

**PRIME FREE-STANDING  
PROPERTY IN WESTON**

RETAIL / OFFICE AVAILABLE FOR LEASE

**4471 WESTON RD**

*Weston, FL 33331*

For Lease By





## PROPERTY DESCRIPTION

This prime, free-standing property is uniquely situated on Weston Road, a highly visible location in Weston, Florida. It offers a rare opportunity to secure one of the only free-standing buildings in the area. Adjacent to Walgreens and close to prominent businesses like Synovus Bank, TD Bank, and the popular Weston Shops, a boutique retail hub at the heart of the city. Weston is renowned as one of America's premier cities, featuring master-planned communities, headquarters for Fortune 500 companies, beautifully maintained neighborhoods, top-rated public schools, and abundant parks and recreational facilities.

## PROPERTY HIGHLIGHTS

- Excellent Drive-up Parking
- Direct Frontage on Weston Road
- Dedicated Free-standing Monument Sign on Weston Road
- located next to Wallgreens
- Less than 0.5 mi. from Cleveland Clinic Florida Hospital
- Dedicated Turn Lane
- Pylon Sign

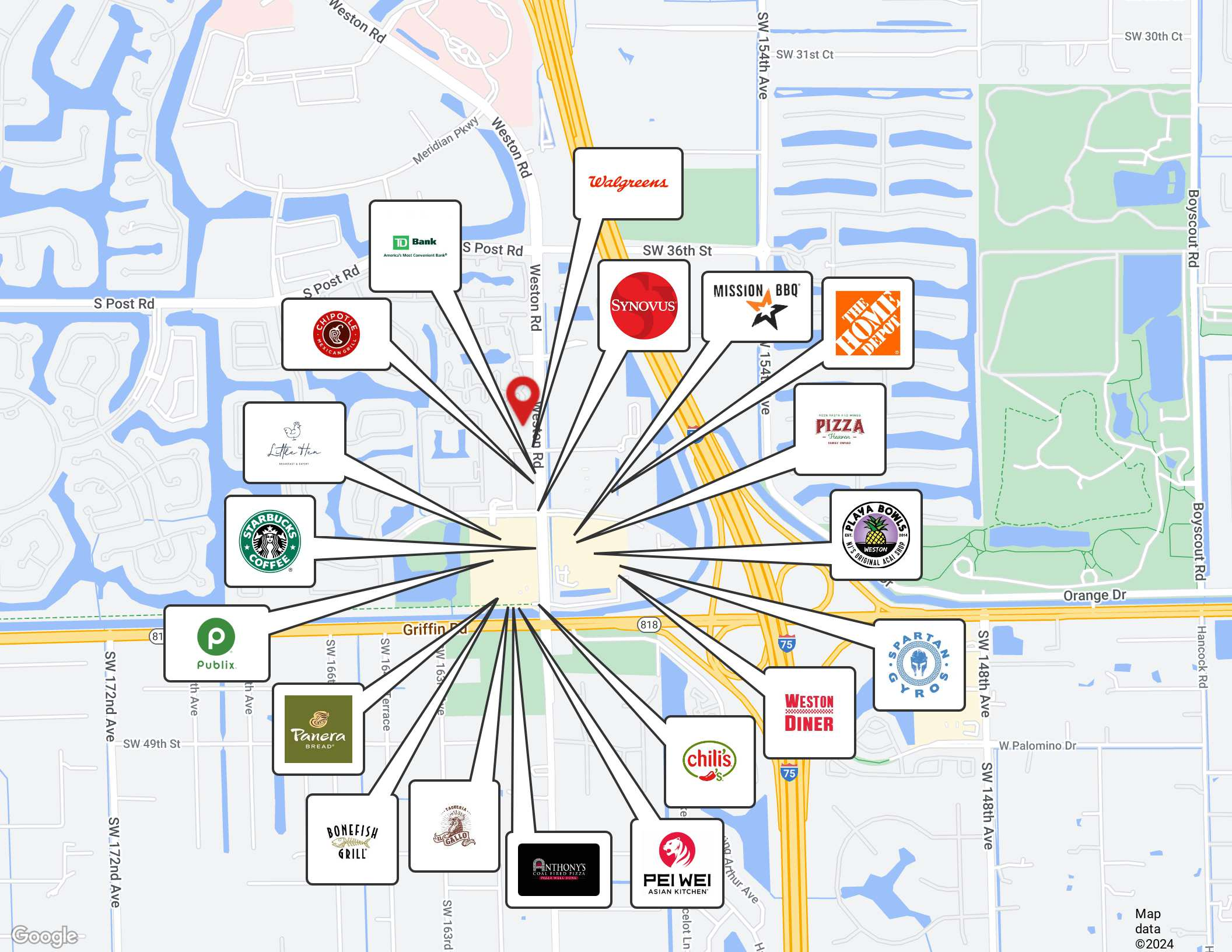
## OFFERING SUMMARY

Base Rent:	\$52.00 SF/yr (NNN)
NNN:	Estimated \$11.49/sqft
Available SF:	4,229 SF
Lot Size:	47,184 SF
Building Size:	4,072 SF

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	17,893	67,163	251,330
Total Population	55,808	204,714	705,185
Average HH Income	\$187,469	\$165,806	\$126,509

PERMITTED USES



Walgreens

SYNOVUS

MISSION BBQ

THE HOME DEPOT

PIZZA  
- Flavors -  
- FAMILY OWNED -

PLAYA BOWLS  
EST. 2014  
WESTON  
100% ORIGINAL AÇAÍ BLEND

SPARTAN'S GYROS

WESTON DINER

chili's

PEI WEI  
ASIAN KITCHEN

ANTHONY'S  
COAL FIRED PIZZA  
PARCHES • WOOD FIRED

TADORRA GALLO

BONEFISH GRILL

Panera BREAD

Publix

STARBUCKS COFFEE

Little Hen  
RESTAURANT & CAFE

CHIPOTLE MEXICAN GRILL

TD Bank  
America's Most Convenient Bank®

**I-75**  
VPD 169,000

**GRIFFIN RD**  
VPD 25,500

**WESTON RD**  
VPD 30,500

**SUBJECT  
PROPERTY**















# NATIVE REALTY®

JAIME STURGIS

ADAM DOCKTOR

NativeRealty.com

954.595.2999

Info@NativeRealty.com

1926 East Sunrise Blvd, Fort Lauderdale, FL 33304