

**RESTAURANT N STATE ROAD 7
(441 HWY)**

Property ID: 15788325
<http://listing.loopnet.com/15788325>

**RESTAURANT N STATE ROAD
7 (441 HWY) **

CONTACT LISTING BROKER

Iki Brothers

1550 N STATE ROAD 7 (441
HWY)
Lauderhill, FL 33313
County: Broward

Isac Efraim (305) 496-4687



For Sale	Active
Property Use Type:	Vacant/Owner-User
Type:	Retail Restaurant
Building Size:	1,800 SF
Lot Size:	36,129 SF
Price:	\$1,990,000
Price/SF:	\$1,105.56
Date Last Verified:	8/25/2008
Property ID:	15788325

Additional Photos





Additional Information

Property Description:

EXCELENT LOCATION, RESTAURANT WITH DRIVE-THRU AWARD WINNING LANDSCAPE, TOP OF THE LINE EQUIPMENT

The property is located across from lauderhill Mall and next to the entrance of Lauderhill Commerce Park, across The University of Fort Lauderdale next to the new and biggest cricket stadium in the USA, next to the new broward regional park., next to the 18 drive -in movie theater. next to the biggest fleamarket in Florida (Swap Shop),

The city and investors have a project to build one of the biggest Gospel Museum in the country and a Caribbean show case with a office building, and a five star hotel they are in negotiation with Marriot and Hilton.

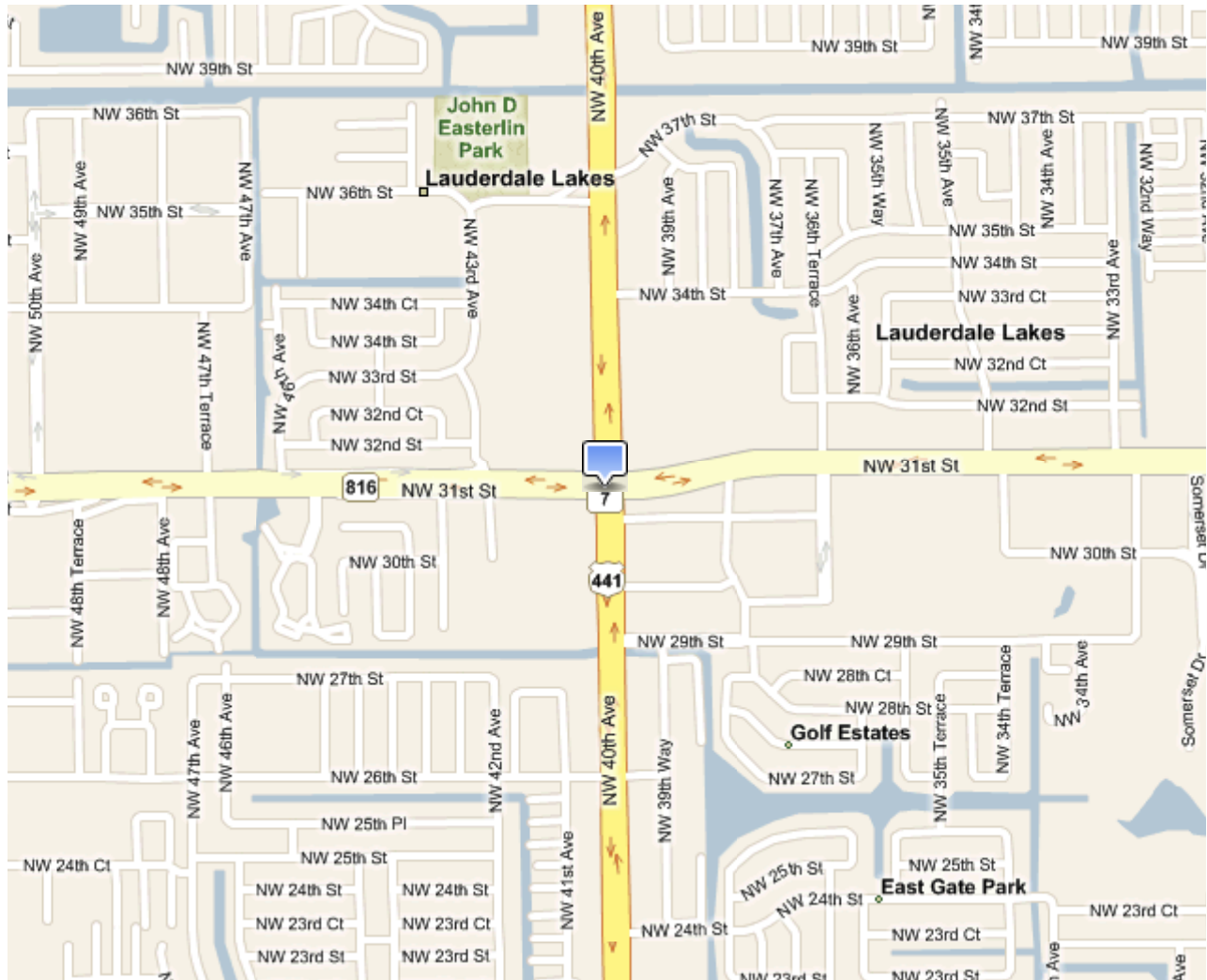
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Commission Split: 3%

