



TOBIN

FOR LEASE

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4690 S. University Drive, Davie, FL 33328

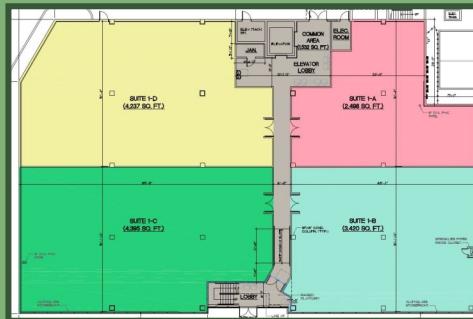


Tobin Real Estate is pleased to exclusively represent 4690 S. University Drive, Davie, FL 33328. This expansive two-story, stand-alone building offers approximately 32,579 S.F. of versatile space with ample parking.

- **Built 1989**
- **HCA Hospital & Nova Southeastern University are a 1/4 mile away.**
- **Space Divisible 1,155 S.F. – 32,579 S.F.**
- **First and Second Floor Spaces Available**
- **First Floor Spaces 2,300 S.F. – 13,879 S.F.**
- **Second Floor Spaces 1,155 S.F. – 13,874 S.F.**
- **Grade level loading dock**
- **High Traffic Counts – 50,685 Vehicles Per Day**
- **Excellent visibility with easy ingress and egress**
- **Building Parking & Additional Parking Lot in rear**
- **Negotiable Tenant Improvement Allowance**
- **Will consider Build-to-suit**
- **Join this major retail corridor with Publix, Baptist Health Urgent Care, Starbucks, Target, Walmart, and Nova Southeastern University**

Demographics	1 mi	3 mi	5 mi
Population	11,262	113,329	337,755
Median HH Income	\$102,934	\$95,877	\$91,136
Population Median Age	37	38.3	39.5
Households	4,137	42,078	124,912

Tested. Trusted. Tobin.



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