



# Northridge S.C. – Oakland Park

Oakland Park, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



**Edmee Morin**

Leasing Representative

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[www.kimcorealty.com/120590](http://www.kimcorealty.com/120590)



AERIAL

GROSS LEASABLE AREA (GLA)

234,699 SF

PARKING SPACES

1,156



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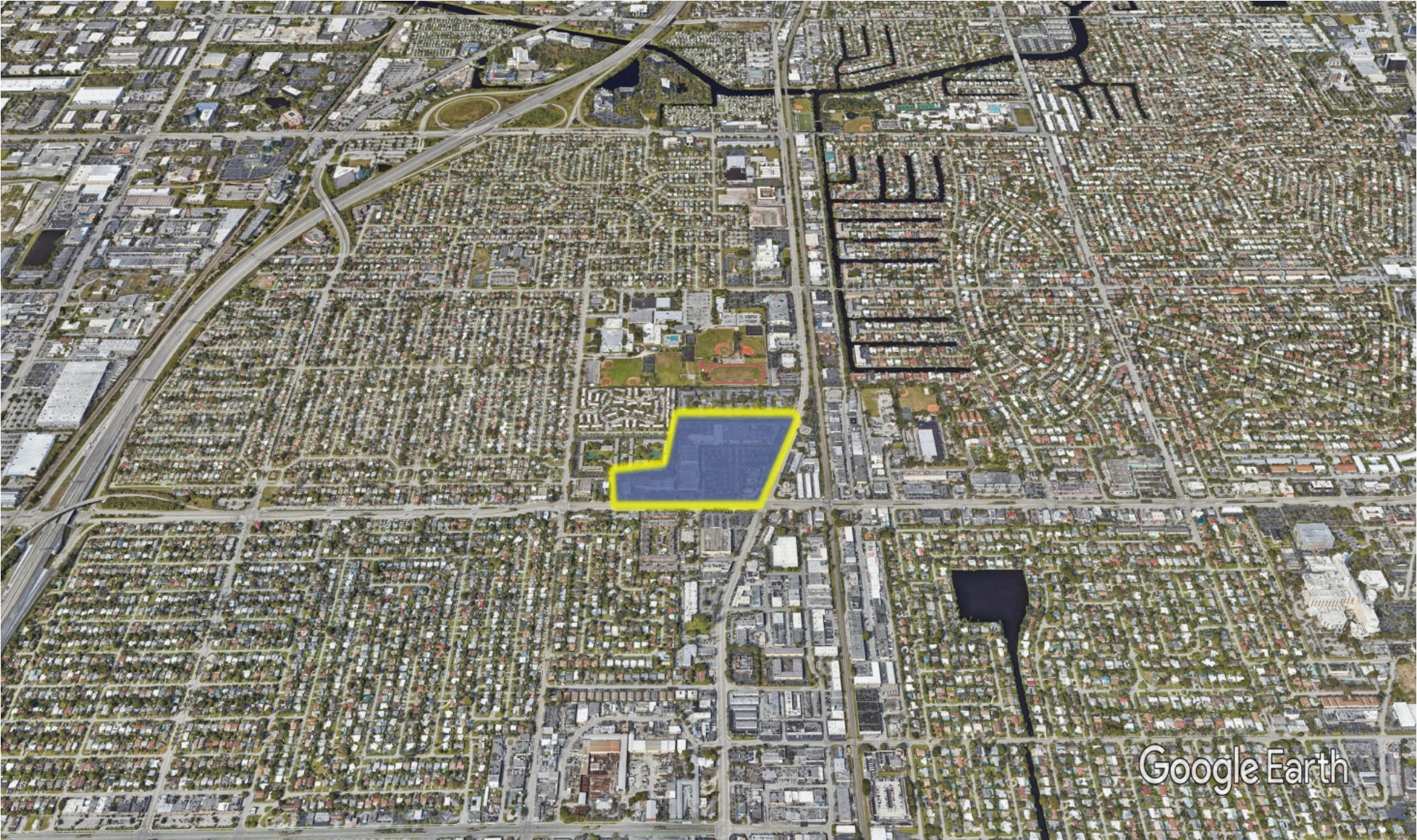
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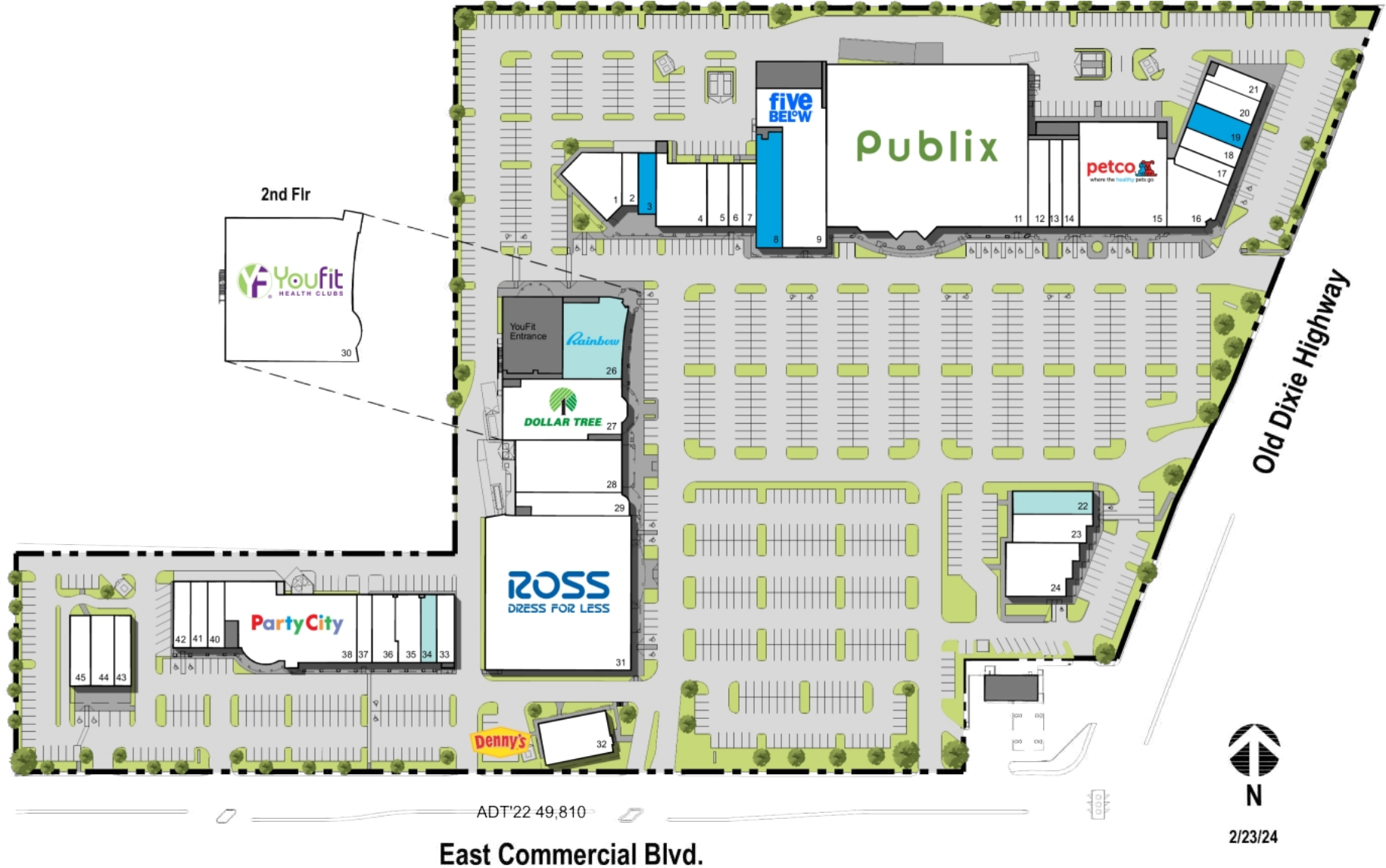
DENSITY AERIAL

