

# SMD

Southern Management  
and Development, L.P.

## Woodbridge Plaza

6685 Forest Hill Boulevard  
Greenacres, FL 33413

Located at the signalized corner  
of Forest Hill Boulevard  
and Jog Road

Co-Tenants include Goodwill,  
McDonald's, and Walgreens

Retail and 2nd floor office space  
available with elevator access

Average daily traffic count: 82,500

Gross Leaseable area: 54,707

**CREATING VALUE**

*Southern Management and Development, L.P.*

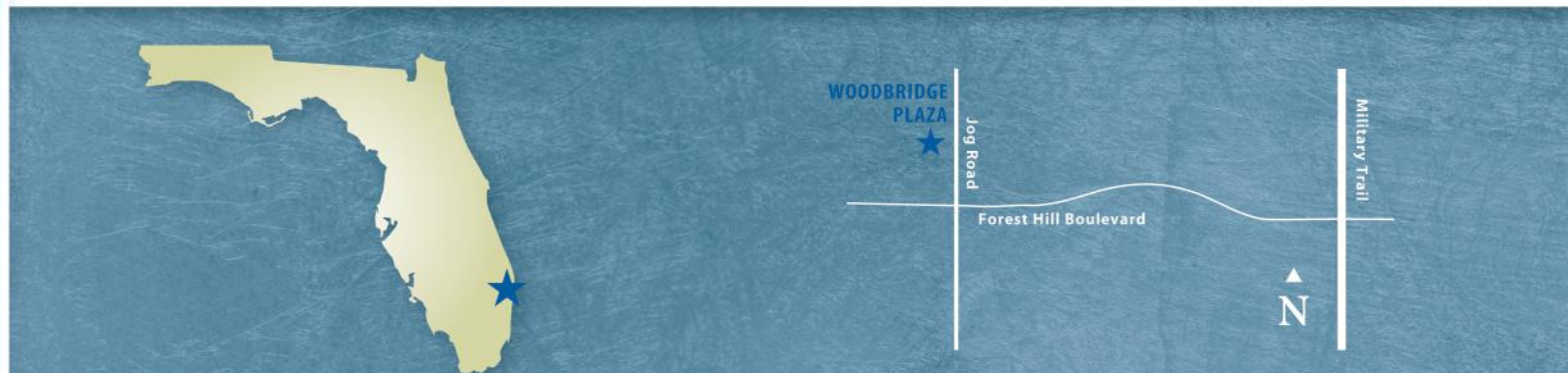


2ND FLOOR RETAIL/OFFICE SPACE



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smdproperty.com | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431