Map



Demographics

Population	1-mi.	3-mi.	5-mi.
2007 Male Population	15,306	80,323	226,552
2007 Female Population	18,622	91,890	241,207
% 2007 Male Population	45.11%	46.64%	48.43%
% 2007 Female Population	54.89%	53.36%	51.57%
2007 Total Adult Population	24,924	129,277	358,299
2007 Total Daytime Population	29,673	167,878	493,690
2007 Total Daytime Work Population	10,707	80,606	272,123
2007 Median Age Total Population	35	36	37
2007 Median Age Adult Population	45	45	45
2007 Age 0-5	3,204	14,806	37,010
2007 Age 6-13	3,790	18,468	47,137
2007 Age 14-17	2,009	9,661	25,313
2007 Age 18-20	1,483	7,320	19,324
2007 Age 21-24	1,959	9,937	26,035
2007 Age 25-29	1,930	10,513	27,346
2007 Age 30-34	2,014	10,715	29,130
2007 Age 35-39	2,162	11,276	32,722
2007 Age 40-44	2,279	11,896	35,551
2007 Age 45-49	2,442	12,503	37,990
2007 Age 50-54	2,295	11,405	33,072
2007 Age 55-59	1,776	9,784	27,300
2007 Age 60-64	1,463	7,923	20,675
2007 Age 65-69	1,246	6,129	15,401
2007 Age 70-74	941	5,259	13,486
2007 Age 75-79	744	4,390	11,972
2007 Age 80-84	764	4,148	11,918
2007 Age 85+	1,426	6,081	16,379
% 2007 Age 0-5	9.44%	8.60%	7.91%
% 2007 Age 6-13	11.17%	10.72%	10.08%
% 2007 Age 14-17	5.92%	5.61%	5.41%
% 2007 Age 18-20	4.37%	4.25%	4.13%
% 2007 Age 21-24	5.77%	5.77%	5.57%
% 2007 Age 25-29	5.69%	6.10%	5.85%
% 2007 Age 30-34	5.94%	6.22%	6.23%
% 2007 Age 35-39	6.37%	6.55%	7.00%
% 2007 Age 40-44	6.72%	6.91%	7.60%
% 2007 Age 45-49	7.20%	7.26%	8.12%
% 2007 Age 50-54	6.76%	6.62%	7.07%
% 2007 Age 55-59	5.23%	5.68%	5.84%
% 2007 Age 60-64	4.31%	4.60%	4.42%
% 2007 Age 65-69	3.67%	3.56%	3.29%
% 2007 Age 70-74	2.77%	3.05%	2.88%
% 2007 Age 75-79	2.19%	2.55%	2.56%
% 2007 Age 80-84	2.25%	2.41%	2.55%
% 2007 Age 85+	4.20%	3.53%	3.50%
2007 White Population	4,920	42,394	189,911
2007 Black Population	26,301	112,914	208,885
2007 Asian/Hawaiian/Pacific Islander	366	2,642	10,477
2007 American Indian/Alaska Native	18	188	794
2007 Other Population (Incl 2+ Races)	2,322	14,074	57,692
2007 Hispanic Population	2,434	18,782	84,788
2007 Non-Hispanic Population	31,493	153,431	382,971
% 2007 White Population	14.50%	24.62%	40.60%
% 2007 Black Population	77.52%	65.57%	44.66%
% 2007 Asian/Hawaiian/Pacific Islander	1.08%	1.53%	2.24%
% 2007 American Indian/Alaska Native	0.05%	0.11%	0.17%
% 2007 Other Population (Incl 2+ Races)	6.84%	8.17%	12.33%
% 2007 Hispanic Population	7.17%	10.91%	18.13%
% 2007 Non-Hispanic Population	92.83%	89.09%	81.87%
2000 Non-Hispanic White	6,038	46,035	193,418
2000 Non-Hispanic Black	22,460	97,143	169,705
2000 Non-Hispanic Amer Indian/Alaska Native	13	114	658

