

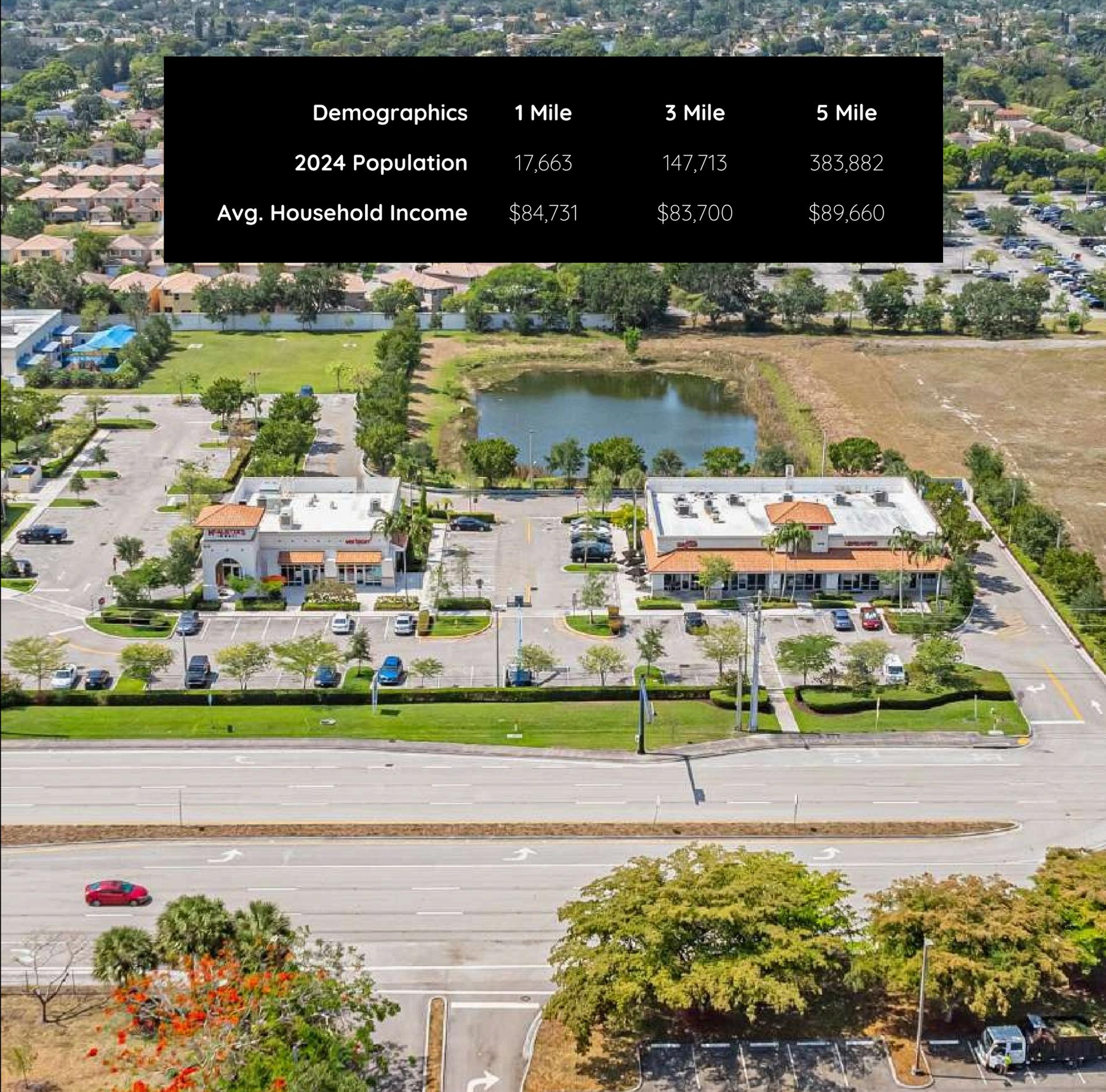
# WEST COMMERCIAL LANDINGS

SUNRISE, FLORIDA



# Property Highlights

- 1,500 SF available for lease
- Prime location next to Burger King, Wawa, The Learning Experience, and directly across from a Publix-anchored shopping center
- Exceptional visibility and access along W Commercial Boulevard
- Strong parking ratio of 7 spaces per 1,000 SF
- Just one mile from the Sawgrass Expressway
- Situated in a high-density area of Sunrise, with over 147,000 residents within a 3-mile radius
- High traffic exposure with over 41,500 vehicles per day on W Commercial Boulevard
- Total GLA (Gross Leasable Area): 11,700 SF



