



LICENSED MORTGAGE BROKER

**SOUTHEAST PROPERTIES**  
A Commercial Real Estate Development Company

LICENSED REAL ESTATE BROKER

## THE IDEAL OFFICE BUILDING

## CITY OF LAUDERHILL, FLORIDA

6 STORY OFFICE BUILDING  
82,210 SQ. FT. (GLA)

AT THE NEW LAUDERHILL CITY CENTER  
4200 N.W. 16<sup>TH</sup> STREET {1 BLOCK WEST OF SR 7 (441)}



### FOR LEASE:

- ❖ Various Office Suites Available

### FEATURES:

- ❖ Located in the soon to be renovated & redeveloped Lauderhill City Center
- ❖ Close to Retail / Restaurant / Entertainment
- ❖ Easy access, high traffic corridor
- ❖ Excessive Parking

### POPULATION:

- ❖ 186,155 est. in 3 Mile Radius \*

### TRAFFIC COUNT:

- ❖ Nearly 52,500 cars daily \*\*

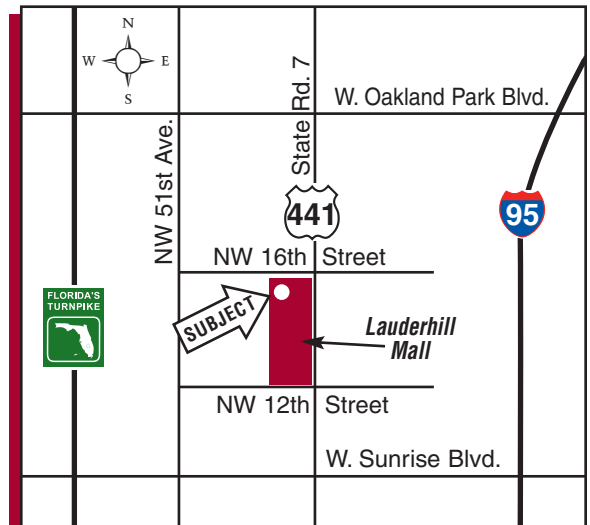
### AVERAGE HOUSEHOLD

#### INCOME:

- ❖ \$49,351\*

### MEDIAN AGE:

- ❖ 35 years old



\* Source National Decisions Systems \*\* D.O.T. Florida