



Sawgrass Square

Prime retail space for lease
12500 West Sunrise Boulevard
Sunrise, FL

11NORTH
PARTNERS

**AVISON
YOUNG**

Prime retail space for lease

Welcome to Sawgrass Square

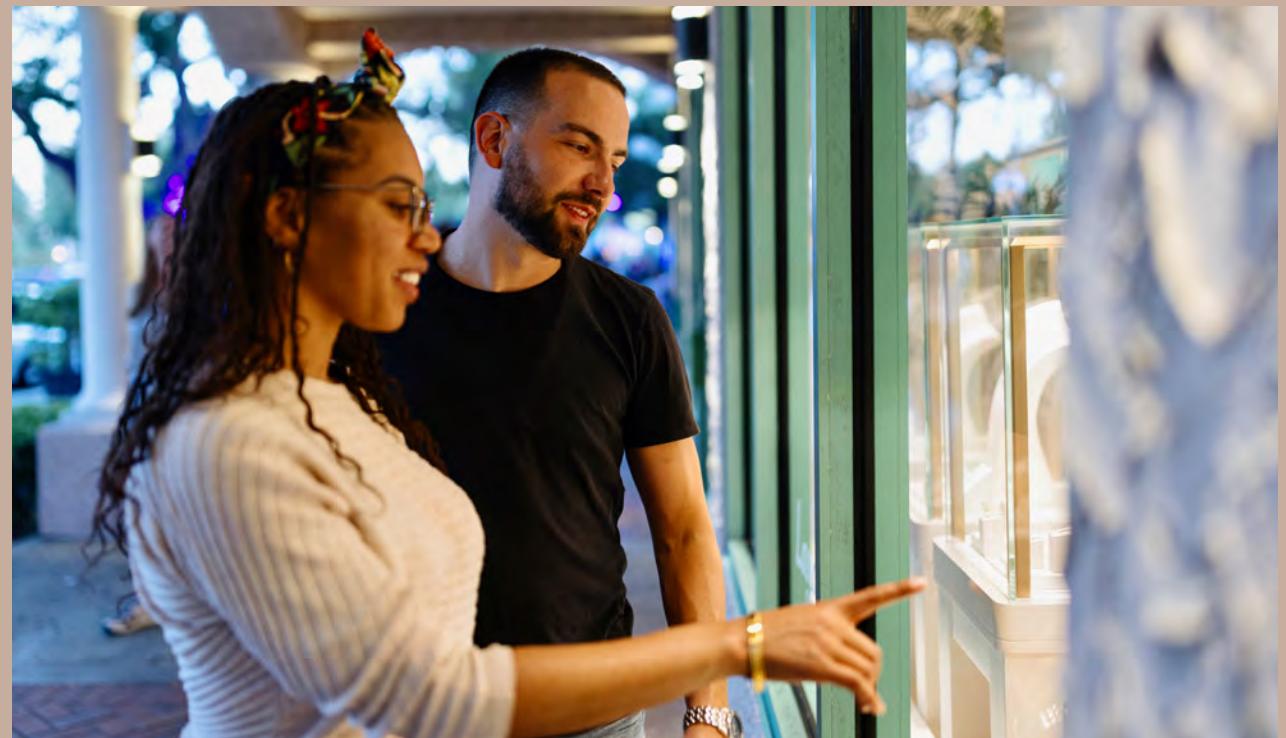
Sawgrass Square sits at the heart of one of South Florida's most dynamic retail corridors, where Sunrise Boulevard meets Flamingo Road. Directly across from the iconic Sawgrass Mills Mall, the center benefits from constant movement, visibility, and a steady flow of shoppers drawn to the area year-round. Surrounded by established neighborhoods and new residential development, Sawgrass Square is deeply connected to the daily rhythms of the community it serves.

Anchored by a strong mix of well-known national retailers, the property offers a convenient, easy-to-navigate shopping experience that blends everyday needs with destination retail. Its scale, layout, and location create a natural gathering point for both local residents and visitors already in the market, reinforcing its role as a dependable and high-performing retail destination in Sunrise.