2000 Non-Hispanic Asian	228	2,406	8,639
2000 Non-Hispanic Hawaiian/Pacific Islander	89	193	250
2000 Non-Hispanic Some Other Race	178	765	2,003
2000 Non-Hispanic Two or More Races	1,575	6,228	17,167
% 2000 Non-Hispanic White	19.74%	30.11%	49.36%
% 2000 Non-Hispanic Black	73.44%	63.54%	43.31%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.04%	0.07%	0.17%
% 2000 Non-Hispanic Asian	0.75%	1.57%	2.20%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.29%	0.13%	0.06%
% 2000 Non-Hispanic Some Other Race	0.58%	0.50%	0.51%
% 2000 Non-Hispanic Two or More Races	5.15%	4.07%	4.38%

Population Change

	1 - mi.	3 - mi.	5 - mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2007 Total Population	33,927	172,213	467,759
2007 Total Households	14,271	71,188	197,250
Population Change 1990-2007	6,930	25,717	64,160
Household Change 1990-2007	2,008	11,094	32,208
% Population Change 1990-2007	25.67%	17.55%	15.90%
% Household Change 1990-2007	16.37%	18.46%	19.52%
Population Change 2000-2007	1,630	5,648	16,067
Household Change 2000-2007	1,750	7,168	18,905
% Population Change 2000-2007	5.05%	3.39%	3.56%
% Households Change 2000-2007	13.98%	11.20%	10.60%

Housing

	1 - mi.	3 - mi.	5 - mi.
2000 Total Housing Units	14,698	71,652	195,946
2000 Occupied Housing Units	12,504	64,038	178,160
2000 Owner Occupied Housing Units	7,553	40,250	113,123
2000 Renter Occupied Housing Units	4,951	23,789	65,037
2000 Vacant Housing Units	2,194	7,613	17,786
% 2000 Occupied Housing Units	85.07%	89.37%	90.92%
% 2000 Owner Occupied Housing Units	51.39%	56.17%	57.73%
% 2000 Renter Occupied Housing Units	33.68%	33.20%	33.19%
% 2000 Vacant Housing Units	14.93%	10.62%	9.08%

Income

	1 - mi.	3 - mi.	5 - mi.
2007 Median Household Income	\$26,659	\$31,520	\$37,115
2007 Per Capita Income	\$16,670	\$19,324	\$24,083
2007 Average Household Income	\$39,630	\$46,747	\$57,111
2007 Household Income < \$10,000	1,925	7,608	16,280
2007 Household Income \$10,000-\$14,999	1,742	6,572	15,514
2007 Household Income \$15,000-\$19,999	1,840	6,770	15,285
2007 Household Income \$20,000-\$24,999	1,246	6,426	14,972
2007 Household Income \$25,000-\$29,999	1,155	6,453	15,418
2007 Household Income \$30,000-\$34,999	1,151	5,804	15,110
2007 Household Income \$35,000-\$39,999	899	5,442	14,287
2007 Household Income \$40,000-\$44,999	833	4,790	13,498
2007 Household Income \$45,000-\$49,999	633	4,003	12,029
2007 Household Income \$50,000-\$59,999	1,107	6,000	18,550
2007 Household Income \$60,000-\$74,999	863	5,141	18,440
2007 Household Income \$75,000-\$99,999	497	3,566	15,401
2007 Household Income \$100,000-\$124,999	160	1,290	5,852
2007 Household Income \$125,000-\$149,999	125	710	3,356
2007 Household Income \$150,000-\$199,999	52	277	1,814
2007 Household Income \$200,000-\$249,999	9	89	598
2007 Household Income \$250,000-\$499,999	35	239	811
2007 Household Income \$500,000+	1	8	36
2007 Household Income \$200,000+	44	336	1,445
% 2007 Household Income < \$10,000	13.49%	10.69%	8.25%
% 2007 Household Income \$10,000-\$14,999	12.20%	9.23%	7.87%