Demographics	1 Mile	3 Mile	5 Mile
2024 Population	17,663	147,713	383,882
Avg. Household Income	\$84,731	\$83,700	\$89,660

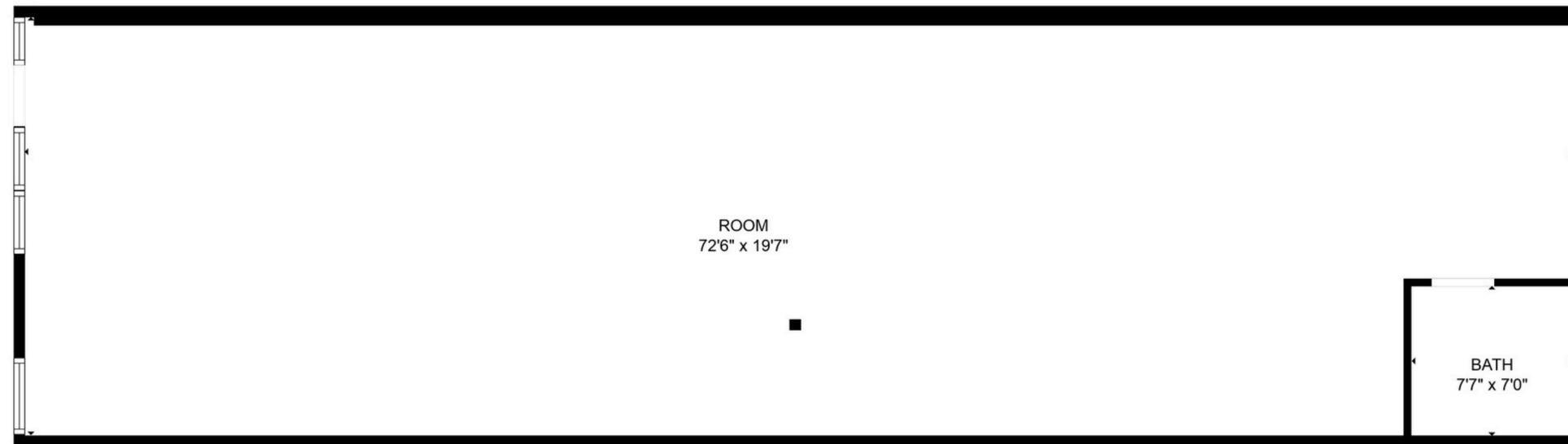
# Property Photos



# Property Photos



# Floor Plan





N.W. 94TH AVENUE . 5,700 VPD

W. COMMERCIAL BLVD. . 31,000 VPD



# TENANT SUMMARIES



## VERIZON WIRELESS

Verizon Communications Inc. is an American multinational telecommunications conglomerate. The company is incorporated in Delaware and headquartered in Midtown Manhattan, New York City. Verizon's capital stock is a component of the Dow Jones Industrial Average. It is the world's second-largest telecommunications company by revenue. For the fiscal year 2022, Verizon reported earnings of US\$21.75 billion, with an annual revenue of US\$136.835 billion, an increase of 2.4% over the previous fiscal cycle. Verizon's shares traded at over \$45 per share, and its market capitalization was valued at over US\$229.1 billion in October 2018. Verizon is currently ranked #26 in the Fortune 500 for 2023 and #64 in the Fortune Global 500.

Tenant Name	Verizon
Lease Commencement	2021-12-06
Lease Expiration	2028-10-31
Ownership	Public
Gross Leasable Area (GLA)	1,050 SF
Headquartered	New York, NY
No. of Locations (Chainwide)	6,228 (US)
No. of Tenant Owned Locations	3
Web Site	<a href="https://www.verizon.com">verizon.com</a>



## PAPA JOHN'S

Papa John's International, Inc., d/b/a Papa Johns, is an American pizza restaurant chain. It is the fourth largest pizza delivery restaurant chain in the US, with headquarters in the Louisville, Kentucky and Atlanta, Georgia metropolitan areas. Papa John's global presence has reached over 5,500 locations in 49 countries and territories and is the world's third-largest pizza delivery company.

