

New Land/Retail Development  
COMING Q1 2026!

# FUTURE RETAIL ±3.89 ACRES IN CORE DAVIE LOCATION

1380 S FLAMINGO RD,  
DAVIE, FL 33325



**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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**FOR SALE**

Presented By,

**CHAD KORODAJ**

*Vice President*

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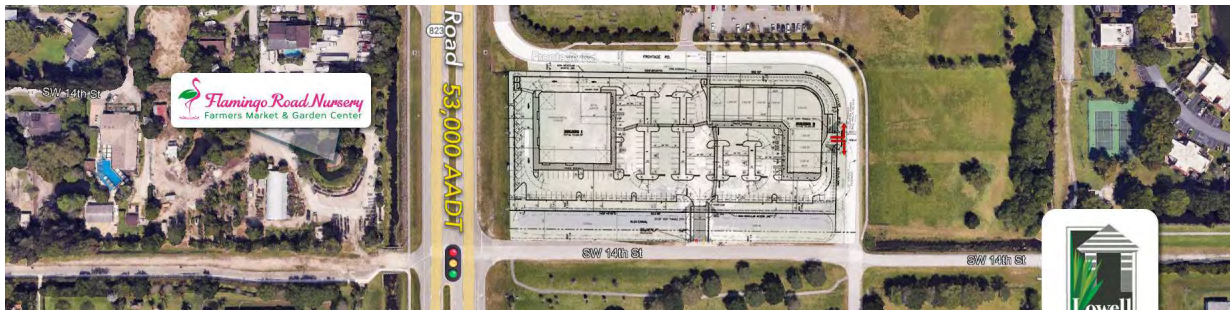


# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents an exceptional opportunity to acquire a prime  $\pm 3.89$ -acre parcel in the heart of Davie, Florida, ideally positioned for future retail or mixed-use development. Strategically located along the high-traffic South Flamingo Road corridor, the site is currently zoned B-2 and offers a flexible land play for developers seeking to capitalize on its premium location, high visibility, and development-friendly zoning. Preliminary concepts include a  $\pm 39,250$  SF neighborhood retail center with flexible configurations ranging from  $\pm 1,800$  SF to  $\pm 21,000$  SF, including potential for endcap drive-thru units. A new traffic signal has been approved by the FDOT, with installation forthcoming, supporting a range of future uses, including retail, restaurants, medical facilities, and offices.

This development-ready land parcel benefits from exposure to 53,000 vehicles per day and sits just minutes from key transportation arteries, including I-595, I-75, and the Sawgrass Expressway (SR 869). The site lies within a high-growth corridor in South Broward County, surrounded by affluent residential communities with average household incomes exceeding \$109,000 within a one-mile radius. Its central location provides seamless access, strong visibility, and an attractive demographic profile, making it an ideal setting for a destination retail or mixed-use development in one of the region's most desirable and supply-constrained submarkets.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### WILLIAM DOMSKY

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### CHAD KORODAJ

Vice President  
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## PROPERTY HIGHLIGHTS



### Future Retail/Mixed-Use Land Play:

$\pm 3.89$ -acre land parcel with B-2 zoning  
Prime Flamingo Road frontage with traffic light access

Conceptual plans for  $\pm 39,250$  SF neighborhood center

Flexible unit sizes from  $\pm 1,800$  SF to  $\pm 21,000$  SF

Endcap drive-thru potential

Zoned for retail, restaurant, office, and medical uses

High-income residential demographics nearby



### Prime Location:

Positioned along Flamingo Road  
53,000 vehicles per day



### Seamless Connectivity:

5-minute radius: I-595, I-75, and Sawgrass Expressway (SR 869)



### South Broward County Corridor:

Average household income of over \$109,000 within a one-mile radius.

Surrounded by dense residential neighborhoods.



