

RETAIL SPACE FOR LEASE

SUNSHINE PLAZA

4001 W Commercial Boulevard, Tamarac, FL 33319



CLICK TO VIEW
VIRTUAL TOUR

±64,590 BIG BOX
SPACE AVAILABLE IN 2021



JOIN CO-TENANTS: **Publix** **Marshalls** **DOLLAR TREE** **CRUNCH**

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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

- ±25,000 SF - ±64,950 SF Big Box Space Available in 2027 (will consider subdividing)
- Located at one of the busiest intersections in Broward County
- 55,000 AADT on Commercial Boulevard and 46,500 AADT on US-441
- Convenient access from 441 and Commercial Boulevard
- Signalized intersection
- 203,532 people in a 3 mile radius
- Anchored by: **Publix** **Marshalls**  

DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

| POPULATION | 19,364 | 203,532 | 500,578 |
|-------------------|----------|----------|----------|
| HOUSEHOLDS | 7,538 | 76,066 | 193,885 |
| EMPLOYEES | 10,580 | 84,541 | 182,142 |
| AVERAGE HH INCOME | \$81,913 | \$75,263 | \$82,306 |

5 MINUTES 10 MINUTES 15 MINUTES

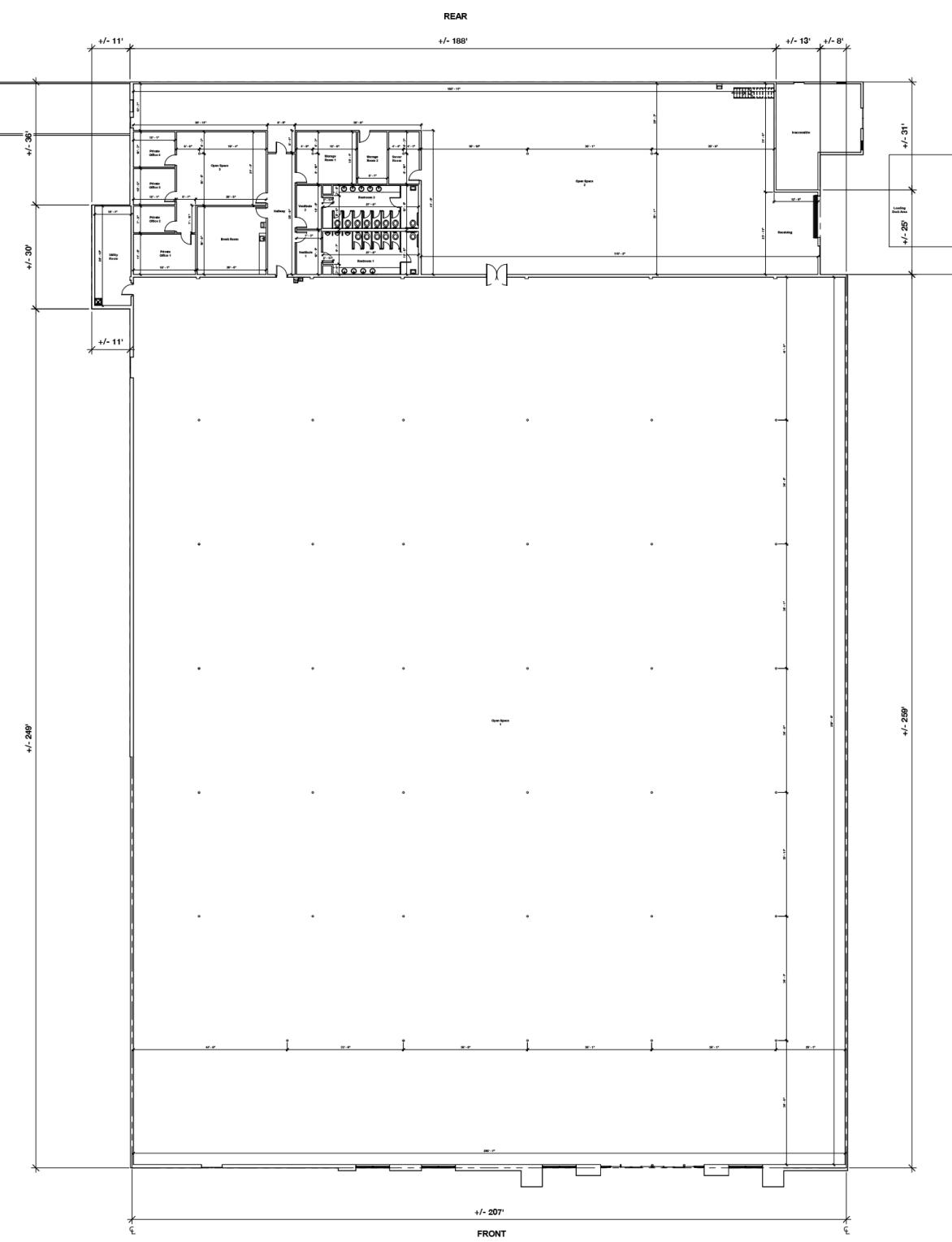
| POPULATION | 25,215 | 163,827 | 370,504 |
|-------------------|----------|----------|----------|
| HOUSEHOLDS | 9,492 | 62,412 | 141,285 |
| EMPLOYEES | 11,858 | 68,855 | 142,236 |
| AVERAGE HH INCOME | \$81,375 | \$76,390 | \$79,298 |





Tenant Roster

| | | | | | | | | | | | |
|----|--------------------|----------|----|-------------|----------|----|-------------------|-----------|----|----------------|-----------|
| 1 | Krispy Kreme | 2,054 SF | 6C | Storage | 1,218 SF | 13 | Chinese Take-Out | 1,400 SF | 20 | Dollar Tree | 12,000 SF |
| 2 | Allure Dental | 2,482 SF | 7 | Salon | 1,214 SF | 14 | Vapor Store | 900 SF | 21 | Publix Liquor | 2,000 SF |
| 3 | Smoothie King | 805 SF | 8 | Red Snapper | 1,200 SF | 15 | Wow Wing House | 800 SF | 22 | LaundroMart | 3,700 SF |
| 4 | Charlie's Pastries | 1,000 SF | 9 | Asia Nails | 1,200 SF | 16 | Truist | 4,050 SF | 23 | Available | 64,950 SF |
| 5 | State Farm | 1,508 SF | 10 | Ford Optics | 1,200 SF | 17 | Metro by T-Mobile | 900 SF | 24 | Crunch Fitness | 37,480 SF |
| 6A | Hibachi Way | 1,207 SF | 11 | Cold Stone | 1,200 SF | 18 | Marshalls | 27,720 SF | 25 | Amscot | 2,578 SF |
| 6B | Path MRI | 2,585 SF | 12 | Subway | 1,500 SF | 19 | Aaron's Rent | 9,300 SF | 26 | Publix | 51,420 SF |





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Contact Brokers

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