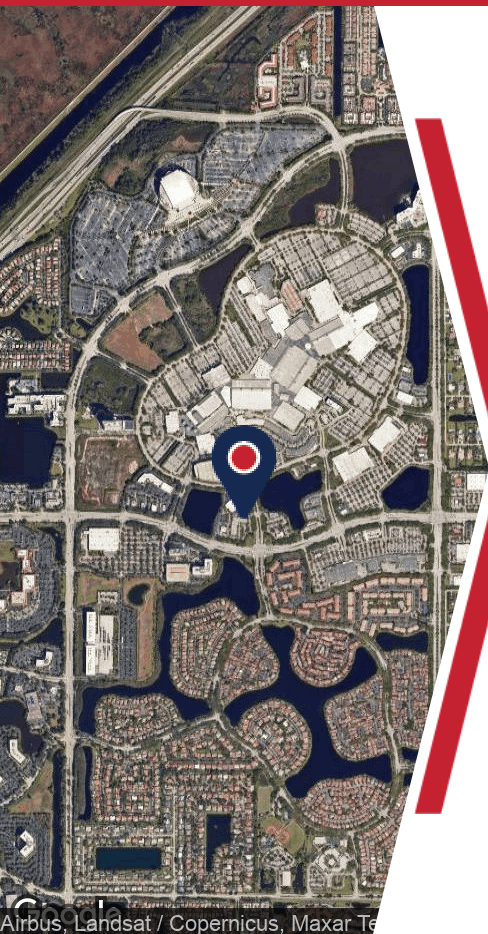


BERGERON SAWGRASS PLAZA

12703 W SUNRISE BLVD, SUNRISE, FL



## PROPERTY DETAILS

- Second Generation Restaurant Space
- Rental rate: \$32.00/PSF Base Rent + \$10.60/PSF Operating Expenses + Restaurant Garbage Removal Expense \$600 monthly
- Located at the Main Entrance to Sawgrass Mills Mall
- Abundant parking
- High Traffic Counts
- In Close proximity to Sawgrass Expressway and I-595
- Walkable distance to Sawgrass Mills, the new Metropica Development, restaurants and offices
- Outstanding co-tenants like UPS and Don Pan International Bakery
- Fully Operational Kitchen

## ABOUT PROPERTY



### PRICE

\$32.00 SF/yr (NNN)



### YEAR BUILT

1996



### AVAILABLE SF

3,900



### PARKING

6.87/1,000



### LOCATION

12703 W. Sunrise Blvd. Sunrise, Florida

For more information:

**Joseph Byrnes**

954.652.2048 | Jbyrnes@Bergercommercial.Com  
bergercommercial.com

**Jake Michels**

954.652.2036 | Jmichels@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.





For more information:

