

RETAIL SPACE FOR LEASE

WESTPOINT PLAZA

10101-10251 W Commercial Boulevard, Tamarac, FL 33351

TWO ±1,400 SF INLINE SPACES &
ONE ±1,650 SF ENDCAP SPACE AVAILABLE



JOIN THIS HIGH-TRAFFIC TAMARAC RETAIL CORRIDOR

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

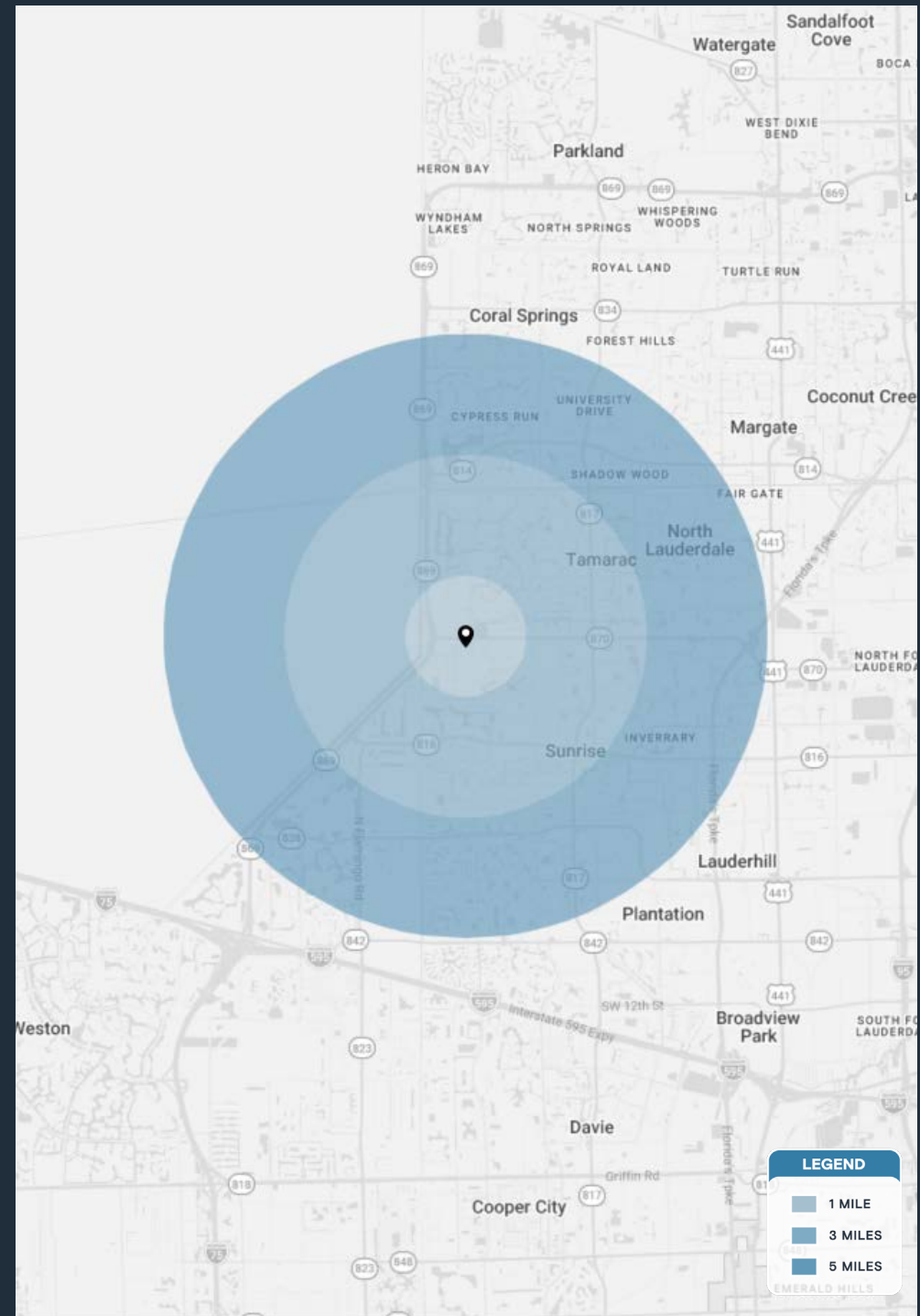
HIGHLIGHTS

- Three available spaces: (2) ±1,400 SF each (one space is F&B and the other is dry retail) and (1) ±1,650 SF endcap
- Under ground grease trap and natural gas on site
- Prime frontage along West Commercial Boulevard
- Excellent visibility and signage opportunities
- Strong traffic counts and dense surrounding demographics
- Ideal for retail, medical, fitness, wellness, or service uses
- Ample parking for customers and employees
- Centrally located with easy access to University Drive, Nob Hill Road, and the Sawgrass Expressway

