

**NEW
DEVELOPMENT
FOR SALE**

COMMERCIAL DEVELOPMENT

5191 - 5201 S. STATE ROAD 7 & 441 DAVIE, FL 33314

NEXT TO
HARDROCK HOTEL -
NEW TO MARKET
RETAIL SPACE
AVAILABLE



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Building Better Retail Experiences



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NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

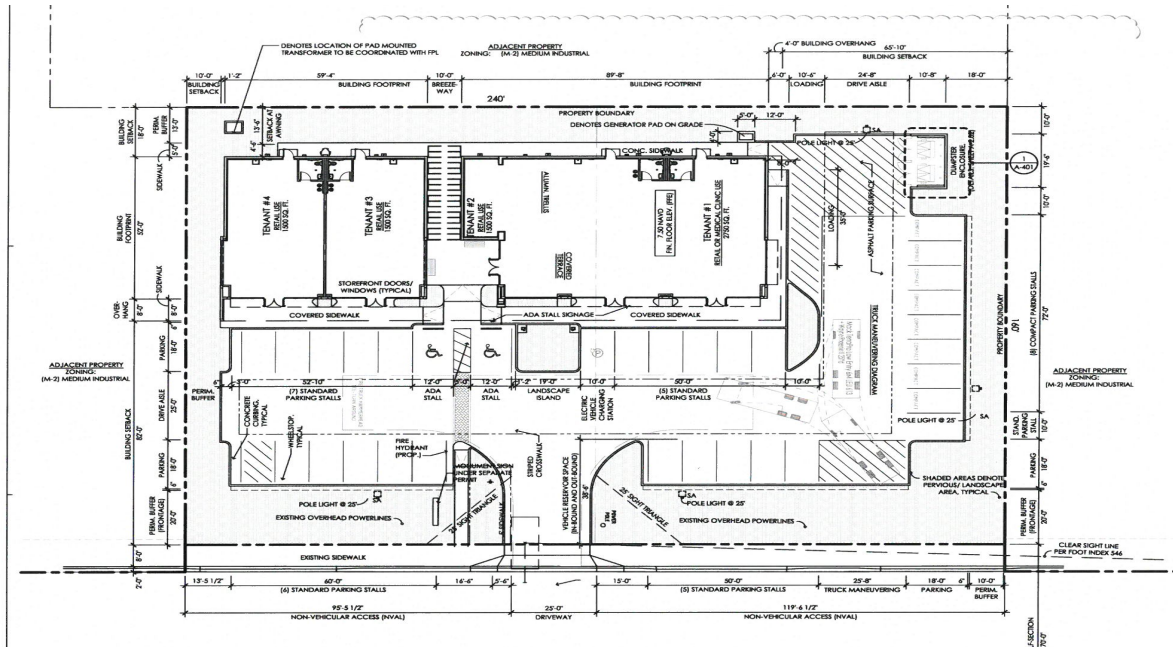
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PROPERTY HIGHLIGHTS

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- New to market - Upscale architecture to match Hard Rock
- Property located between Hard Rock and new re-development at 441 and Griffin
- Street front retail space for lease after developed
- Retail 1 - 4,428 SF
- Retail 2 - 3,108 SF -or-
- Retail 2 - 1,554 SF
- Retail 3 - 1,554 SF
- **Total GLA - 7,536 SF**
- Vanilla shell delivery
- SR 7 - 57,000 cars/day

DEMOGRAPHICS

2023	1 Mile	3 Mile	5 Mile
Est. Population	8,636	121,982	369,109
Average HH Income	\$80,670	\$97,732	\$96,261
Households	3,156	45,575	139,912

*Source: SitesUSA, 2023

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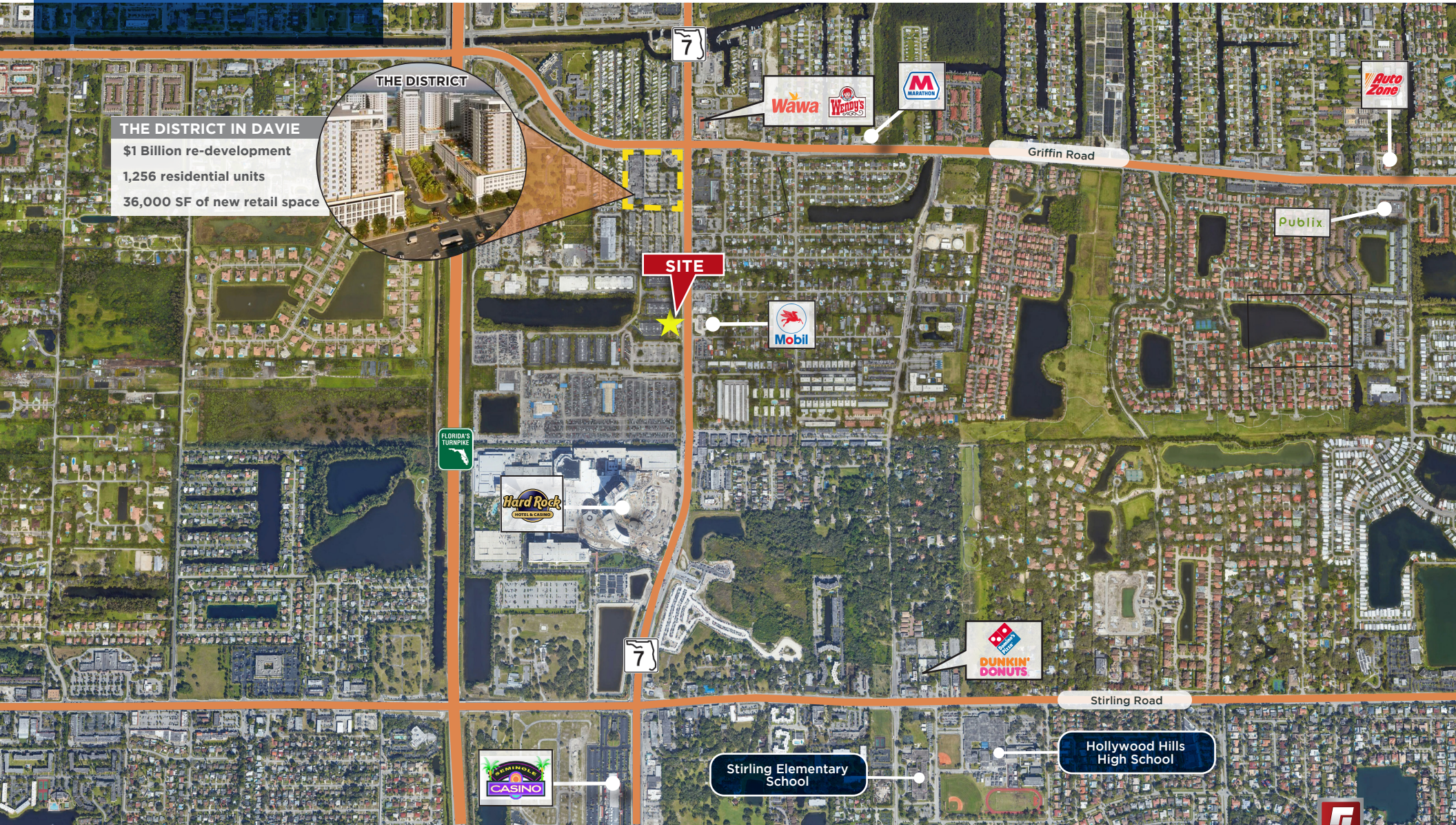


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RETAIL AERIAL

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