12500 West Sunrise Boulevard



A natural gathering point for visitors and locals alike





Key highlights

01. Gross leasable area of 215,658 square feet with outstanding visibility.
02. Southwest corner of Sunrise Boulevard and Flamingo Road.
03. Directly across from the 2.7-million-square-foot Sawgrass Mills Mall.
04. Draws shoppers from a densely populated and growing residential market.
05. Anchored by a strong mix of national retailers.
06. Easy access and excellent frontage on a major retail corridor.
07. Go-to destination for everyday needs and specialty shopping.
08. Positioned in one of South Florida's most dynamic retail hubs.

Prime retail space for lease

Join a diversified community of retailers



**BARNES
& NOBLE**



Bath
& Body
Works



**Party
City**



ROSS
DRESS FOR LESS

**SALLY
BEAUTY**



the paper
store

Michaels



**SMOOTHIE
KING**

12500 West Sunrise Boulevard



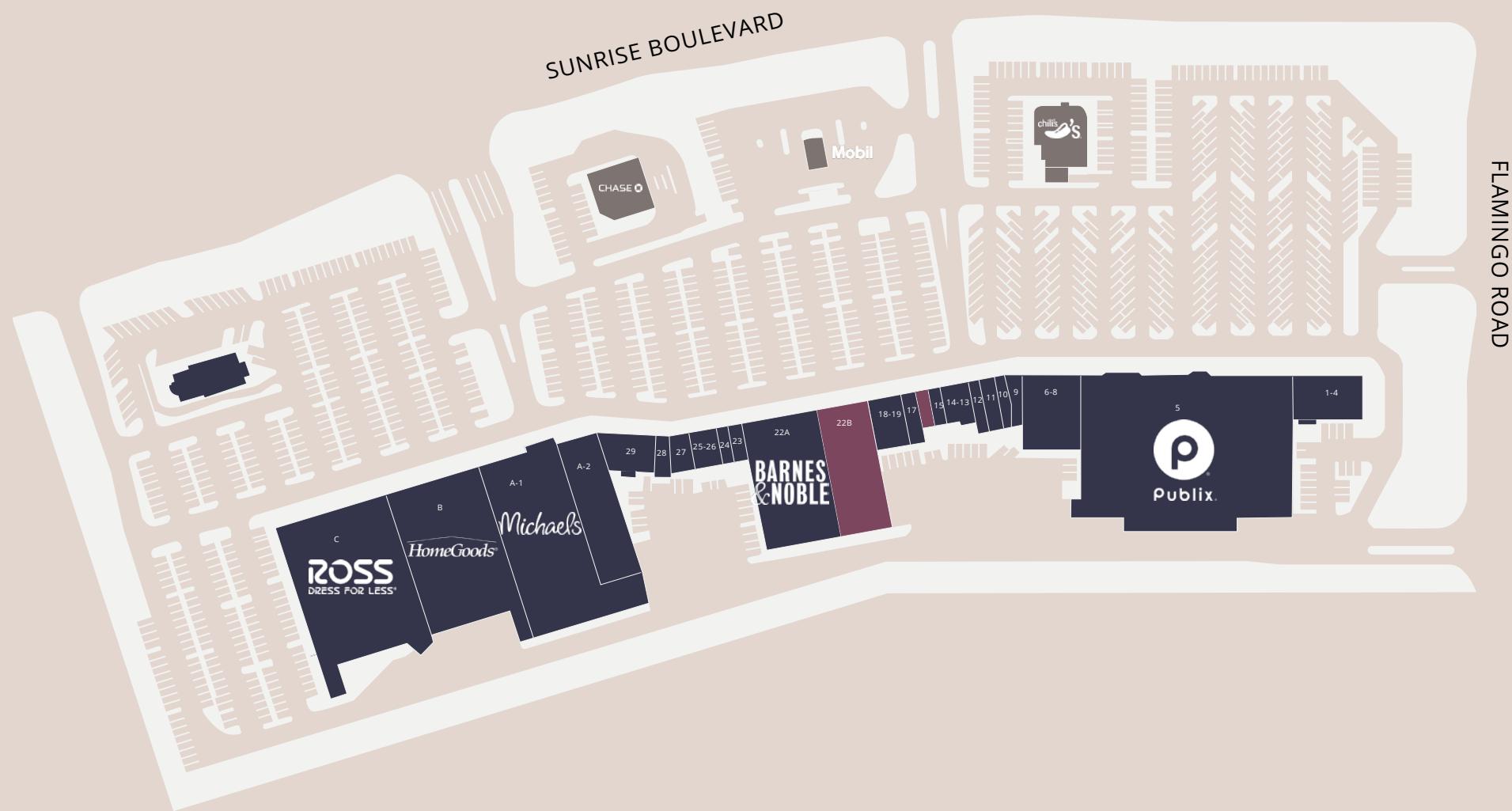
Site plan and availabilities

TENANTS	UNIT	SIZE
Baptist Outpatient Services	1-4	5,400 sf
Publix Super Markets	5	55,747 sf
The Paper Store	6-8	7,500 sf
Hair Cuttery	9	1,176 sf
Mr. Chang's	10	979 sf
Golden Krust	11	1,347 sf
The Joint	12	994 sf
Dunkin	13-14	1,900 sf
Bonita's Boutique	15	950 sf
● Available	16	750 sf
Sally Beauty	17	1,400 sf
Bath and Body Works	18-19	3,150 sf
Barnes & Noble	22A	16,050 sf

TENANTS	UNIT	SIZE
● Coming available	22B	11,317 sf
9 Lives Cat Hospital	23	988 sf
Smoothie King	24	750 sf
Nail Depot	25-26	1,769 sf
Dr. Randall Califf, D.D.SPA	27	1,397 sf
Crumbl Cookies	28	1,097 sf
First Watch	29	3,300 sf
Michael's	A-1	25,936 sf
Five Below	A-2	12,386 sf
HomeGoods	B	25,210 sf
Ross Dress for Less	C	30,190 sf
Chick-fil-A	OP-1	3,931 sf