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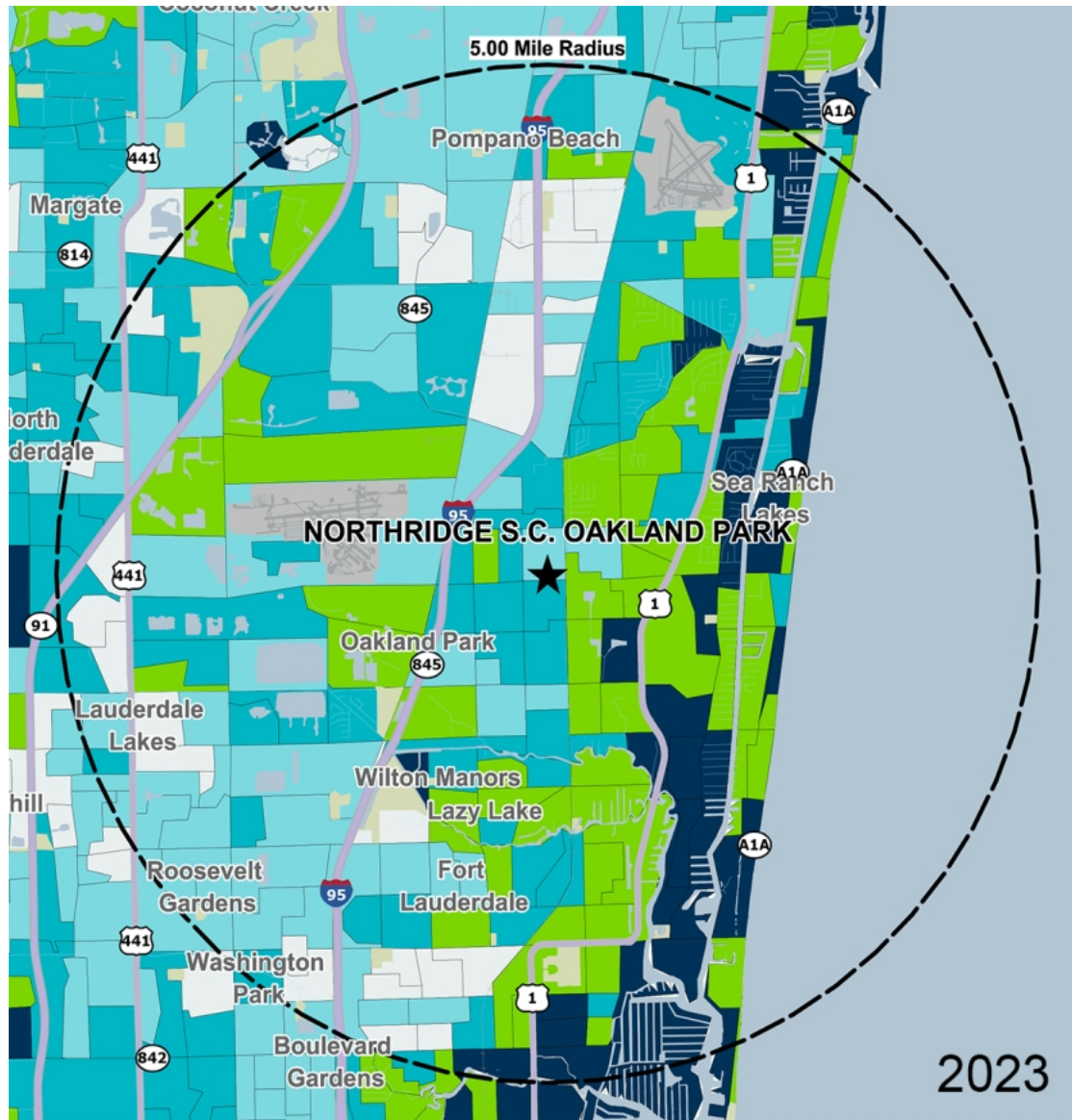


