

SAWGRASS PROMENADE

1301-1321 S Military Trail | Deerfield Beach, 33442

Latitude: 26.30119 Longitude: -80.13479

FOR LEASE



FOR MORE INFORMATION

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PROPERTY FEATURES

GLA
107,092± sf

VPD
23,500 Cars Daily

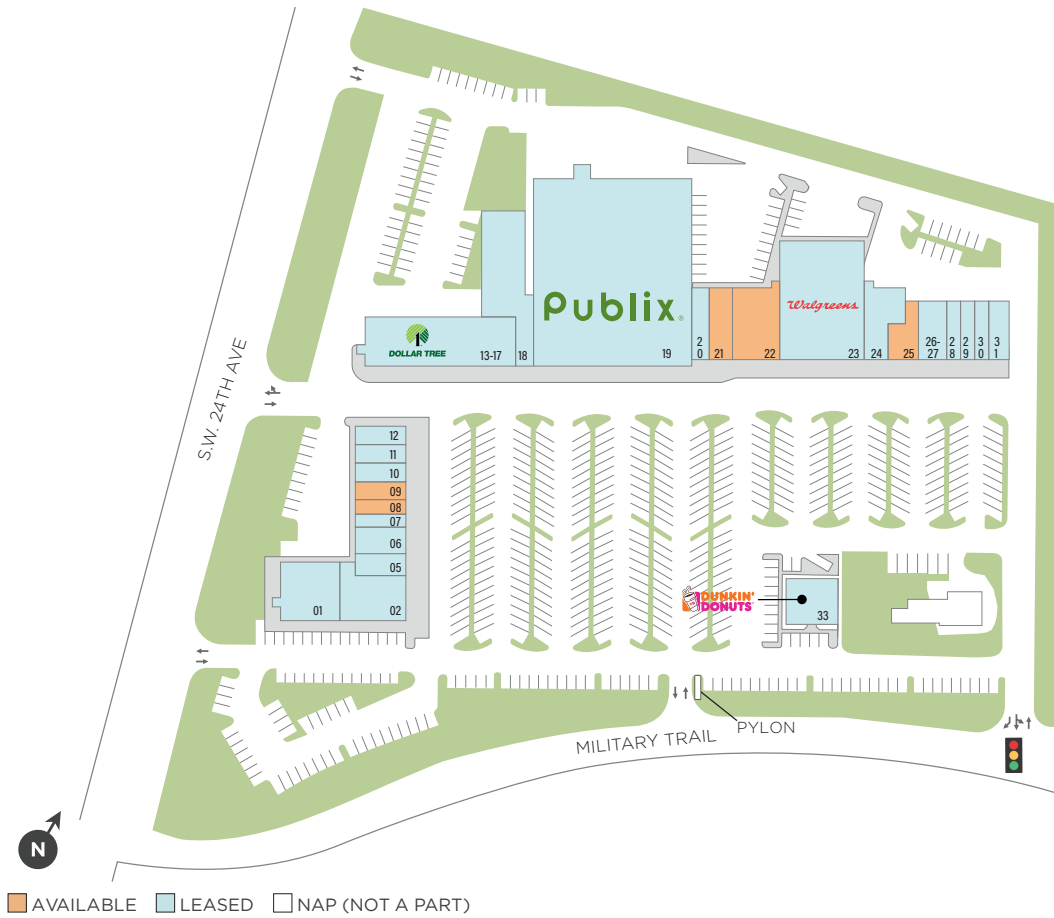
Located on Military Trail, just one block south of SW 10th Street, Sawgrass Promenade is anchored by Publix. Co-tenants include Walgreens, Dollar Tree, Dunkin Donuts, Leap Ahead Learning Center, Legend's Tavern & Grille and Dr. G's Urgent Care. The center is convenient to I-95, Sawgrass Expressway and surrounded by some of Deerfield Beach's largest employers including Publix Distribution and Republic National Distributing Company. Just north of the center is Sandpiper Pointe at Deerfield Beach, a brand new gated community by Toll Brothers of 201 townhomes starting in the high \$400s.

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SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
01	LEGEND'S TAVERN & GRILLE	4,225	12	WE WOOF	1,200	25	AVAILABLE	1,884
02	DR. G'S URGENT CARE	4,012	13-17	DOLLAR TREE	10,400	26-27	ALL STAR PIZZA	1,950
05	ZOOM OPTICAL	1,310	18	LEAP AHEAD LEARNING CENTER	7,500	28	NATURA SPA	975
06	GOLDEN KRUST	2,000	19	PUBLIX	36,464	29	CHINA MOON RESTAURANT	975
07	NEW ERA BARBERSHOP	900	20	TECHY	1,200	30	HOT NAILS	980
08	AVAILABLE	900	21	AVAILABLE	2,030	31	SAWGRASS COIN LAUNDRY	1,625
09	AVAILABLE	1,200	22	AVAILABLE	4,826	33	DUNKIN DONUTS	3,000
10	GREAT LIFE CHIROPRACTIC	1,200	23	WALGREENS	13,000			
11	MEDICAL CENTER AFFILIATES	1,200	24	DEERFIELD DENTISTRY	2,136			

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	14,628	139,989	339,583
DAYTIME POP.	21,621	140,057	363,375
AVG. HH INCOME	\$59,757	\$85,598	\$101,112
MEDIAN AGE	63.0	44.5	45.4



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