



DAVIE, FL

# S FLAMINGO RD & SR 84

7.39 ACRES AVAILABLE FOR LEASE



PROJECT  
DETAILS

PROPERTY HIGHLIGHTS

- 7.39 Acre site available at the SEQ of 595 & Flamingo Road
- Over 60,000 cars pass through the intersection daily
- Regionally located at major thoroughfares in western Broward County
- Strong access, traffic, and visibility

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
16,421	89,970	254,550



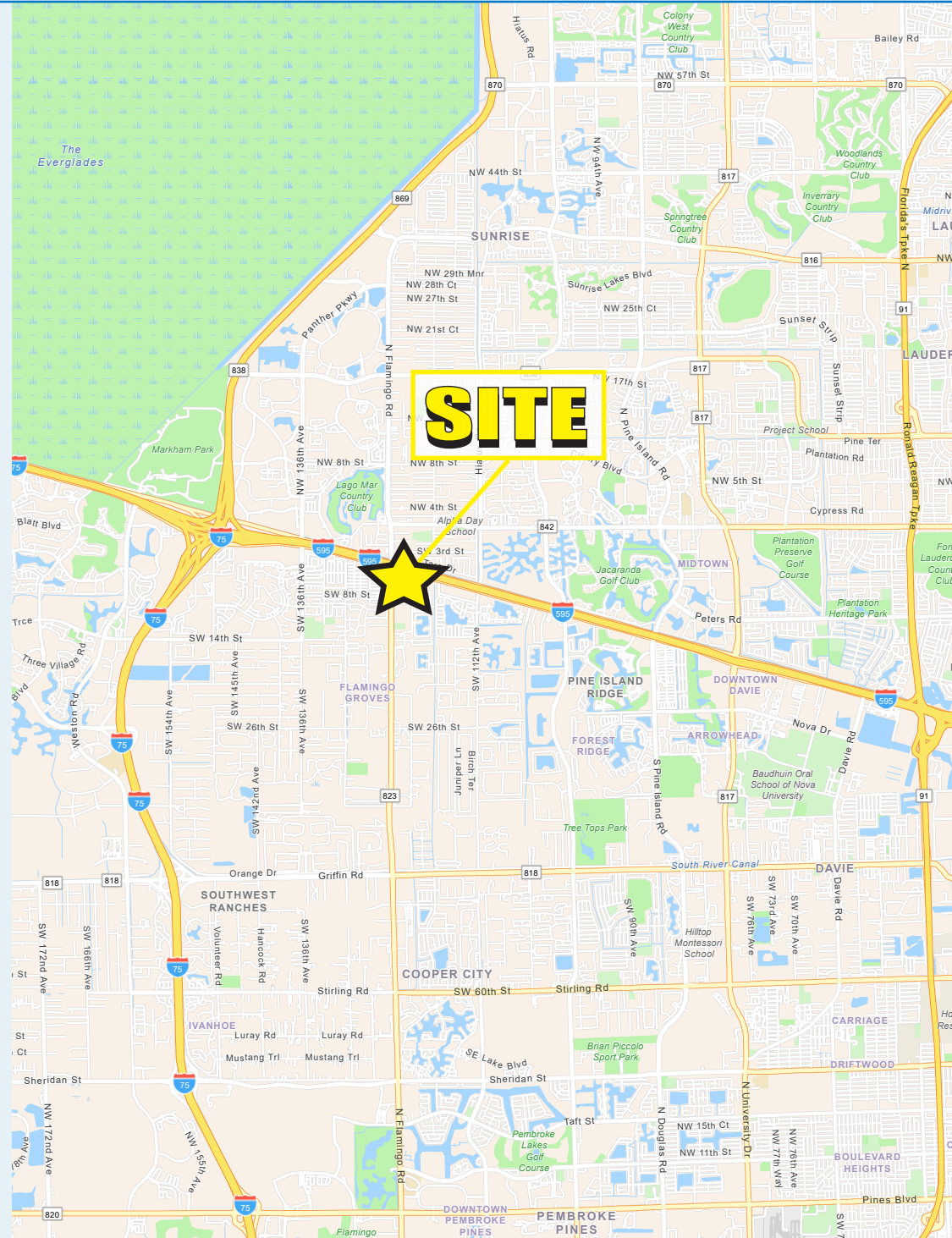
DAYTIME POPULATION

4,306	45,177	133,901
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MEDIAN HH INCOME

