



NORTHRIDGE SHOPPING CENTER

E Commercial Blvd at N Dixie Hwy, Oakland Park, FL

Northridge Shopping Center is located at the NWC of E Commercial Blvd and N Dixie Hwy, one of Northeast Fort Lauderdale's busiest intersections. Northridge Shopping Center witnesses strong consumer traffic due to the center's robust tenant mix of national, regional and local tenants including Publix, Ross Dress for Less, Petco, Party City, Rainbow Apparel, Skechers, Dollar Tree and more.

**WEINGARTEN
REALTY**

PROPERTY SIZE 237,703 SQ. FT.

LAT/LONG 26.19009 N, -80.13529 W

TRAFFIC COUNTS E COMMERCIAL BLVD & N DIXIE HWY - 69,900

CONTACT

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

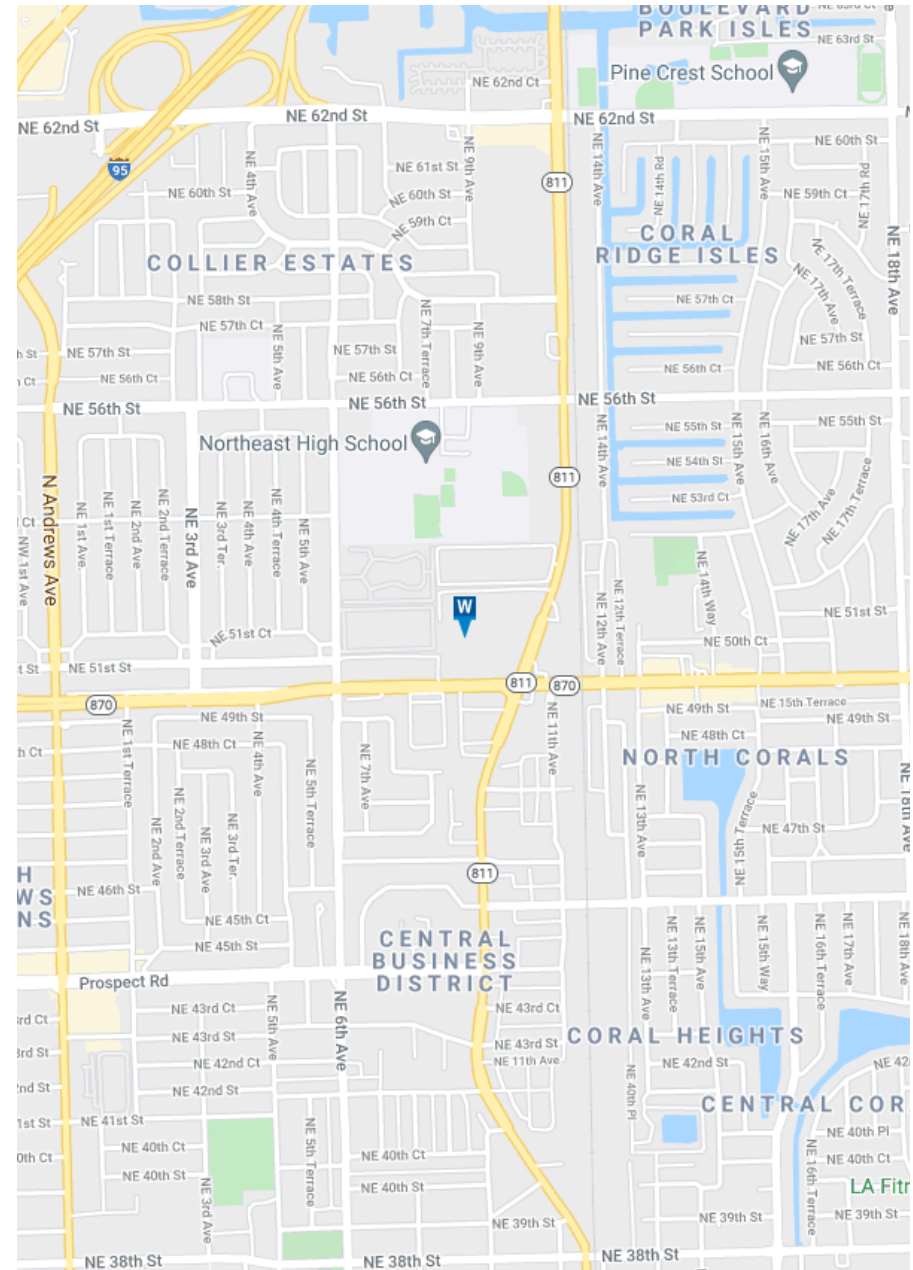
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TENANT LIST

