

# TAMARAC SQUARE WEST

7003 - 7251 NW 88<sup>TH</sup> AVENUE | TAMARAC, FL 33321

**FOR LEASE**



| 2025 Demographics        | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Total Population         | 24,478   | 159,865  | 412,520  |
| Average HH Income        | \$81,198 | \$94,570 | \$91,216 |
| Median Age               | 46.9     | 42.3     | 42.2     |
| Total Business'          | 653      | 6,551    | 16,509   |
| Total Daytime Population | 17,932   | 122,305  | 320,958  |

## PROPERTY HIGHLIGHTS

### SPACES

1,400 SF to 3,566 SF  
& Outparcel

### VPD

26,000 N Pine Island  
21,500 McNab

**RG** CONTACT OUR AGENT

## STEVEN MILLER

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Fort Lauderdale, FL 33306

The Rotella Group is the exclusive agent for **Tamarac Square West** on 7003-7251 NW 88<sup>th</sup> Avenue Tamarac, Florida in Broward County in Southeast Florida Market, on the corner of McNab and Pine Island Road. Ample Parking and 5 minutes from Sawgrass Expressway (SR869).

*Join national retailers such as Walmart, Pizza Hut, Dunkin Donuts and more.*



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**=AVAILABLE**



NW 88th Ave / Pine Island Rd

| Unit      | Former Use | SqFt  | Base Rent per SF | Expenses | Monthly Estimate* |
|-----------|------------|-------|------------------|----------|-------------------|
| 7007      | Raw        | 1,400 | \$ 45.00         | \$ 7.70  | \$ 6,148.33       |
| 7129      | Retail     | 1,700 | \$ 25.00         | \$ 7.70  | \$ 4,632.50       |
| 7135      | Retail     | 1,275 | \$ 25.00         | \$ 7.70  | \$ 3,474.38       |
| 7139      | Restaurant | 2,040 | \$ 25.00         | \$ 7.70  | \$ 5,559.00       |
| 7143      | Theatre    | 3,566 | \$ 25.00         | \$ 7.70  | \$ 9,717.35       |
| Outparcel | SEE AGENT  |       |                  |          |                   |

| Unit | Tenant                       | SqFt   |
|------|------------------------------|--------|
| 301  | Walmart Neighborhood Mkt     | 41,180 |
| 6921 | Marathon Gas                 | 1,000  |
| 7003 | Dunkin Donuts                | 1,800  |
| 7007 | AVAILABLE                    | 1,400  |
| 7011 | Monro Mufflers               | 5,800  |
| 7047 | Fresenius Medical Care       | 10,450 |
| 7061 | SoapLab Laundry              | 3,825  |
| 7071 | Nail Salon                   | 2,125  |
| 7081 | All Sports                   | 10,100 |
| 7105 | El Bueno Gusto - coming soon | 3,000  |
| 7129 | AVAILABLE                    | 1,700  |
| 7133 | Cargo Zone                   | 1,275  |
| 7135 | AVAILABLE                    | 1,275  |
| 7139 | AVAILABLE                    | 2,040  |
| 7143 | AVAILABLE                    | 3,566  |
| 7147 | Daycare Inspiring Minds      | 2,774  |
| 7149 | ABA Therapy                  | 14,400 |
| 7153 | Dentist                      | 2,400  |
|      | OUTPARCEL AVAILABLE          |        |



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