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Demographics

Three-mile radius

98,493

Population

\$126,371

Average household
income

4,061

Businesses

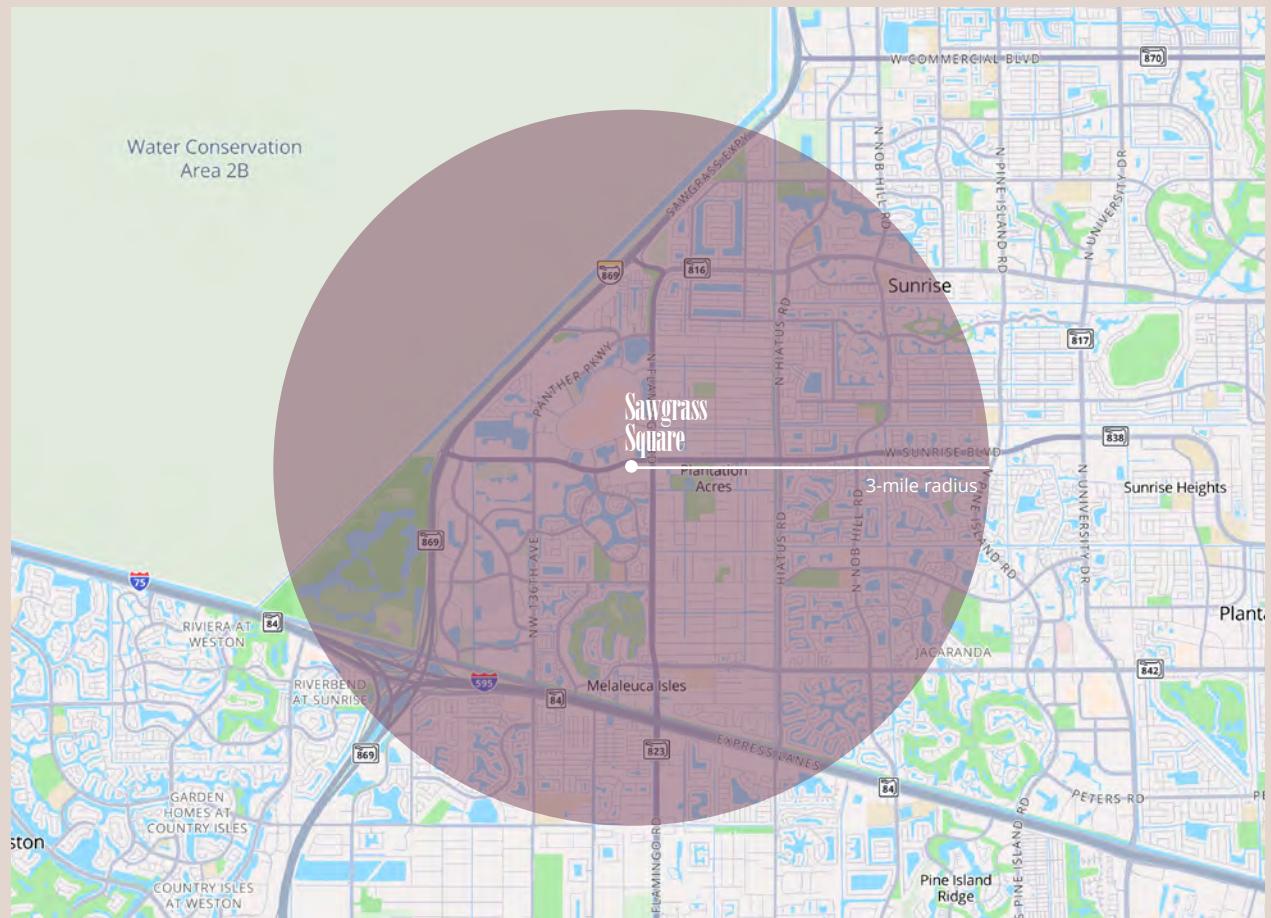
38,460

Estimated households

87,419

Daytime population

Sawgrass Square's three-mile radius is full of people, businesses, communities — and retail opportunities



Modern Minds

Urban, educated, affluent households with commutes

Median age: 34.6

Median HH income: \$91,039

LifeMode group: Tech Trailblazers

Modern Minds are individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.

Dreambelt

Predominantly located in principal cities, majority are married couples

Median age: 41.5

Median HH income: \$94,802

LifeMode group: Suburban Shine

The Dreambelt have a high concentration of workers in administration, retail, trade, and health care. They are family-oriented individuals who favor American-made products and a labor participation higher than the U.S. average.

Savvy Suburbanites

Dual-income households in well-established and newly-developed areas

Median age: 44.0

Median HH income: \$139,696

LifeMode group: Premier Estates

Savvy Suburbanites are mostly management and finance professionals, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities, and invest heavily in their homes and landscaping.

