



SAN CASA PLAZA

| 5440 N State Road 7, Suites 6 & 7, North Lauderdale, FL 33319

1,800 SF

TOTAL SPACE

\$25.00/SF NNN

ASKING RENT

~\$5,400/Mo

EST. MONTHLY

44,000 VPD

DAILY TRAFFIC

PROPERTY HIGHLIGHTS

- 1,800 SF retail/office suite available immediately (Suites 6 & 7)
- Prominent frontage on State Road 7 (US-441) — one of South Florida's busiest corridors
- Multiple private offices + open reception area
- Kitchenette / break room and restroom(s) on-site
- Two dedicated A/C units
- Ample parking in shared surface lot
- Spanish-Mission architecture with arched storefront — strong street presence
- Ideal for medical, legal, financial, retail, or service-based tenants

LEASE DETAILS

Space: ±1,800 SF — Suites 6 & 7

Rate: \$25.00/SF NNN

Est. Monthly: ~\$5,400/month

Type: Triple Net (NNN)

Availability: Immediate

Zoning: Commercial / Retail



TRADE AREA DEMOGRAPHICS

Population (City)	~45,700
Pop. Density	9,897/sq mi
Median HH Income	\$63,326
Median Age	37.5 years
Daily Traffic (SR-7)	44,000 VPD
Zip Code	33319
County	Broward County

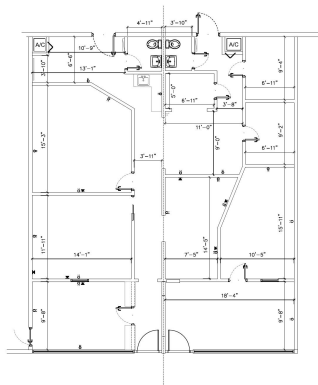
WHY THIS LOCATION?

- Central Broward Address**
 Positioned at the heart of Broward County along State Road 7 / US-441 — the spine of South Florida's most densely populated corridor connecting Miami-Dade through Palm Beach.
- Booming Trade Area**
 The SR-7 corridor is experiencing sustained commercial momentum, with Broward County's total commercial sales volume up 32% year-over-year in 2025. Population in the immediate area has grown over 43% since 2000 with continued urban density.
- South Florida's Economic Engine**
 Broward County is home to ~1.9 million residents, Port Everglades, Fort Lauderdale-Hollywood International Airport, and is ranked among the top commercial markets in Florida. Investment activity and business formation continue to outpace national averages.
- 44,000 Vehicles Per Day**
 One of the highest-traffic arterials in Broward County, ensuring maximum daily exposure for any retail or service-oriented business.
- Dense, Diverse Consumer Base**
 Nearly 200,000 residents within 3 miles — a highly urban, young (median age 37), multicultural market with strong demand for professional, medical, legal, and retail services.
- Surrounded by Established Retail**
 Located within a busy multi-tenant plaza flanked by national and regional tenants. Strong co-tenancy drives walk-in traffic. Excellent surface parking and easy ingress/egress.

DEMOGRAPHIC SUMMARY — RADIUS REPORT

Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	~28,500	~175,000	~380,000
Households	~9,800	~61,000	~135,000
Median HH Income	\$56,000	\$59,500	\$62,800
Average HH Income	\$68,000	\$72,000	\$76,500
Median Age	36.2 yrs	37.1 yrs	37.8 yrs
Pop. Density (sq mi)	~9,500	~8,900	~7,600
% Hispanic / Latino	~32%	~29%	~27%
% Black / African Amer.	~48%	~45%	~40%
Owner-Occupied Homes	~38%	~41%	~44%
Daytime Population	~22,000	~140,000	~305,000

FLOOR PLAN — ±1,800 SF



- Reception / Front Area
- 3+ Private Offices
- Kitchenette / Break Room
- Restrooms
- Two A/C Units
- Ample Natural Light