\$73,930	\$96,810	\$85,717
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HIGH AERIAL



SAWGRASS MILLS MALL 2.7M SF

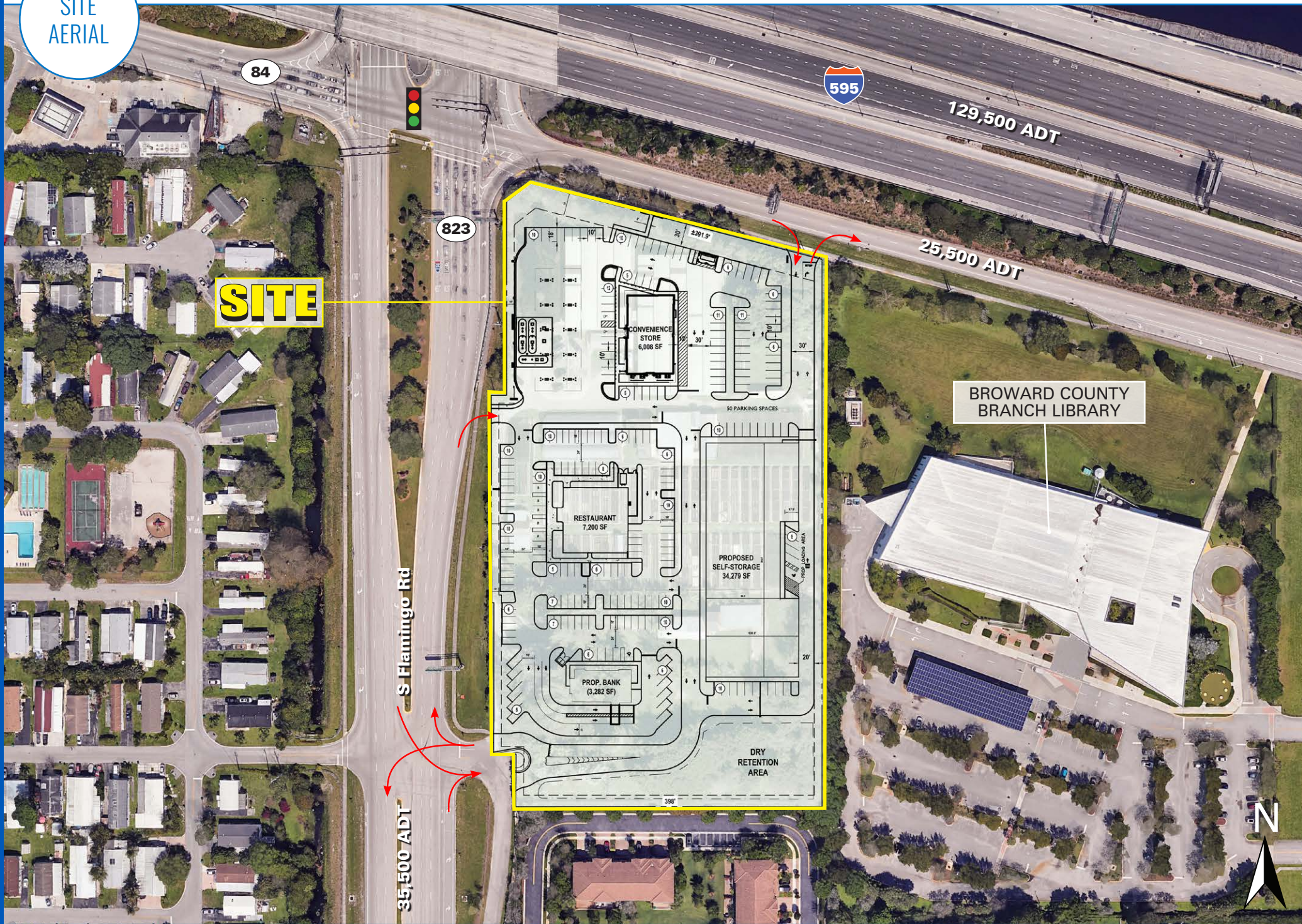
- blanningdale
- JCPenney
- OUTLET
- rack
- NOORDSTRON
- Jimmy Choo
- OFF BROADWAY
- Marshall's
- REGAL CINEMAS
- FOREVER 21
- DICK'S
- GUCCI
- COACH
- ST JOHN

