



Westgate Plaza

Plantation, Florida

Lease Offering Memorandum

Leasing Inquiries

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Property Overview

Westgate Plaza is situated at the signalized intersection of Broward Blvd and SR 7, which experiences traffic counts in excess of 87,000 cars per day. This regional shopping center was completely renovated in 2013 and consists of 112,095 rentable square feet.

The plaza has tremendous mix of national and local tenants, including a new TD Bank (outparcel), and an additional outparcel with Dunkin Donuts, Smoothie King and T- Mobile, and in-line tenants that include State Farm and Price Choice Supermarket.

Westgate Plaza offers ample free surface parking spaces with multiple points of ingress and egress along both Broward Blvd and SR 7. The center is conveniently located near I- 95, I-595, and The Florida's Turnpike. In addition, West Broward Blvd is the main thoroughfare for travelers heading east or west leading into or out of the downtown Ft Lauderdale area.

Situated directly to the North of the Westgate Plaza is the Plantation General Hospital (PGH). This regional center is also surrounded by national retailers such as Walgreens, Dollar Tree, Sherwin Williams, Badcock Home Furnishings, Subway, IHOP, and Wendy's.

Westgate Plaza is located at the center of the Gateway Commercial Redevelopment Area, which has been allocated \$520 Million for various aesthetic improvements. Including new City of Plantation monument signs, decorative street lighting, seasonal decorative street banners, and landscaping.





Property Details

Total Square Footage:
112,095

Occupancy:
71%

Year Renovated:
2015

Acreage:
9.5

Construction:
CBS

Electrical:
Each unit is Separately Metered

HVAC:
Individual, Roof Mounted

Fire:
100% Sprinklered

Property Details

Common Property Name: Westgate Plaza

Address: 1 N SR 7, Plantation, FL 33317

Property Ownership Entity: Westgate Plaza, Inc

Tax Parcel ID: 5041-01-48-0010

County: Broward

Gross Building Area: 112,095 sq ft

Stories: All buildings are single story

Year Built: 1972

Year Renovated: 2013

Number of Buildings: 4

Land Area: 413,820 sq ft or 9.5 acres

SITE ANALYSIS

Location: NW corner of the intersection of Broward Blvd and SR 7, at the eastern end of the City of Plantation

Frontage : The site has excellent frontage along the west side of SR 7 and the north side of Broward Blvd

Access: The property has access from both SR 7 and Broward Blvd, as well as a pass-through to the shopping center directly to the north along Broward Blvd.

Site Improvements: Site improvements include asphalt paved parking lots, curbing, signage, new façade, exterior paint, landscaping and drainage

Site Shape: The site is rectangular shaped

Zoning : SPI-2 (FCC)

Parking: 460+ surface parking spaces

Flood Zone: Flood Zone AH as indicated by FEMA Map 12005402145



KEY AREA DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
2012 Male Population	7,740	73,831	189,052
2012 Female Population	8,208	78,863	193,526
% 2012 Male Population	48.5%	48.4%	49.4%
% 2012 Female Population	51.5%	51.62%	50.6%
2012 Total Population: Adult	13,512	116,211	314,122
2012 Total Daytime Population	17,832	152,248	466,594
2012 Total Employees	7,496	62,794	252,689
2012 Total Population: Median Age	36	36	38
2012 Total Population: Adult Median Age	47	46	46

POPULATION CHANGE

	1 MILE	3 MILES	5 MILES
2012 Total Population	16,425	164,040	418,331
2012 Households	5,650	54,458	158,723
Population Change 2010-2012	219	2,733	9,177
Household Change 2010-2012	4	261	1,750
% Population Change 2010-2012	1.22%	1.78%	2.35%
% Household Change 2010-2012	0.07%	0.48%	1.11%
Population Change 2000-2012	-78	1,931	14,876
Household Change 2000-2012	62	-35	3,941
% Population Change 2000 to 2012	-0.43%	1.25%	3.86%



KEY AREA DEMOGRAPHICS

HOUSING

	1 MILE	3 MILES	5 MILES
2000 Housing Units	5,818	59,628	171,213
2000 Occupied Housing Units	5,588	54,498	154,787
2000 Owner Occupied Housing Units	4,111	33,592	94,466
2000 Renter Occupied Housing Units	1,477	20,906	60,321
2000 Vacant Housings Units	230	5,133	16,428
% 2000 Occupied Housing Units	96.05%	91.40%	90.41%
% 2000 Owner occupied housing units	73.57%	61.64%	61.03%
% 2000 Renter occupied housing units	26.43%	38.36%	38.97%
% 2000 Vacant housing units	3.95%	8.61%	9.60%

INCOME

	1 MILE	3 MILES	5 MILES
2012 Household Income: Median	\$44,619	\$39,930	\$44,483
2012 Household Income: Average	\$60,469	\$57,174	\$63,390
2012 Per Capita Income	\$18,943	\$20,115	\$25,526



LOCATION MAP



SITE PLAN



UNIT	BUSINESS NAME	UNIT	BUSINESS NAME
1	TD BANK	105	ME HUNGRY
3	SMOOTHIE KING	107	FAMOUS PHIL'S SUB SHOP
5	T MOBILE	109	PRICE CHOICE SUPERMARKET
7	LIBERTY TAX	109b	ARROW MASH REAL ESTATE
9	POLICE SUPPLY	111/113	THE DUTCH POT
11	DUNKIN DONUTS	115	THE CURVE
15	VACANT (8,500 SQ FT)	117	LATCHMAN SEAFOOD RESTAURANT
17	STATE FARM	119	NAIL PASSION
19	VACANT (3,120 SQ FT)	123	HERBAL LIFE
21	VACANT (3,120 SQ FT)	127	ICANDY HAIR COLLECTION
23	TEACHER TOOLS	129	CONFERENCE CENTER
25	FINESSE BOUTIQUE	133	MEDICAL EYE
27	VACANT (9,360 SQ FT)	135	MY SUNLIGHT SOLAR LIGHTING
33	VACANT (2,800 SQ FT)	137	CASINO LIQUOR STORE
35	VACANT (2,800 SQ FT)	155	GF TAX SERVICES
37	VACANT (2,800 SQ FT)	157	PINK PUSSYCAT FLOWER
39	KUMITE MMA	159	ALO SHIPPING
51/91	FLORIDA BARBER COLLEGE	189	COMPLETE CARE MEDICAL
101	DELICIOUS CREATIONS BAKERY	189A/199	COUNTY LINE CHIROPRACTIC
103	J.W TAX & REAL ESTATE		