DEMOGRAPHICS

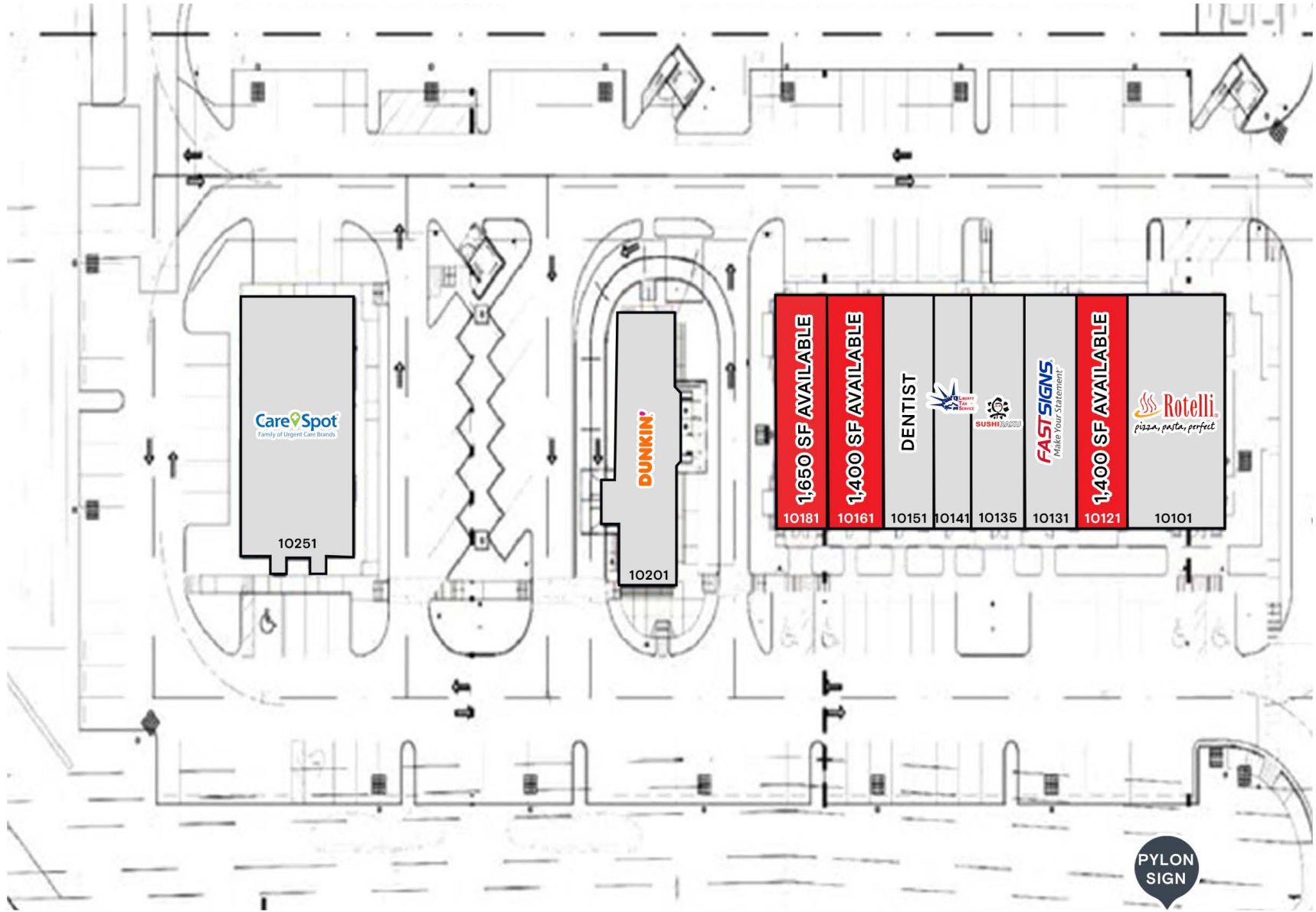
	1 MILE	3 MILES	5 MILES
POPULATION	8,807	140,919	370,298
HOUSEHOLDS	3,253	57,402	143,680
EMPLOYEES	7,834	35,160	100,175
AVERAGE HH INCOME	\$94,451	\$94,322	\$99,169

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	52,930	185,851	399,539
HOUSEHOLDS	21,121	75,120	152,836
EMPLOYEES	15,911	60,377	121,577
AVERAGE HH INCOME	\$103,629	\$99,717	\$104,248