PROPOSED

- METROPOLICA
- 400,000 SF RETAIL
- 2,250 RESIDENTIAL UNITS
- 650K SF OFFICE

**SITE**

SITE  
AERIAL



**SITE**

S Flamingo Rd

35,500 ADT

823

84

595

129,500 ADT

25,500 ADT

CONVENIENCE STORE  
6,008 SF

RESTAURANT  
7,200 SF

PROP. BANK  
(3,282 SF)

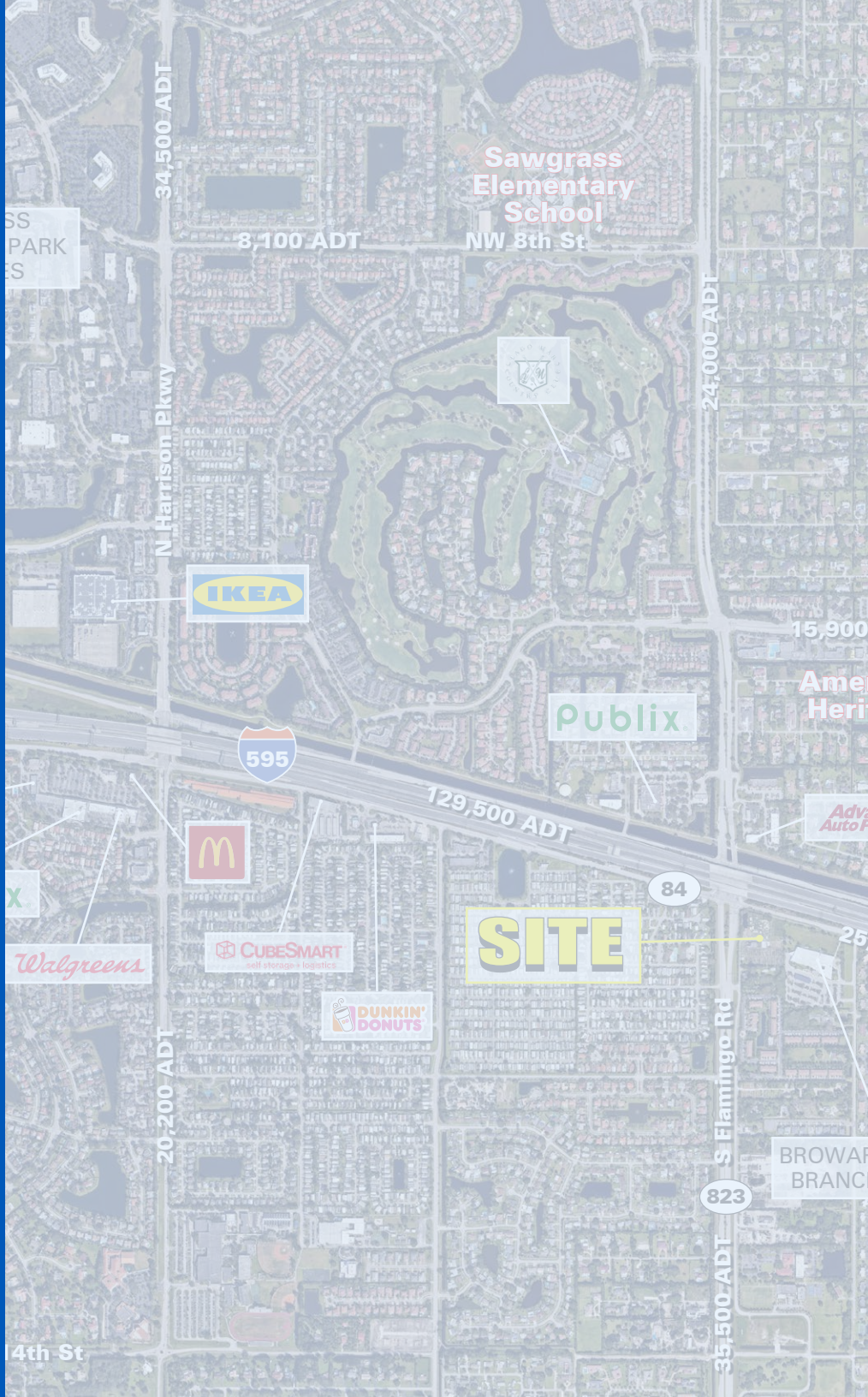
PROPOSED SELF-STORAGE  
34,279 SF

DRY RETENTION AREA

50 PARKING SPACES

BROWARD COUNTY  
BRANCH LIBRARY





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## ROSS WATERS

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