A0A	Golden Krust Restaurant	1,510 SF	D0C	Quest Diagnostics	3,625 SF		Pediatrics	
A0B	Available	1,520 SF	D0E	Mikado Sushi	1,200 SF	F0P	Available	1,500 SF
A0C	GameStop	1,510 SF	D0F	uBreakiFix	1,400 SF	F0R	Chicken Kitchen	1,600 SF
A0D	Bank of America	500 SF	D0H	Mia Salon Suite	4,300 SF	F0T	Teriyaki Madness/ Nestle Toll House Cafe by Chip	2,100 SF
A0H	Party City	12,215 SF	D0K	OneBlood	1,835 SF	F0U	Amscot Financial	2,000 SF
A0M	Sport Clips	1,307 SF	D0M	Filomena's	1,079 SF	F0W	The UPS Store	1,417 SF
A0R	T-Mobile	2,238 SF	D0N	USA Nails and Day Spa	1,075 SF	G0A	Tijuana Flats	2,400 SF
A0S	Huey Magoo's	2,260 SF	E0A	Available	3,750 SF	G0C	America's Best Contacts	2,968 SF
A0T	5 a Sec	1,428 SF	E0C	Five Below	10,619 SF	G0H	Chase Bank	4,794 SF
A0V	Firehouse Subs	1,647 SF	E0H	Publix Supermarket	44,123 SF	R02	Denny's	3,840 SF
B0A	Ross Dress for Less	29,561 SF	F0A	Oakland Park Modern Dentistry	2,500 SF	R1A	Dunkin Donuts	1,960 SF
B0K	Uptown Cheapskate	3,346 SF	F0C	HearX	1,442 SF	R1B	Char Hut	2,219 SF
B0M	Skechers	7,500 SF	F0D	H&R Block	2,000 SF	R1C	Smoothie King	1,579 SF
COA	Dollar Tree	9,642 SF	F0E	Petco	12,176 SF			
COH	Rainbow	6,262 SF	F0L	After Hours	4,000 SF			
COK	Youfit Health Club	28,752 SF						

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	19,078	64,352	134,274	332,447
Average Household Income	\$74,972	\$81,577	\$90,682	\$84,023
Population Trends				
2000 Population	18,950	62,467	129,075	304,562
2010 Population	17,586	59,265	124,119	300,950
2020 Population	19,078	64,352	134,274	332,447
2025 Population	19,256	64,769	134,991	337,964
Absolute Growth 2010 to 2020'	8.49%	8.58%	8.18%	10.47%
Projected Growth 2020 to 2025'	0.93%	0.65%	0.53%	1.66%
Race & Ethnicity				
% White	55.8%	56.71%	60.97%	45.19%
% Black	9.37%	13.56%	15.34%	35.57%
% Asian	2.31%	2.02%	1.86%	1.62%
% Other	2.09%	1.96%	1.87%	2.06%
% Hispanic	30.42%	25.75%	19.97%	15.55%
Income & Education				
Median Household Income	54,899	56,399	59,036	54,384
Average Household Income	\$74,972	\$81,577	\$90,682	\$84,023
% College Graduates	34.7%	40.15%	43.68%	38.68%
Age				
Median Age	44	45	48.4	44.2
% Age < 18	20.26%	20.22%	18.46%	20.58%
% Age 65 +	17.1%	19.12%	23.73%	21.29%
Households & Housing				
Households	8,091	28,700	64,283	147,348
Average Household Size	2.35	2.23	2.06	2.23
Median Housing Value	\$460,405	\$469,990	\$480,613	\$404,646
% Owner Occupied Housing	54.14%	51.49%	48.96%	46.32%
% Renter Occupied Housing	35.04%	35.13%	30.99%	33.32%
% Vacant Housing	10.82%	13.38%	20.05%	20.35%
Workplace & Workers				
Number of Businesses	1,058	4,571	7,987	15,515
% White Collar	57.71%	60.43%	63.6%	61.14%
% Blue Collar	42.29%	39.57%	36.4%	38.86%



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