% 2007 Household Income \$15,000-\$19,999	12.89%	9.51%	7.75%
% 2007 Household Income \$20,000-\$24,999	8.73%	9.03%	7.59%
% 2007 Household Income \$25,000-\$29,999	8.09%	9.06%	7.82%
% 2007 Household Income \$30,000-\$34,999	8.06%	8.15%	7.66%
% 2007 Household Income \$35,000-\$39,999	6.30%	7.64%	7.24%
% 2007 Household Income \$40,000-\$44,999	5.84%	6.73%	6.84%
% 2007 Household Income \$45,000-\$49,999	4.43%	5.62%	6.10%
% 2007 Household Income \$50,000-\$59,999	7.76%	8.43%	9.40%
% 2007 Household Income \$60,000-\$74,999	6.05%	7.22%	9.35%
% 2007 Household Income \$75,000-\$99,999	3.48%	5.01%	7.81%
% 2007 Household Income \$100,000-\$124,999	1.12%	1.81%	2.97%
% 2007 Household Income \$125,000-\$149,999	0.88%	1.00%	1.70%
% 2007 Household Income \$150,000-\$199,999	0.36%	0.39%	0.92%
% 2007 Household Income \$200,000-\$249,999	0.06%	0.13%	0.30%
% 2007 Household Income \$250,000-\$499,999	0.25%	0.34%	0.41%
% 2007 Household Income \$500,000+	0.01%	0.01%	0.02%
% 2007 Household Income \$200,000+	0.31%	0.47%	0.73%

Retail Sales Volume

	1 - mi.	3 - mi.	5 - mi.
2007 Children/Infants Clothing Stores	\$4,633,772	\$19,021,355	\$49,264,736
2007 Jewelry Stores	\$3,706,522	\$14,513,117	\$37,177,707
2007 Mens Clothing Stores	\$8,133,664	\$32,269,133	\$79,515,658
2007 Shoe Stores	\$6,660,098	\$28,307,646	\$71,657,307
2007 Womens Clothing Stores	\$14,747,801	\$60,838,229	\$147,926,572
2007 Automobile Dealers	\$80,746,313	\$340,394,835	\$912,434,408
2007 Automotive Parts/Acc/Repair Stores	\$11,190,555	\$45,088,849	\$115,256,700
2007 Other Motor Vehicle Dealers	\$3,564,754	\$14,212,666	\$35,516,596
2007 Tire Dealers	\$2,866,955	\$11,671,649	\$30,222,101
2007 Hardware Stores	\$1,511,949	\$4,894,280	\$13,826,220
2007 Home Centers	\$10,231,478	\$40,937,178	\$104,247,266
2007 Nursery/Garden Centers	\$3,009,055	\$11,821,012	\$31,050,940
2007 Outdoor Power Equipment Stores	\$963,629	\$3,932,899	\$11,331,693
2007 Paint/Wallpaper Stores	\$399,565	\$1,571,579	\$4,029,500
2007 Appliance/TV/Other Electronics Stores	\$8,496,540	\$34,992,917	\$87,786,911
2007 Camera/Photographic Supplies Stores	\$1,449,530	\$5,836,273	\$14,833,258
2007 Computer/Software Stores	\$4,386,852	\$18,408,744	\$46,485,561
2007 Beer/Wine/Liquor Stores	\$5,238,876	\$21,220,694	\$54,295,760
2007 Convenience/Specialty Food Stores	\$6,535,929	\$30,107,815	\$80,640,585
2007 Restaurant Expenditures	\$25,611,169	\$130,018,405	\$371,437,032
2007 Supermarkets/Other Grocery excl Conv	\$62,314,102	\$253,727,789	\$647,057,697
2007 Furniture Stores	\$8,702,754	\$35,655,950	\$91,112,560
2007 Home Furnishings Stores	\$6,063,135	\$23,212,943	\$57,647,846
2007 Gen Merch/Appliance/Furniture Stores	\$80,834,135	\$326,674,356	\$822,773,995
2007 Gasoline Stations w/ Convenience Stores	\$56,557,220	\$218,842,166	\$526,090,314
2007 Other Gasoline Stations	\$50,021,290	\$188,734,348	\$445,449,738
2007 Department Stores excl Leased Depts	\$89,330,673	\$361,667,270	\$910,560,910
2007 General Merchandise Stores	\$72,131,382	\$291,018,407	\$731,661,438
2007 Other Health/Personal Care Stores	\$5,828,107	\$23,380,331	\$60,825,558
2007 Pharmacies/Drug Stores	\$30,927,263	\$123,806,867	\$314,213,543
2007 Pet/Pet Supplies Stores	\$4,328,660	\$18,418,667	\$46,399,273
2007 Book/Periodical/Music Stores	\$2,680,328	\$10,587,445	\$21,622,804
2007 Hobby/Toy/Game Stores	\$2,101,626	\$7,804,484	\$21,442,635
2007 Musical Instrument/Supplies Stores	\$741,366	\$3,109,843	\$8,150,411
2007 Sewing/Needlework/Piece Goods Stores	\$418,165	\$1,577,874	\$3,479,926
2007 Sporting Goods Stores	\$4,680,762	\$17,965,628	\$43,021,070
2007 Video Tape Stores - Retail	\$694,676	\$2,860,799	\$7,310,663



7/3/2008

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