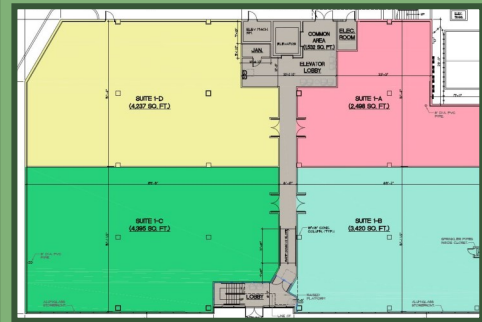




Tested. Trusted. Tobin.

4690 S. University Drive, Davie, FL 33328



- **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 |
|-----------------------|-----------|----------|
| Population | 11,262 | 113,321 |
| Median HH Income | \$102,934 | \$95,871 |
| Population Median Age | 37 | 38.3 |
| Households | 4,137 | 42,078 |

| 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 |

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