

For Lease - Cypress Square  
**Office & Retail**  
**Neighborhood Center**  
Plantation, Florida



**6900-6926 Cypress Road**  
Plantation, Florida 33317

### Location Advantages

The center is one block north of Broward Boulevard, just east of University Drive in the heart of Plantation.

New ownership has completely redecorated the center, added lush landscaping to enhance the appeal of this neighborhood center.

Cypress Square faces 578 apartments in a relatively high income neighborhood. The spaces are being offered in "vanilla shell" condition. New painted walls, bathrooms and ceilings waiting for interior decoration.

We have five (5) stores available:

±620 SF, ±1,040 SF, ±1,050 SF, ±1,560 SF and ±2,300 SF

Available for any commercial and/or medical use.

Rental Rate:  
**\$19.00 NNN**

For more information:

**Bill McConnell**

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**Niv Habari**

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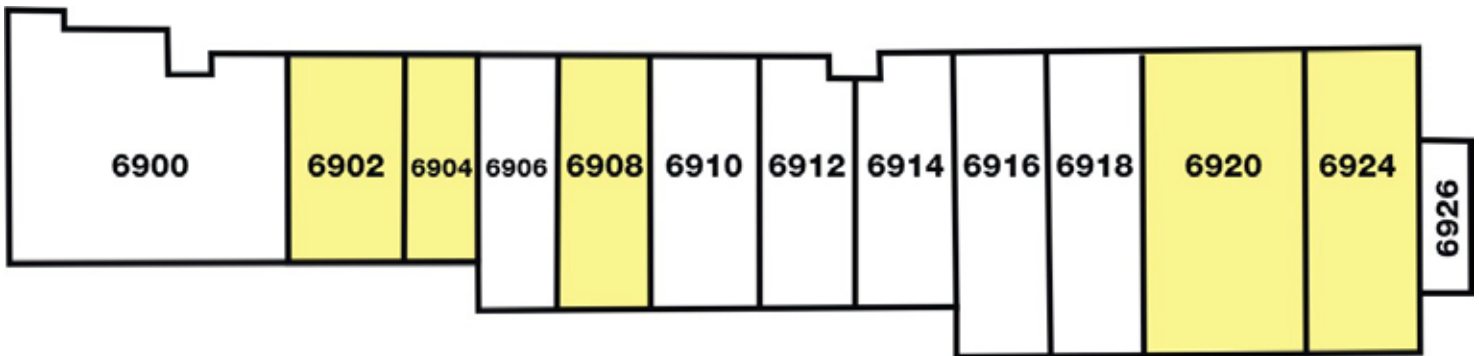
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# Cypress Square Office & Retail Neighborhood Center

6900-6926 Cypress Road, Plantation, Florida 33317



- |           |                            |      |                                   |
|-----------|----------------------------|------|-----------------------------------|
| 6900      | Plantation Mart & Deli     | 6914 | Focus Hair Studio                 |
| 6902      | Vacant - ±1,050 SF         | 6916 | Tai Pang Chinese                  |
| 6904      | Vacant - ±620 SF           | 6918 | Dr. William Cooper (Chiropractor) |
| 6906      | Merri Go Round Consignment | 6920 | Vacant - ±2,300 SF                |
| 6908      | Vacant - ±1,040 SF         | 6924 | Vacant Laundromat - ±1,560 SF     |
| 6910-6912 | Webby's Grub & Pub         | 6926 | Farm Store                        |

For more information:

**NAI** Rauch Weaver  
Norfleet Kurtz & Co.  
Commercial Real Estate Services, Worldwide.

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## Traffic Count Report

### Cypress Square Shopping Center

6900-6924 Cypress Rd, Plantation, FL 33317

Building Type: **General Retail**  
 Secondary: -  
 GLA: **18,979 SF**  
 Year Built: **1970**  
 Total Available: **4,278 SF**  
 % Leased: **77.46%**  
 Rent/SF/Yr: **\$19.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Broward Blvd	NW 69th Ave	0.09 E	2012	48,724	MPSI	.15
2 NW 70th Ave	2nd St	0.06 S	2012	19,902	MPSI	.17
3 W Broward Blvd	SW 75th Ave	0.03 E	2012	50,536	MPSI	.65
4 NW 65th Ave	8th St	0.05 S	2008	13,500	ADT	.76
5 NW 65th Ave	8th St	0.05 S	2012	18,134	MPSI	.76
6 SW 59th Ave	SW 2nd St	0.03 N	2012	4,467	MPSI	.79
7 NW 5th St	NW 76th Ave	0.04 E	2012	21,518	MPSI	.83
8 N University Dr	S University Dr	0.19 S	2012	62,036	MPSI	.86
9 N University Dr	NW 1st St	0.03 SE	2012	56,740	MPSI	.89
10 W Sunrise Blvd	Sunset Strip	0.09 E	2012	61,078	MPSI	.96

## Demographic Market Comparison Report

1 mile radius

### Cypress Square Shopping Center

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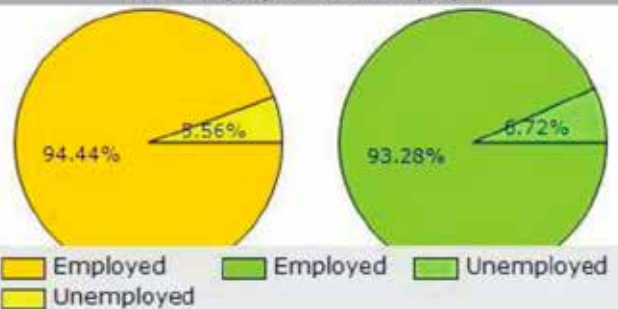
Type: **Retail/(Strip Ctr)**  
 County: **Broward**

1 Mile  
 County

2014 Renter vs. Owner



2014 Employed vs. Unemployed



For more information: