

# Ridge Plaza Outparcel

9090 W. State Rd 84 Suite 102

Davie, FL 33324



**Wolf Co.**  
REAL ESTATE



## PROPERTY OVERVIEW

Ridge Plaza Outparcel, a 5,500 square foot retail center located in the affluent and rapidly growing community of Davie, FL is composed of a mix of national and regional quick service restaurants, personal care, and service tenants.

Ridge Plaza Outparcel's premier location, brand-new look, strong tenancy, high foot traffic provide an ideal leasing opportunity in a dense suburban location with excellent demographics.

- High-performing intersection with excellent visibility.
- Property is strategically located in the Pine Island Ridge with direct frontage on State Road 84 .
- Excellent Visibility from State Road 84 and Surrounding Businesses.





## PROPERTY LOCATION

### ABOUT DAVIE

The Town of Davie is home to nearly 110,000 residents who live across a lush 35 square miles within central Broward. The Town's rural atmosphere, western-themed district and sprawling educational complex foster an environment that separates Davie from all other municipalities in Broward County. Our green open spaces, numerous parks, over 165 miles of trail system, and the opportunity to live an equestrian lifestyle are amenities you can't find in today's growing South Florida.

The Town of Davie is also the nexus of higher education in South Florida where several nationally known colleges, technical institutes, and universities make up the South Florida Educational Center.

Davie's business climate ranges from your typical small proprietor to the headquarters of Fortune 500 firms such as Teva Pharmaceuticals. Davie is ideally located among major thoroughfares such as the Ronald Reagan Turnpike, I-595, I-75, and is within a few minutes' travel to the Fort Lauderdale / Hollywood International Airport and Florida's deepest port, Port Everglades.



SR-84

SIGNAGE



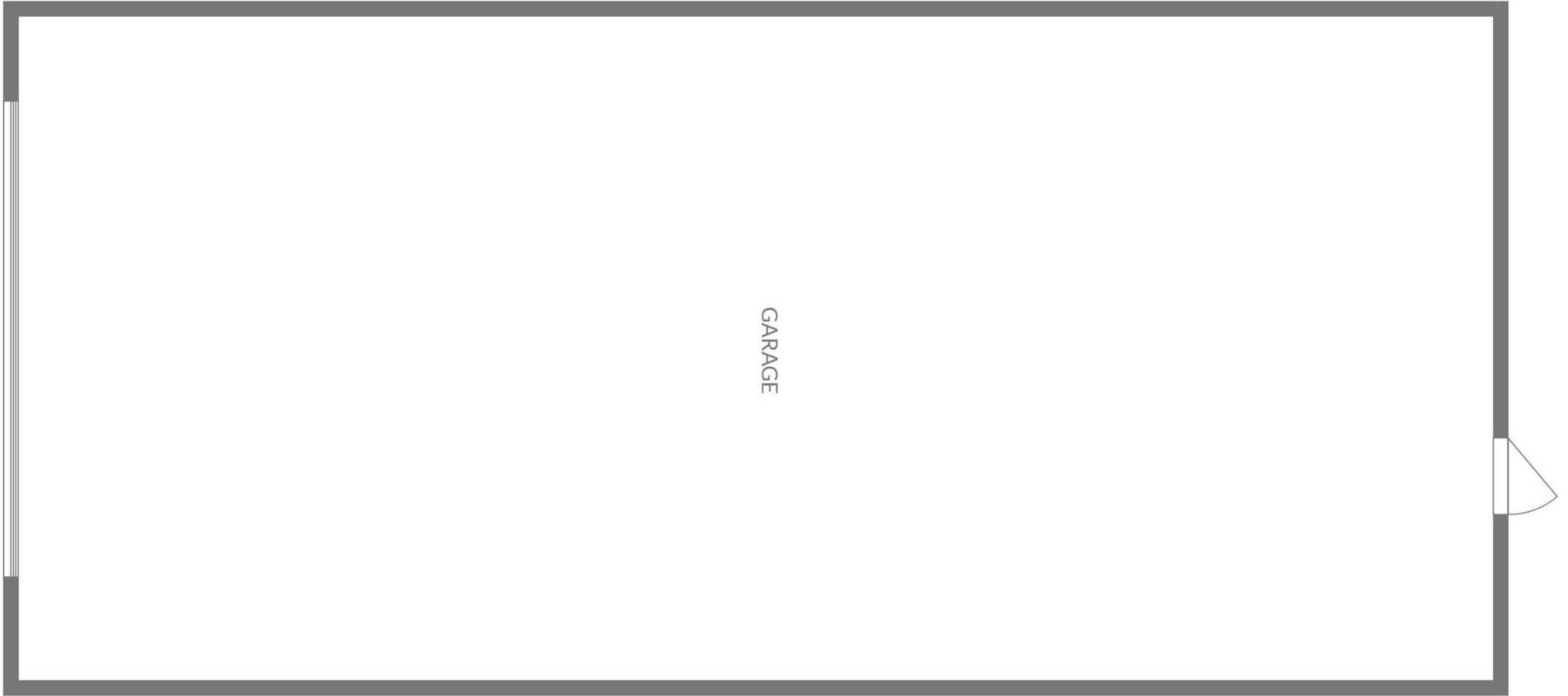
## DEMOGRAPHICS

| POPULATION              | 1 MILE | 3 MILE  | 5 MILE  |
|-------------------------|--------|---------|---------|
| 2000 Population         | 10,126 | 79,856  | 292,398 |
| 2010 Population         | 12,440 | 84,955  | 305,776 |
| 2024 Population         | 13,358 | 103,912 | 345,110 |
| 2029 Population         | 14,592 | 104,966 | 346,407 |
| 2024-2029 Growth Rate   | 1.78 % | 0.2 %   | 0.08 %  |
| 2024 Daytime Population | 11,526 | 101,324 | 309,893 |

| 2024 HOUSEHOLD INCOME | 1 MILE     | 3 MILE     | 5 MILE     |
|-----------------------|------------|------------|------------|
| less than \$15000     | 467        | 2,668      | 8,836      |
| \$15000-24999         | 206        | 1,993      | 6,435      |
| \$25000-34999         | 142        | 1,893      | 6,423      |
| \$35000-49999         | 654        | 4,258      | 14,768     |
| \$50000-74999         | 846        | 6,263      | 21,101     |
| \$75000-99999         | 575        | 5,963      | 18,767     |
| \$100000-149999       | 1,273      | 7,314      | 22,506     |
| \$150000-199999       | 417        | 4,396      | 14,204     |
| \$200000 or greater   | 523        | 5,092      | 15,100     |
| Median HH Income      | \$ 83,755  | \$ 85,109  | \$ 82,065  |
| Average HH Income     | \$ 108,854 | \$ 118,309 | \$ 113,930 |

| HOUSEHOLDS                   | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------|--------|--------|---------|
| 2000 Total Households        | 4,635  | 32,059 | 111,721 |
| 2010 Total Households        | 4,919  | 32,963 | 114,561 |
| 2024 Total Households        | 5,101  | 39,840 | 128,140 |
| 2029 Total Households        | 5,686  | 40,666 | 129,679 |
| 2024 Average Household Size  | 2.42   | 2.57   | 2.68    |
| 2024 Owner Occupied Housing  | 3,000  | 23,982 | 83,998  |
| 2029 Owner Occupied Housing  | 3,117  | 24,792 | 86,392  |
| 2024 Renter Occupied Housing | 2,101  | 15,858 | 44,142  |
| 2029 Renter Occupied Housing | 2,569  | 15,874 | 43,287  |
| 2024 Vacant Housing          | 289    | 2,668  | 7,307   |
| 2024 Total Housing           | 5,390  | 42,508 | 135,447 |

FLOOR  
PLAN





PROPERTY  
PHOTOS





**CONTACT**



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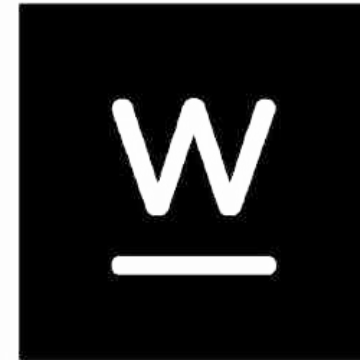


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