Tenant Name	Papa John's
Lease Commencement	2017-11-07
Lease Expiration	2028-07-31
Ownership	Public
Gross Leasable Area (GLA)	1,500 SF
Headquartered	Jefferson, KY and Cumberland, GA
No. of Locations (Chainwide)	5,400
No. of Tenant Owned Locations	75
Web Site	<a href="https://www.papajohns.com">papajohns.com</a>



## UBREAKIFIX

uBreakiFix by Asurion stores specialize in the repair of consumer technology, including smartphones, game consoles, tablets, computers and nearly everything in between. Cracked screens, software issues, camera issues and most other problems can be repaired by visiting uBreakiFix by Asurion stores across the U.S. Since 2016, uBreakiFix by Asurion has served as a walk-in repair partner for Google Pixel customers. In 2018, the stores became a Samsung Care authorized service provider offering same-day, in-person support for Samsung Galaxy customers across the U.S. In 2019, uBreakiFix joined the Asurion® family and now operates as a subsidiary of the tech care company while still maintaining the franchise model.

Tenant Name	Ubreakifix
Lease Commencement	2017-08-01
Lease Expiration	2028-07-31
Ownership	Private
Gross Leasable Area (GLA)	1,125 SF
Headquartered	Orlando, FL
No. of Locations (Chainwide)	832
No. of Tenant Owned Locations	1
Web Site	<a href="https://www.ubreakifix.com">ubreakifix.com</a>

# TENANT SUMMARIES



## MCALISTER'S DELI

Founded in 1989, McAlister's Deli® is a fast casual restaurant chain known for its genuine hospitality, sandwiches, spuds, soups, salads, desserts and McAlister's Famous Sweet Tea™. In addition to dine-in and take-out service, McAlister's Deli also offers catering with a selection of sandwich trays, box lunches, desserts, a hot spud bar and more. With numerous industry accolades, the McAlister's Deli brand had more than 530 restaurants in 29 states as of December 31, 2023. The company is headquartered in Atlanta, GA.

Tenant Name	McAlister's Deli
Lease Commencement	2019-10-22
Lease Expiration	2031-11-30
Ownership	Private
Gross Leasable Area (GLA)	3,150 SF
Headquartered	Atlanta, GA
No. of Locations (Chainwide)	530
No. of Tenant Owned Locations	3
Web Site	<a href="http://mcalistersdeli.com">mcalistersdeli.com</a>



## HUEY MAGOO'S

Huey Magoo's is a fast-casual concept founded in 2004 by Matt Armstrong and Thad Hudgens. Now, former executives from one of the fastest-growing franchise chains, Wingstop, have partnered with the founders from Huey Magoo's. Huey Magoo's is the country's premiere chicken tender concept with the best 3% of the chicken, which is the tenderloin and The Filet Mignon of Chicken®. As a brand, they apply The Filet Mignon of Chicken® philosophy to everything that they do. Whether it's the ambiance, food quality or high level of service, they are elevating the fast-casual experience for each and every guest that walks through our doors.

Tenant Name	Huey Magoo's
Lease Commencement	2019-01-16
Lease Expiration	2029-10-31
Ownership	Private
Gross Leasable Area (GLA)	1,875 SF
Headquartered	Altamonte Springs, FL
No. of Locations (Chainwide)	13
No. of Tenant Owned Locations	5
Web Site	<a href="http://hueymagoos.com">hueymagoos.com</a>

