



Gadinsky
REAL ESTATE LLC



50,000 S.F.
RETAIL SPACE AVAILABLE

Cypress Pointe Shopping Center Lease or Build-To-Suit

A new mixed-use development
off Cypress Creek Rd and I-95
in Ft. Lauderdale, Florida

gadinsky.com



Center Location

SEC of Cypress Creek Rd and Andrews Ave in Ft. Lauderdale, FL



PROPERTY FEATURES

- 50,000 SF POTENTIAL RETAIL GLA
- 800+ PARKING SPACES
- 2 RESTAURANT OUTPARCELS & RETAIL OUTPARCELS
- 1,000 FEET OF FRONTAGE ALONG I-95
- 1,100 FEET OF FRONTAGE ALONG CYPRESS CREEK ROAD
- WILL SERVE AS THE ENTRANCE TO THE UPTOWN BUSINESS DISTRICT
- 70,000+ EMPLOYEES IN AREA



FOR LEASING INFORMATION

Nicole Santander | 305.459.1207 | nicole@gadinsky.com | www.gadinsky.com

MARKET OVERVIEW AERIAL



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SITE PLAN - GROUND FLOOR



DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	12,351		132,737		393,547	
2017 Estimate	11,726		125,952		372,953	
2010 Census	10,853		116,169		340,438	
Growth 2017 - 2022	5.33%		5.39%		5.52%	
Growth 2010 - 2017	8.04%		8.42%		9.55%	
2017 Population by Hispanic Origin	4,780		28,531		66,476	
2017 Population	11,726		125,952		372,953	
White	9,635	82.17%	88,660	70.39%	216,624	58.08%
Black	1,389	11.85%	31,282	24.84%	139,927	37.52%
Am. Indian & Alaskan	42	0.36%	460	0.37%	1,295	0.35%
Asian	371	3.16%	2,967	2.36%	8,010	2.15%
Hawaiian & Pacific Island	12	0.10%	149	0.12%	337	0.09%
Other	277	2.36%	2,434	1.93%	6,761	1.81%
U.S. Armed Forces	8		34		167	
Households						
2022 Projection	4,848		57,451		166,647	
2017 Estimate	4,616		54,838		158,429	
2010 Census	4,294		51,832		145,976	
Growth 2017 - 2022	5.03%		4.76%		5.19%	
Growth 2010 - 2017	7.50%		5.80%		8.53%	
Owner Occupied	3,070	66.51%	32,470	59.21%	98,663	62.28%
Renter Occupied	1,546	33.49%	22,368	40.79%	59,767	37.72%
2017 Households by HH Income	4,616		54,836		158,429	
Income: <\$25,000	1,017	22.03%	13,224	24.12%	40,092	25.31%
Income: \$25,000 - \$50,000	1,491	32.30%	15,107	27.55%	41,928	26.46%
Income: \$50,000 - \$75,000	1,096	23.74%	10,594	19.32%	30,159	19.04%
Income: \$75,000 - \$100,000	512	11.09%	5,802	10.58%	16,582	10.47%
Income: \$100,000 - \$125,000	289	6.26%	3,586	6.54%	11,279	7.12%
Income: \$125,000 - \$150,000	144	3.12%	1,888	3.44%	4,686	2.96%
Income: \$150,000 - \$200,000	67	1.45%	2,363	4.31%	6,680	4.22%
Income: \$200,000+	0	0.00%	2,272	4.14%	7,023	4.43%
2017 Avg Household Income	\$53,599		\$67,267		\$67,468	
2017 Med Household Income	\$46,377		\$48,390		\$48,106	

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