Mobile Meadows

Culturally diverse, thrifty savers

Median age: 35.1

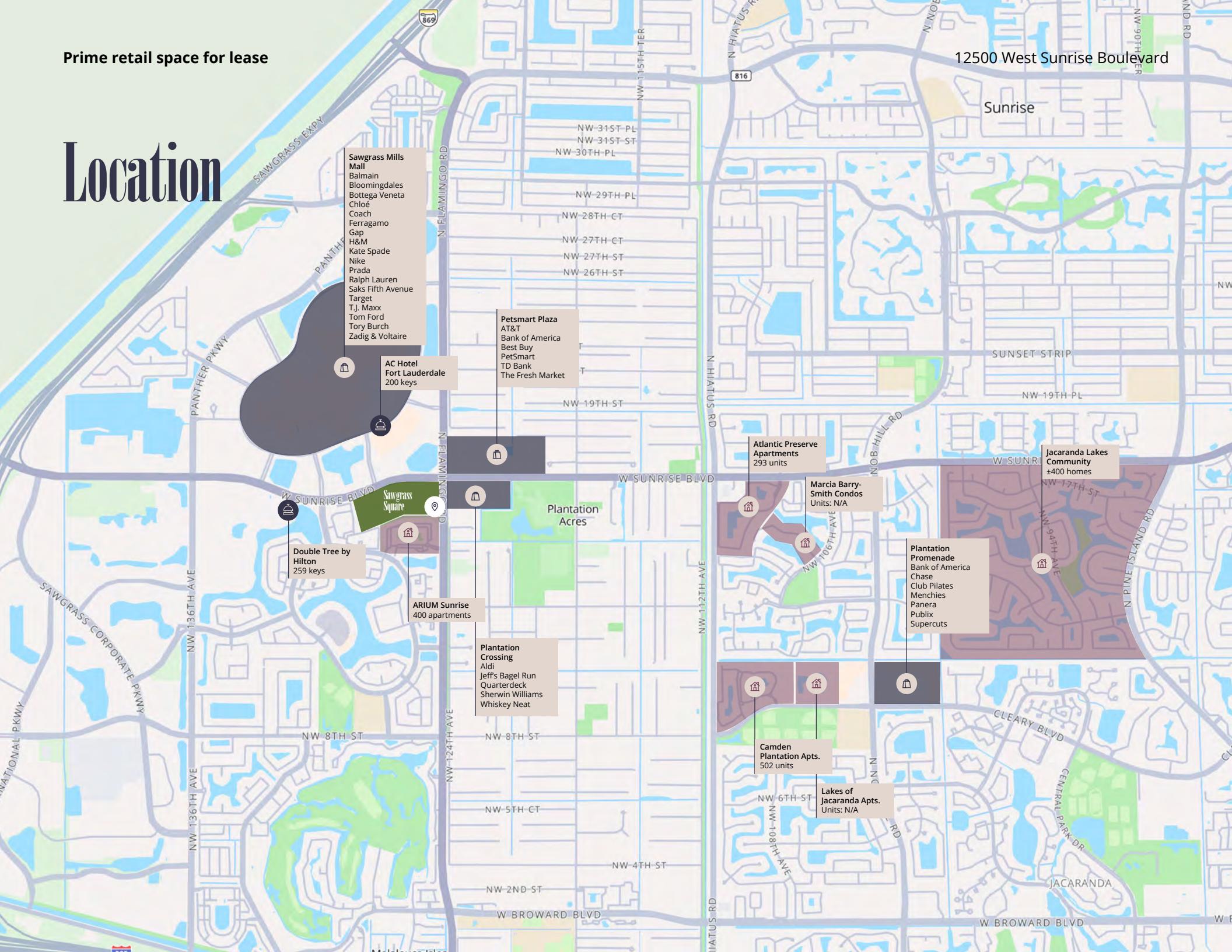
Median HH income: \$54,988

LifeMode group: Community Connections

Mobile Meadows are a growing segment, with around a third of households having children. They shop at large establishments and spend on child necessities, pets, and video games, and are willing to save up to acquire retail goals.

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Location



Welcome to Florida's tri-county area

Strategically located in South Florida's tri-county region, Sunrise sits at the crossroads of Miami-Dade, Broward, and Palm Beach counties, offering the perfect blend of convenience, lifestyle, and opportunity. The city is just minutes from Fort Lauderdale's beaches and less than an hour from Miami and Palm Beach, making it ideally positioned for both business and leisure. Residents and visitors enjoy world-class shopping centers, vibrant dining, entertainment venues, and four-star hotels, all within easy reach.

Sunrise is exceptionally well-connected, with major highways including I-95, I-75, the Sawgrass Expressway, and the Florida Turnpike providing seamless access throughout the region. Three international airports and three deepwater ports make travel and commerce effortless, while the city's proximity to the Everglades Conservation Area reflects a strong commitment to environmental stewardship and outdoor recreation.

Beyond its infrastructure and amenities, Sunrise is home to a dynamic mix of modern corporate headquarters, thriving neighborhoods, and growing residential developments. Its central location makes it a convenient base for exploring South Florida's premier destinations while offering its own distinctive attractions. With a unique combination of urban sophistication, natural beauty, and comprehensive transportation links, Sunrise continues to serve as both a vibrant community and a strategic hub for business, leisure, and lifestyle in the region.



Sawgrass Square



To get more information or to book a visit, get in touch.

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