■ Available ■ Potentially Available



TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Quest Diagnostics	3,625	16 After Hours Pediatrics	4,000	31 Ross Dress for Less	29,561
2 Mikado Sushi	1,200	17 AT&T	1,500	32 Denny's	3,840
3 Available	1,400	18 Chicken Kitchen	1,600	33 Firehouse Subs	1,647
4 Mia Salon Suites	4,300	19 Available (Former Restaurant)	2,100	34 SIMPRESS	1,428
5 OneBlood	1,835	20 Amscot Financial	2,000	35 Huey Magoo's	2,260
6 Vaella Coffee & Tea	1,079	21 The UPS Store	1,417	36 T-Mobile	2,238
7 USA Nails and Day Spa	1,075	22 Tijuana Flats Burrito Co	2,400	37 Crumbl Cookies	1,307
8 Available	3,750	23 America's Best Contacts & Eyeglasses	2,968	38 Party City, The Discount Party	12,215
9 Five Below	10,619	24 JPMorgan Chase Bank, National Association	4,794	40 GameStop	1,510
11 Publix	44,123	26 Rainbow Shops	6,262	41 Marco's Pizza	1,520
12 Oakland Park Modern Dentistry	2,500	27 Dollar Tree	9,642	42 Golden Krust Restaurant	1,510
13 HEARx	1,442	28 Skechers U.S.A.	7,500	43 Smoothie King	1,579
14 H&R Block	2,000	29 Uptown Cheapskate	3,346	44 The Great Greek Mediterranean Grill	2,219
15 Petco	12,176	30 Youfit Health Clubs	28,752	45 Dunkin' Donuts	1,960

Disclaimer: 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. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



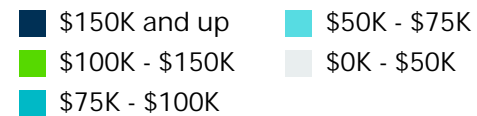
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	18,833	133,593	337,246
Daytime Pop	18,778	186,256	451,205
Households	7,825	63,929	149,620
Average HH Income	\$82,509	\$101,719	\$96,061
Median HH Income	\$61,171	\$67,064	\$62,291
Per Capita Income	\$34,389	\$49,095	\$42,981

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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Old Dixie Hwy & E Commercial Blvd., Oakland Park, FL



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