# PRELIMINARY CONCEPTS



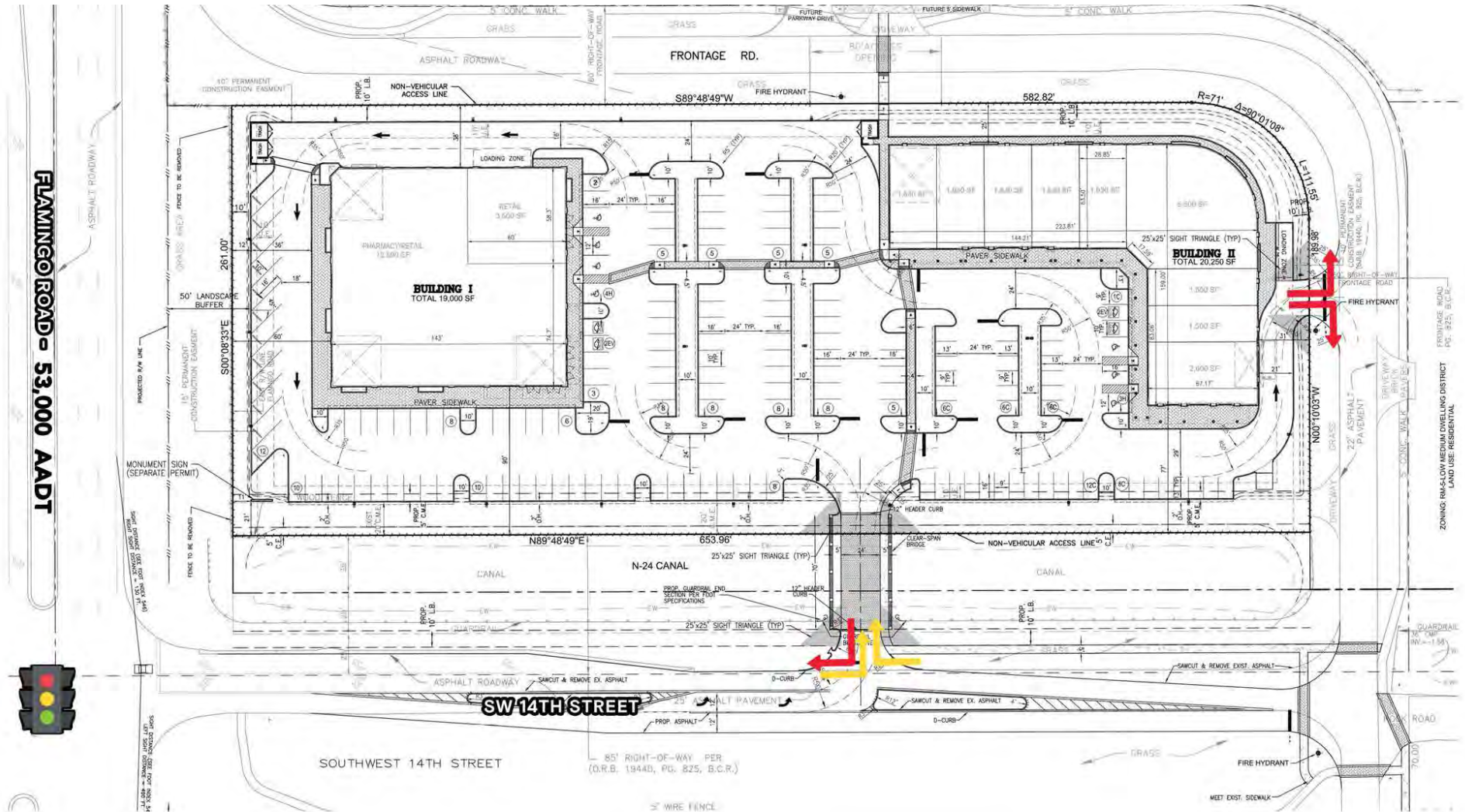


# LAND IMPROVEMENTS





# SITE PLAN





# REGIONAL RETAIL OVERVIEW