**Joseph Byrnes**

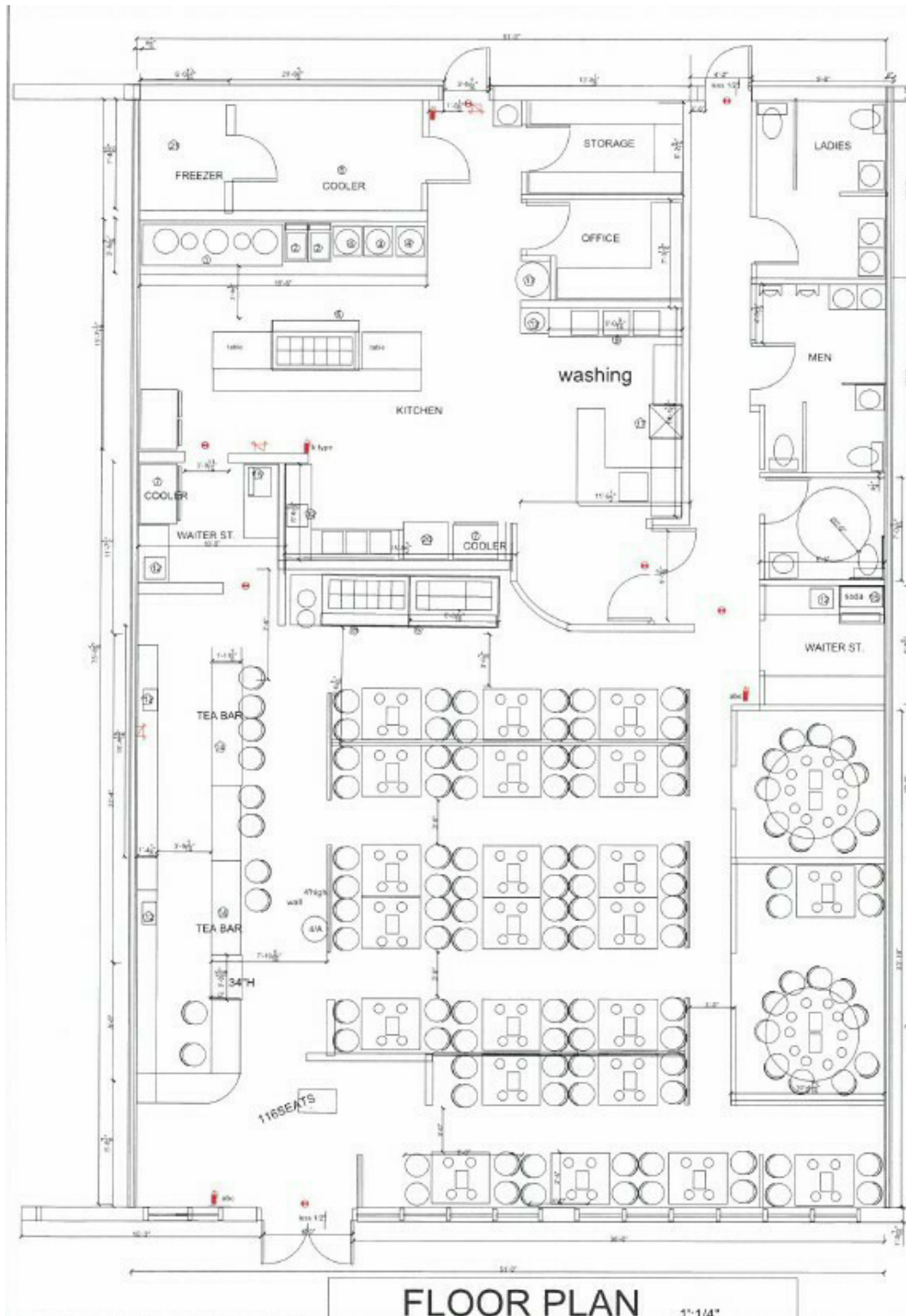
954.652.2048 | [jbyrnes@Bergercommercial.Com](mailto:jbyrnes@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Jake Michels**

954.652.2036 | [jmichels@Bergercommercial.Com](mailto:jmichels@Bergercommercial.Com)







For more information:

**Joseph Byrnes**

954.652.2048 | Jbyrnes@Bergercommercial.Com  
bergercommercial.com

**Jake Michels**

954.652.2036 | Jmichels@Bergercommercial.Com







For more information:

**Joseph Byrnes**

954.652.2048 | Jbyrnes@Bergercommercial.Com  
bergercommercial.com

**Jake Michels**

954.652.2036 | Jmichels@Bergercommercial.Com







Google

Imagery ©2025 Airbus,  
Maxar Technologies

For more information:

**Joseph Byrnes**

954.652.2048 | Jbyrnes@Bergercommercial.Com  
bergercommercial.com

**Jake Michels**

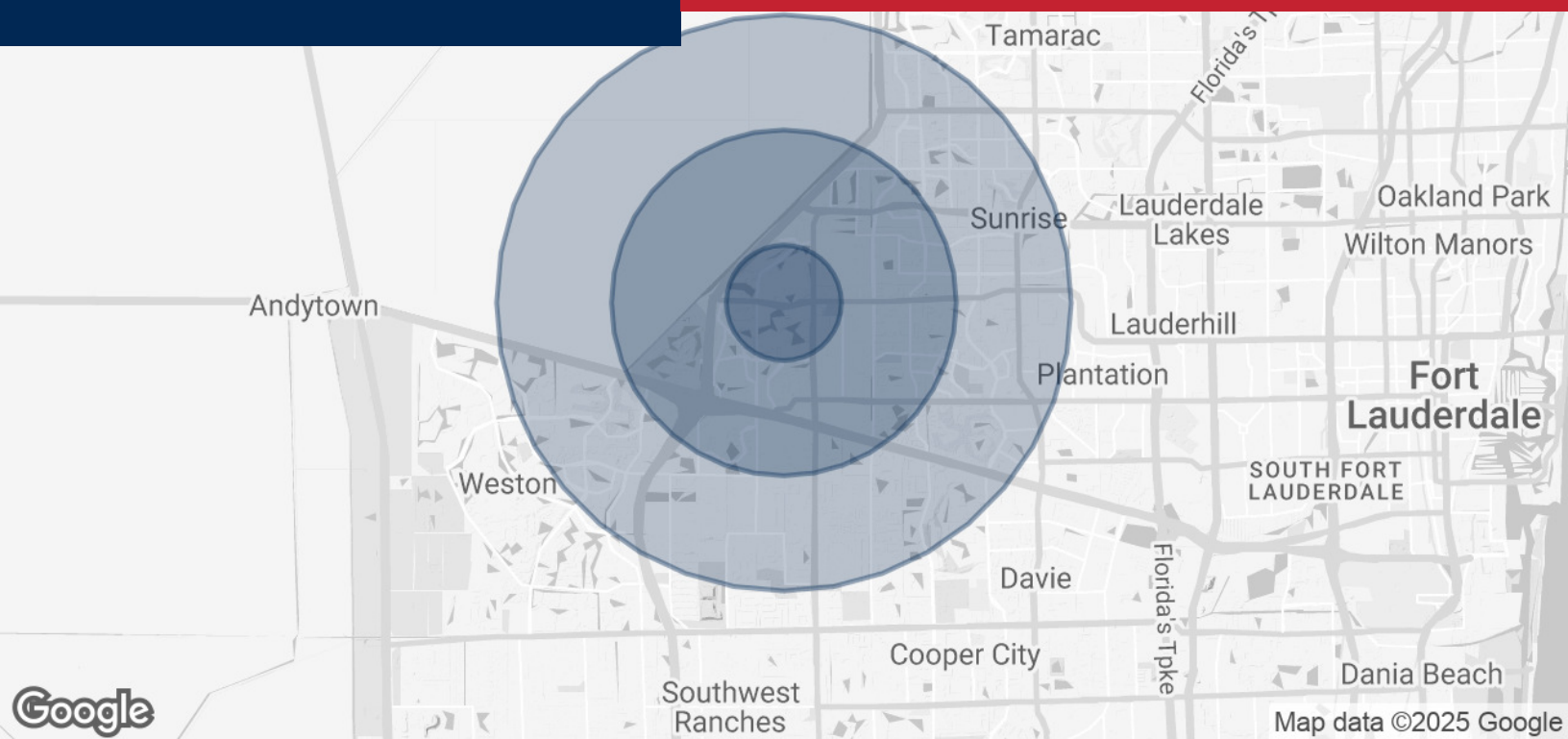
954.652.2036 | Jmichels@Bergercommercial.Com





# BERGERON SAWGRASS PLAZA

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,193	68,749	194,902
Average Age	34.0	39.1	39.3
Average Age (Male)	32.8	38.1	37.3
Average Age (Female)	34.5	39.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,419	25,899	75,784
# of Persons per HH	3.0	2.7	2.6
Average HH Income	\$96,819	\$87,046	\$79,173
Average House Value	\$688,625	\$336,856	\$282,262

2020 American Community Survey (ACS)

For more information:

**Joseph Byrnes**

954.652.2048 | Jbyrnes@Bergercommercial.Com  
bergercommercial.com

**Jake Michels**

954.652.2036 | Jmichels@Bergercommercial.Com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.