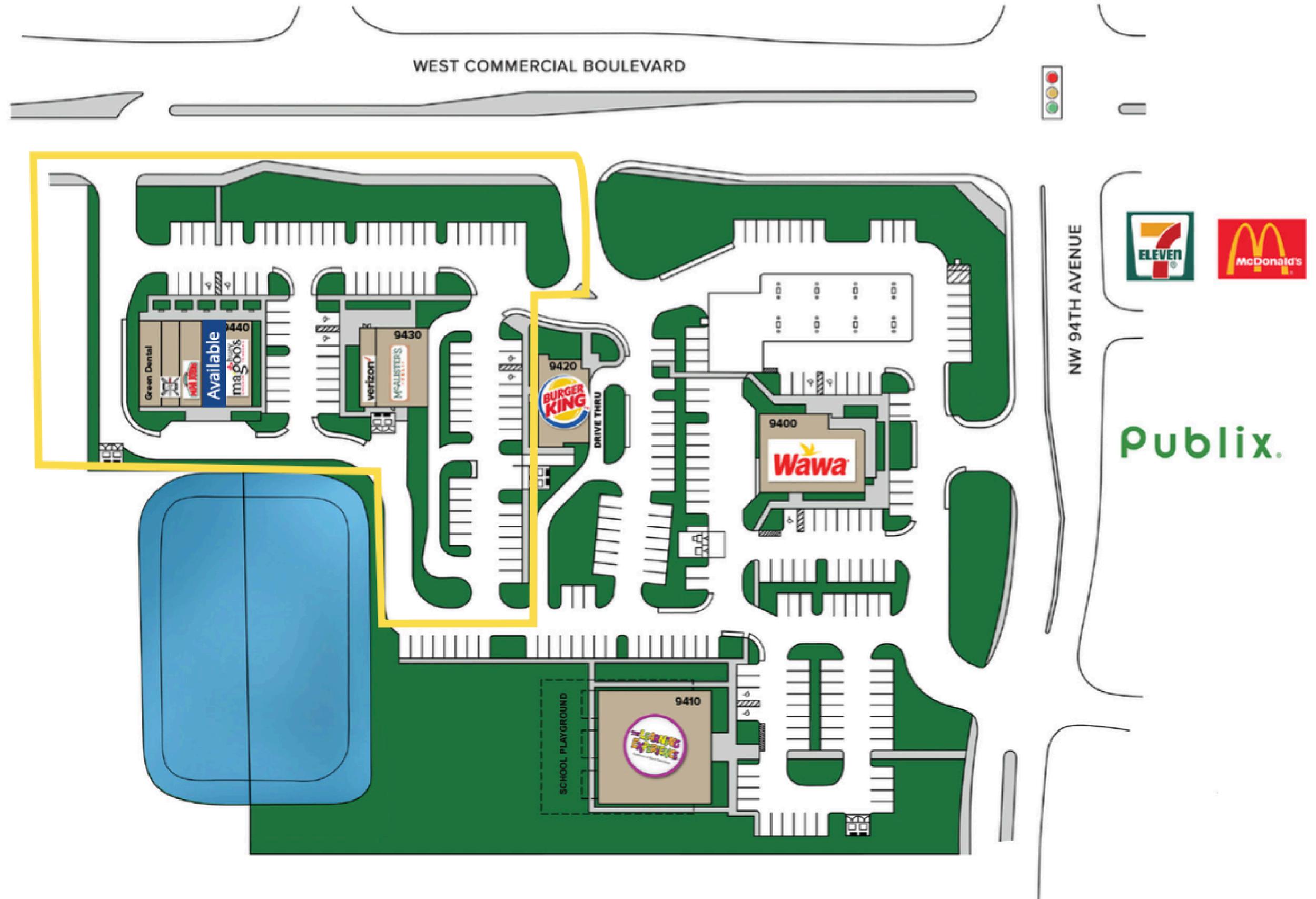


## SGI DENTISTRY

SGI Dentistry provides dental services such as dental cleaning, oral exams, implant dentistry and cosmetic dentistry. The dental office uses the latest state-of-the-art equipment and cutting-edge technology and upholds the strictest sterilization techniques. The company's mission is to educate their patients regarding the importance of oral health care options and help guide them to choose a treatment plan that is most suitable and appropriate for their needs.

Tenant Name	Green Dental
Lease Commencement	2017-07-18
Lease Expiration	2028-10-31
Ownership	Private
Gross Leasable Area (GLA)	1,500 SF
Headquartered	Sunrise, FL
No. of Locations (Chainwide)	2
No. of Tenant Owned Locations	2
Web Site	<a href="http://sgidentistry.com">sgidentistry.com</a>

# Site Plan



CITY FURNITURE

Sawgrass Expressway

W Commercial Boulevard (40,500 VPD)



FERGUSON

Hampton Hills  
196 Townhomes & Condos

TAMARAC VILLAGE  
400 Apartments

Pollo Tropical  
Wendy's  
Walgreens

Calver's

VA U.S. Department of Veterans Affairs



West Commercial Landings

Publix  
SUPERCUTS

Wawa  
THE LEARNING EXPERIENCE

Chick-fil-A

BrandsMart  
USA

North Pine Island Road

# WEST COMMERCIAL LANDINGS



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## Contact Leasing

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