b>971</b>	<b>2,000 SF</b>	Mini Pita	1019	1,000 SF
Tini's Place	973	1,200 SF	The Check Cashing Store	1023	1,500 SF
Subway	975	1,200 SF	Marina Mile Pizza	1025	1,250 SF
Bicycle Evolution	977	900 SF	Valvoline	OP-1	1,740 SF
Salud Y Vida	981	600 SF	Wendy's	OP-2	2,642 SF
Southland Barbershop	983	900 SF	Dunkin'	OP-3	1,720 SF



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## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

<b>1 MILE</b>	11,005	38.6	\$89,770
<b>3 MILES</b>	105,665	38.2	\$84,923
<b>5 MILES</b>	287,738	39.2	\$78,646

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.