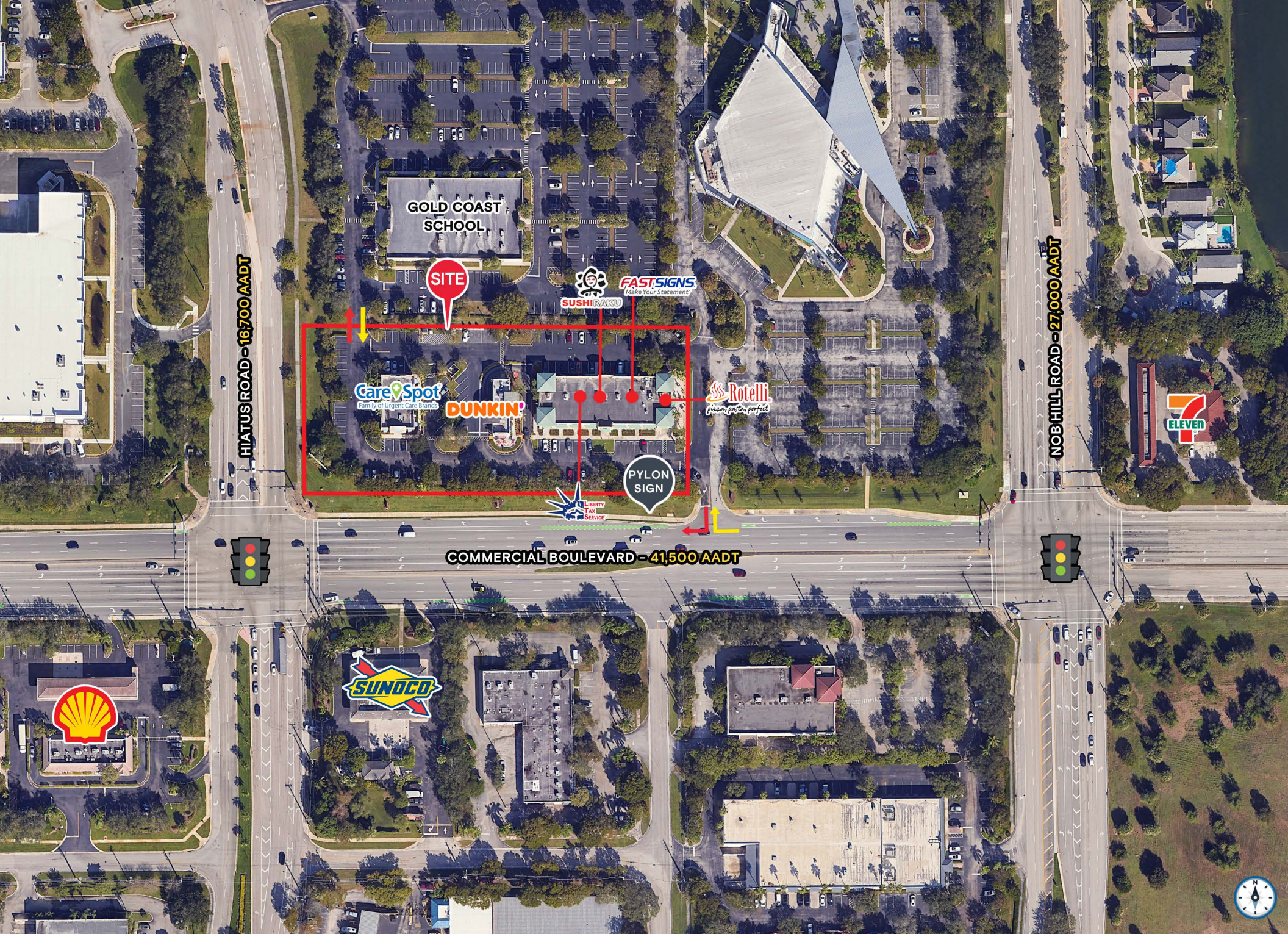
HIATUS ROAD - 16,700 AADT



COMMERCIAL BOULEVARD - 41,500 AADT

PYLON SIGN





HIATUS ROAD - 16,700 AADT

GOLD COAST SCHOOL

SITE

SUSHIRAKU
FASTSIGNS
Make Your Statement

CareSpot
Family of Urgent Care Brands

DUNKIN'

Rotelli
pizza pasta perfect

LIBERTY TAX SERVICE
PYLON SIGN

COMMERCIAL BOULEVARD - 41,500 AADT

NOB HILL ROAD - 27,000 AADT

7-ELEVEN

SUNOCO

Contact Brokers

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