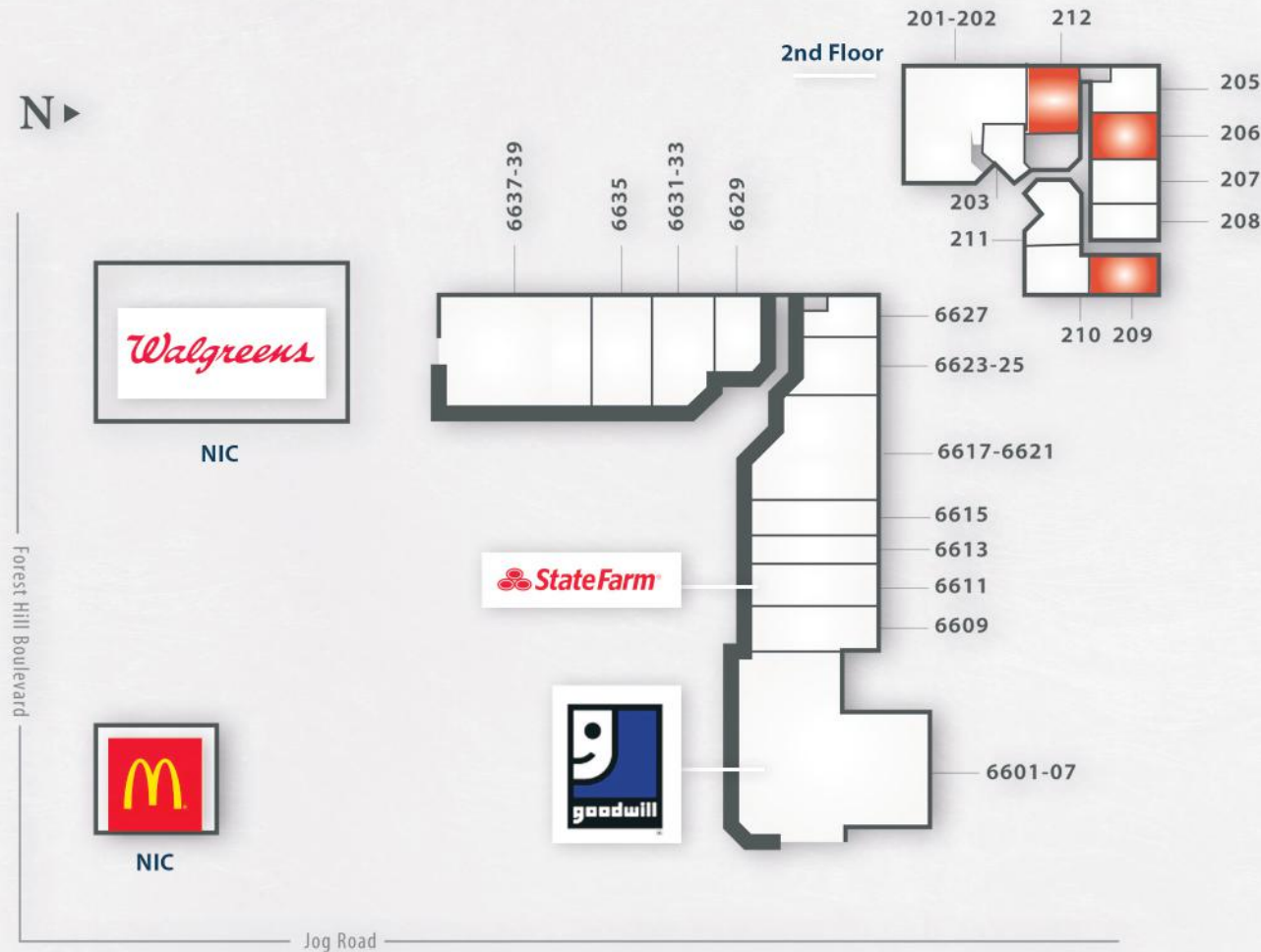


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## DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2026 Projection	24,732	139,004	331,351
2021 Estimate	23,061	130,968	312,048
2010 Census	19,548	114,102	269,380
2000 Census	12,204	91,331	211,107
<b>Population by race</b>			
White	56.83%	62.76%	61.66%
Black   African American	20.77%	18.71%	21.68%
Hispanic   Other	122.39%	118.53%	116.65%
2021 Estimate			
Average HH Income	\$65,997.00	\$71,123.00	\$78,448.00
2021 Estimate			
Median HH Income	\$51,496.99	\$51,700.64	\$55,542.09
2021 Estimate			
Median Age	36.3	39.47	39.53



## LEGEND

### 6601-6643 Forest Hill Boulevard

UNIT	TENANT	SQ.FT.
6601-07	Goodwill	11,000
6609	Crown Dentistry	2,420
6611	State Farm	2,220
6613	Fantastic Salon	1,600
6615	Nail Salon	1,600

6617-21	Heritage Career College	4,210
6623-25	Sunrise Adult Day Care	1,930
6627	Lash Lounge	825
6629	The Cleaning Authority	1,365
6631-33	SF Sedation Dentistry	2,955
6635	All Bird Clinic	2,800
6637-39	Precision Dance	5,600

### 6685 Forest Hill Boulevard

UNIT	TENANT	SQ.FT.
201-02	Macron Dental Lab	3,486
212	<b>Available</b>	2,951
203	C and C Hair Studio	777
205	Health Care	1,213
206	<b>Available</b>	1,325

207	Health Care	1,336
208	Health Care	1,150
209	<b>Available</b>	1,178
210	Tax Services	1,360
211	Advanced Accounting	1,406