



**Wolf Co.**

REAL ESTATE

# OUTPARCEL FOR LEASE

9100 W State Road 84, Davie, FL



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Prime Signalized Pad Site |  $\pm 0.74$  Acres | Zoned B-3 General Business

#### Property Overview

- Address: 9100 W State Road 84, Davie, FL 33324
- Lot Size:  $\pm 0.74$  Acres (32,328 SF)
- Zoning: B-3 – General Business.
- Frontage:  $\pm 44$  FT on SR 84 at Signalized Intersection.
- Traffic Counts:  $\pm 60,000$  Vehicles Per Day.
- Occupancy: Existing restaurant tenant (month-to-month)

- Asking Price: Asking rents: \$48 NNN
- Price Per SF (Land): Approx. \$1,071/SF
- Delivery: Delivered with existing tenant on month-to-month lease (ideal for owner-user or redevelopment)

#### Investment Highlights

- Strategic Location: Positioned between University Dr and Pine Island Rd with excellent access to I-595, I-75, and the Turnpike.
- High Visibility: Signalized intersection with consistent vehicle flow.
- Flexible Zoning: B-3 allows for retail, restaurant, office, and medical uses.
- Surrounding Anchors: Costco, Whole Foods, The Home Depot, Marshalls, Tower Shops, and Nova Southeastern University.
- Strong Market Fundamentals: Central Broward corridor with high household incomes and continued commercial growth.





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### Strategic Location Surrounded by Affluent Residential Density

9100 W State Road 84 sits at the center of one of Broward County's most desirable residential corridors—anchored by a high-income, family-oriented customer base. This property offers investors and operators direct access to a built-in, upscale audience with strong discretionary spending and demand for elevated dining, retail, and service experiences.

Surrounding the site are multiple luxury communities:

**Westridge:** A gated enclave of multimillion-dollar estates occupied by affluent families and executives, offering a quiet, private lifestyle with oversized lots—perfect for those seeking exclusivity.

**Stonebrook Estates:** Home to high-net-worth households and senior professionals, this community embraces a resort-style lifestyle with tennis courts, trails, and estate-quality living.

**Sierra Ranches and Sterling Ranch:** Upscale modern homes with lakefront views, attracting young families and professionals seeking high-end suburban living in a new construction environment.

**Osprey Landing:** A newer residential pocket with rising values and modern 4-bedroom homes, ideal for upwardly mobile families and working professionals.

**Hawks Landing (Plantation):** A premier gated community just northeast of the site, known for its country club-style amenities, \$1M+ homes, and a resident profile consisting of business leaders, medical professionals, and retirees with disposable income.

Together, these communities reflect household incomes ranging from \$150K to \$250K+, creating an enviable consumer profile for businesses seeking to capture long-term, local loyalty in a well-established trade area.

This strong residential makeup makes 9100 W SR 84 an exceptional opportunity for restaurants, boutique retailers, wellness concepts, or national tenants looking to plant their flag in a neighborhood primed for growth and sustained demand.



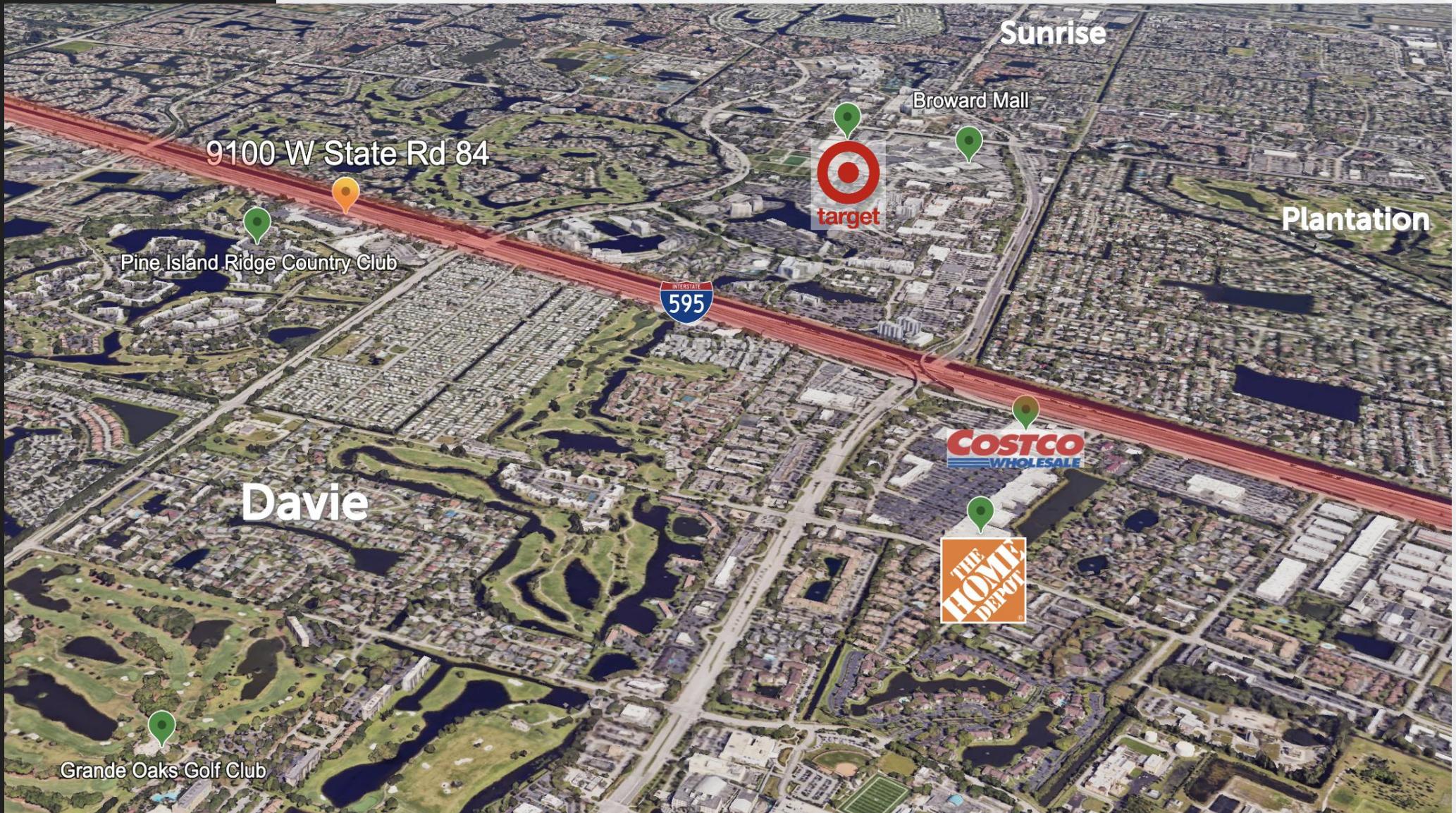
Location



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