

Retail Property For Lease

Free-Standing Retail Building

9090 W State Road 84, Bay 102, Davie, FL 33324

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Property Summary

Free-Standing Retail Building • Retail Property For Lease



PROPERTY DESCRIPTION

Newly constructed free-standing retail building with premier visibility along State Road 84 and Interstate 595, positioned within the established Pine Island Ridge trade area between Davie and Plantation. High-exposure location along one of Broward County's primary east-west corridors, delivering significant daily traffic counts and strong brand impressions.

Delivered in gray shell condition with concrete floor, 200-amp electrical service, and approximately sixteen-foot clear ceiling height, most retail uses permitted, with a few exceptions.

Surrounded by dense residential neighborhoods with strong household incomes and established retail activity. Excellent signage opportunity with direct frontage on SR-84 and exposure to I-595. Modern construction with impact glass and doors throughout.

Rare opportunity to secure high-visibility frontage in a supply-constrained Central Broward corridor.

PROPERTY HIGHLIGHTS

- Premier Visibility Along State Road 84 & Interstate 595
- Gray Shell Delivery with Concrete Floor
- 200-Amp Electrical Service
- Approximately 16' Clear Ceiling Height
- Impact Glass & Doors Throughout
- Direct Frontage & Signage Opportunity on SR-84
- Established Pine Island Ridge Trade Area
- Dense, Affluent Residential Demographics
- Immediate Access to I-595, Florida's Turnpike & I-75
- Most retail uses permitted, with a few exceptions.



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KEY RETAIL & PERMITTED USES

- General Retail & Services with few exceptions
- Dentists Allowed, other Medical Not Allowed

LEASE SUMMARY

Base Rate:	\$45 PSF
OPEX:	\$12 PSF
Bay 102:	1,336 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,742	138,718	483,398
Total Population	14,254	368,768	1,301,183
Average HH Income	\$109,295	\$105,284	\$101,456

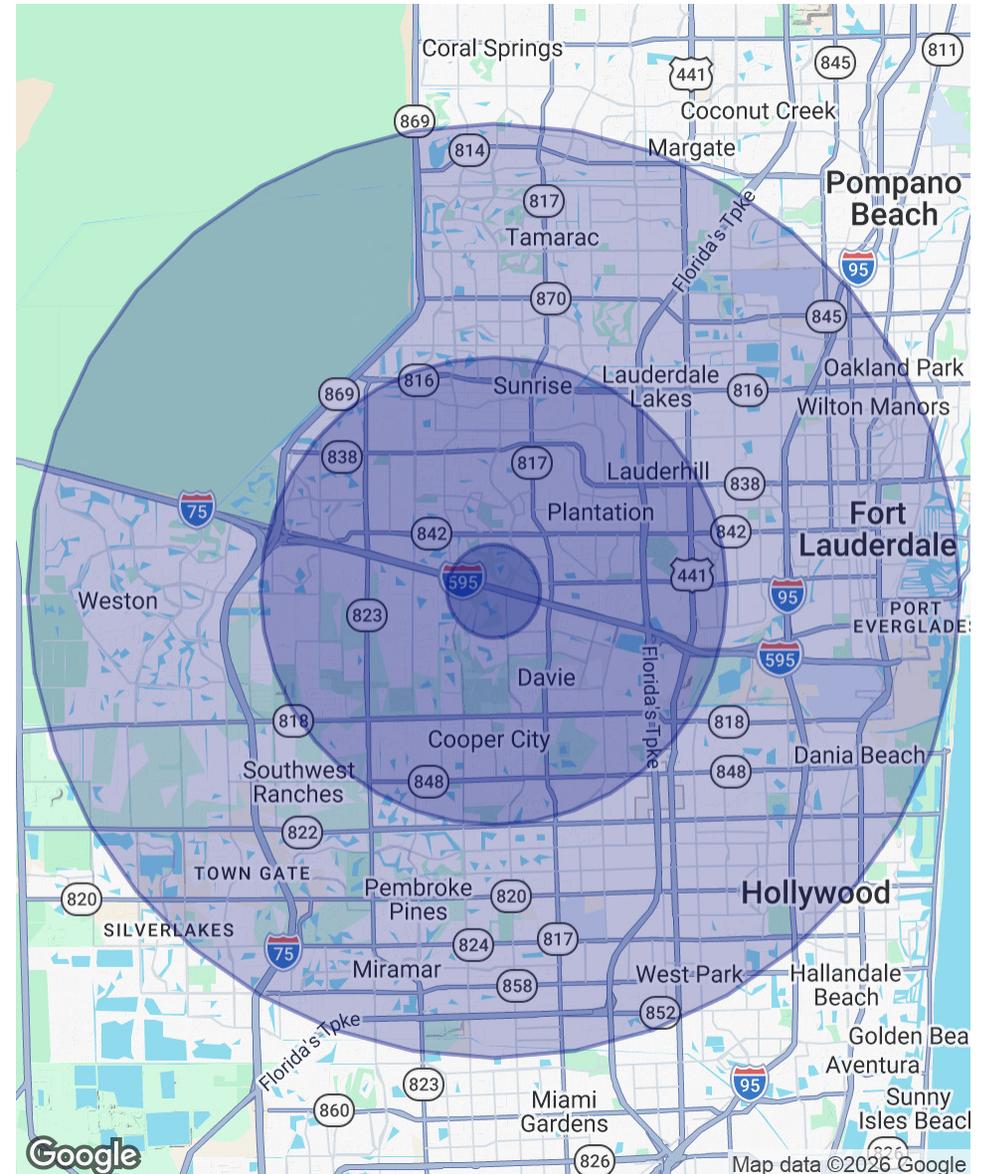
Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,254	368,768	1,301,183
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,742	138,718	483,398
# of Persons per HH	2.1	2.7	2.7
Average HH Income	\$109,295	\$105,284	\$101,456
Average House Value	\$429,632	\$428,600	\$426,196

Demographics data derived from AlphaMap



Area Overview

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AREA GROWTH & DEVELOPMENT

Major Mixed-Use Investment – The District at Davie

A transformative mixed-use development is underway in Davie, representing one of the largest residential projects in the town's history. The District at Davie will deliver a significant concentration of new multifamily units along with retail and restaurant space, structured parking, and amenity-driven residential density. This project will materially increase the area's daytime and evening population, strengthening retail demand and long-term consumer spending within the trade area.

Industrial & Employment Expansion Along the SR-84 Corridor

The State Road 84 corridor continues to attract modern industrial and logistics development, reinforcing Western Broward as a regional employment hub. New Class A industrial projects within minutes of the subject property support sustained daytime traffic, workforce density, and service demand. Continued commercial investment signals confidence in the long-term fundamentals of the corridor.

Infrastructure & Transportation Enhancements

Ongoing and recent roadway improvements along State Road 84 and surrounding intersections are designed to improve traffic flow, safety, and accessibility. The property's proximity to Interstate 595, Florida's Turnpike, and I-75 provides exceptional regional connectivity throughout Broward, Miami-Dade, and Palm Beach counties, positioning the site within one of South Florida's most accessible east-west corridors.

Established & Affluent Residential Base

The surrounding trade area includes dense, stable residential communities with strong household incomes. The combination of established neighborhoods, ongoing development activity, and regional highway exposure supports consistent retail demand and long-term corridor stability.

Retail Map

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Photos

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Aerial View

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Floor Plan

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