Prospectus
City of Lauderdale Lakes, FL
A Destination for Investment

Community Redevelopment Agency
Economic Development
Lauderdale Lakes is located in the “Heart of Broward County” with an estimated population of 34,218 residents.

The City’s main corridors include the highly traveled State Road 7 and Oakland Park Blvd, between I-95 and the Florida Turnpike, 6 miles northwest of Fort Lauderdale and 30 miles north of Miami, Florida.

It has a strong regional connected highway network due to its “strategic location”

Lauderdale Lakes has a diversified economy represented in great part by businesses in the retail, healthcare and business services industries.

Over $1.35 million in capital investment has been made in the redevelopment of the commercial district since 2010.

Close to $22.9 million in development projects in planning stage to be completed in the next 4 years.

The City has a strong multicultural skilled and semi-skilled workforce.
The City of Lauderdale Lakes, FL has a growing population with an estimated 1,200 businesses employing approximately over 9,800 individuals in different industries. Occupations that fall under Retail Sales, Healthcare-related, and Professional and Technical Services are the industries with more employees.
Industry By Occupation

Civilian Employed Population 16 yrs+

Source: Census: 2013-2017 American Community Survey 5-year Estimates
Age Distribution

Median Household Income by Age of Householder

Source: Census: 2013-2017 American Community Survey 5-year Estimates
## Largest Employers

<table>
<thead>
<tr>
<th>Employer</th>
<th>Type of Business</th>
<th>Approximate Number of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Florida Medical Center</td>
<td>Healthcare services</td>
<td>859</td>
</tr>
<tr>
<td>Walmart Supercenter</td>
<td>Retail/Grocery Store</td>
<td>339</td>
</tr>
<tr>
<td>St Johns Rehabilitation Hospital &amp; Nursing Center</td>
<td>Healthcare services and long term care</td>
<td>230</td>
</tr>
<tr>
<td>Florida Career College</td>
<td>Healthcare Educational Services</td>
<td>54</td>
</tr>
</tbody>
</table>
## Socio-Economic Overview

<table>
<thead>
<tr>
<th></th>
<th>Poverty Below poverty level</th>
<th>Median Household Income (dollars)</th>
<th>% BA or Higher</th>
<th>% Some College</th>
<th>% No HS Degree</th>
<th>% Under 18 years old</th>
<th>% Over 65 years old</th>
<th>Unemployment Rate (October 2019)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City</strong></td>
<td>22.7%</td>
<td>33,754</td>
<td>13.9</td>
<td>16.3</td>
<td>14.1</td>
<td>23.6</td>
<td>15.8</td>
<td>3.2%</td>
</tr>
<tr>
<td><strong>MSA</strong></td>
<td>16.1%</td>
<td>51,758</td>
<td>32.1%</td>
<td>26.9</td>
<td>14.1%</td>
<td>20.6</td>
<td>17.2</td>
<td>2.9%</td>
</tr>
<tr>
<td><strong>County (Broward)</strong></td>
<td>14%</td>
<td>54,895</td>
<td>32.7</td>
<td>29.3</td>
<td>10.6</td>
<td>21.5</td>
<td>15.6</td>
<td>2.8%</td>
</tr>
<tr>
<td><strong>State (Florida)</strong></td>
<td>15.5%</td>
<td>50,883</td>
<td>83.5</td>
<td>77.9</td>
<td>60.8</td>
<td>20.3</td>
<td>19.4</td>
<td>3.2%</td>
</tr>
</tbody>
</table>

Sources: Census: 2017 American Community Survey 5-year Estimates; Unemployment figures: State of Florida/ Local Area Unemployment Statistics (LAUS) Programs (Not Seasonally Adjusted) Released on November 15, 2019.
Opportunity Zones
City of Lauderdale Lakes, FL
A Destination for Investment

Community Redevelopment Agency
Economic Development
Overview

- Population Estimates (2019) ............... 34,744
- Opportunity Zones Designation .......... 6 census tracts
- Opportunity Zones Population ............ 30,794
- Unemployment Rate (avg) ................. 14%
- Mean Household Income (avg) .......... $45,881
- Population below Poverty Level .......... 21%

Source: Census: 2017 American Community Survey 5-year Estimates
Assets

State Road 7 and W Oakland Park Blvd are highly traveled corridors. Over 100,000 vehicles - Annual Average Daily Traffic.

High concentration of multi-cultural establishments

Located in the Community Redevelopment District - poised for redevelopment and incentives

Zoning: Mixed-use district, provides high density and intensity uses including retail, office and residential

Opportunities

Significant opportunities for private land consolidation and redevelopment

Successful infill redevelopment and investment
OPPORTUNITY ZONE

Census Tract FL—011050301

This is a good place to briefly, but effectively, describe your product or services.

Vacant Site

Folio Number: 494219180010 / 494219180013

Owner: WILTON CENTRE LLC

Situs Address: W OAKLAND PARK BLVD LAUDERDALE LAKES FL 33309

Size: 3.5 Acres

Zoning: TC (Town Center)

Location: CRA
OPPORTUNITY ZONE

Census Tract FL—011050301

For Sale

Vacant Site

Folio Number: 494219260010

Owner: ARJ Properties Inc

Situs Address: NW 44th St Lauderdale Lakes FL 33319

Size: 2.8 Acres

Zoning: Community Business District (B2)

Location: CRA
Assets

Civic presence—Willie L Webb
State Road 7 - Highly traveled corridor
Strong regional access and connectivity
Light industrial Sector with opportunity for development
Foreign Trade Zone designation on warehouses located on NW 19th Street
Zoning: Intense business district, multifamily and single residential districts

Opportunities

Enhance the physical appearance of the warehouses
Partner with property owners to explore reuse options for vacant properties
**OPPORTUNITY ZONE**

Census Tract FL – 011050207

**Assets**

- State Road 7 and W Commercial Blvd - Highly traveled corridors
- Strong regional access and connectivity
- Partially located in the Commercial Redevelopment District – incentives
- Zoning: neighborhood and community business district, multifamily residential district

**Opportunities**

- Invest in new businesses or business expansion ready for growth
OPPORTUNITY ZONE

Census Tract FL—011050310

**Assets**
- State Road 7 and Florida Turnpike—Highly traveled corridors
- Strong regional access and connectivity
- Partially located in the Commercial Redevelopment District—Incentives
  - Zoning: community business district,
  - single-family residential district,
  - multifamily residential district

**Opportunities**
- Invest in new businesses or business expansion ready for growth
OPPORTUNITY ZONE

Census Tract FL-0105031

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Assets

Florida Turnpike and W Oakland Park Blvd - Highly traveled corridors
Predominantly residential community
Close proximity to Florida Medical Center
Zoning: multifamily residential district

Opportunities

Opportunities for rehabilitation / renovation of residential multifamily units
**Assets**

- Florida Turnpike and W Oakland Park Blvd - Highly traveled corridors
- Predominantly residential community
- Presence of Florida Medical Center
- Pedestrian friendly medical and educational area
- Zoning: Community Business District and multifamily residential district

**Opportunities**

Invest in medical related businesses that compliment the existing medical uses or retail businesses that support the existing workforce
City of Lauderdale Lakes
4300 NW 36th Street
Lauderdale Lakes, FL 33319
954-535-2492

Vielka Buchanan, MBA
Economic Development Manager
vielkab@lauderdalelakes.org

Lauderdale Lakes Investment Prospectus