



Retail Space for Lease

Plantation Square

1723 - 1797 N. University Dr.

Plantation, FL 33322

 FranklinStreet

LICENSED REAL ESTATE BROKER | #C01032352

RAFAEL ROMERO, CCIM
REGIONAL MANAGING DIRECTOR
T: 305.349.3922
RetailFL@FranklinSt.com

RAYZA PEREZ
DIRECTOR
T: 305.349.3922
RetailFL@FranklinSt.com

PLANTATION SQUARE

1723 - 1797 N. University Dr. | Plantation, FL 33322

RETAIL SPACE FOR LEASE



PROPERTY OVERVIEW

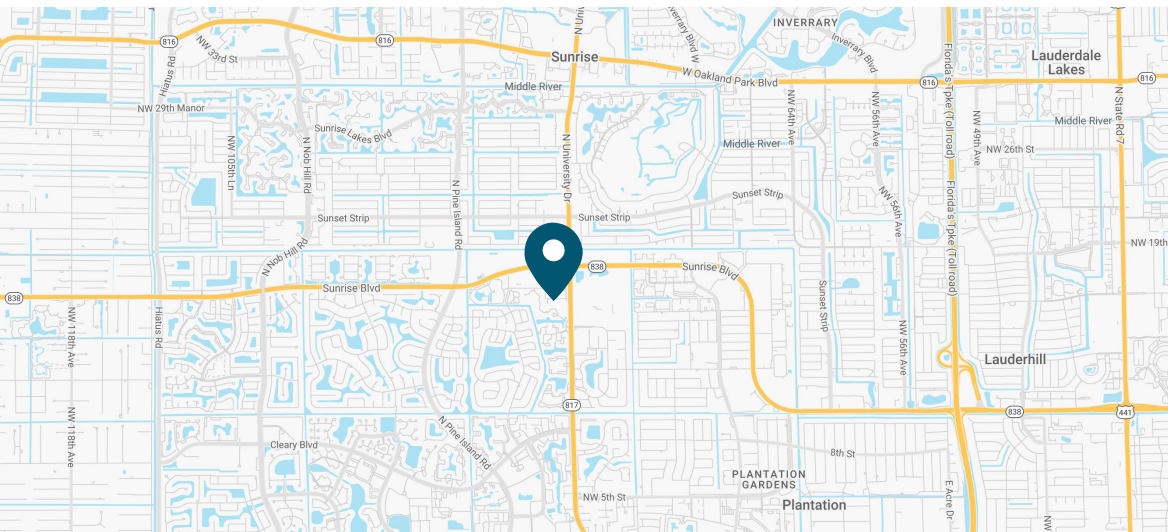
- » Site Area: +/-5.34 AC
- » Building GLA: 65,796 SF
- » Under Renovation with completion expected Q4 2026
- » Parking Ratio: 5.90/1,000 SF
- » Frontage on N. University Dr.: +/-246 SF
- » Anchor Tenants:
 - » Conviva Care Center
 - » Denny's
 - » The Japan Inn

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,708	199,979	450,644
Households	8,542	79,253	172,380
Daytime Pop.	18,841	141,511	320,424
Avg. HH Income	\$105,130	\$98,370	\$100,783

TRAFFIC COUNTS

N. University Dr.	45,562 AADT
W. Sunrise Blvd.	35,948 AADT



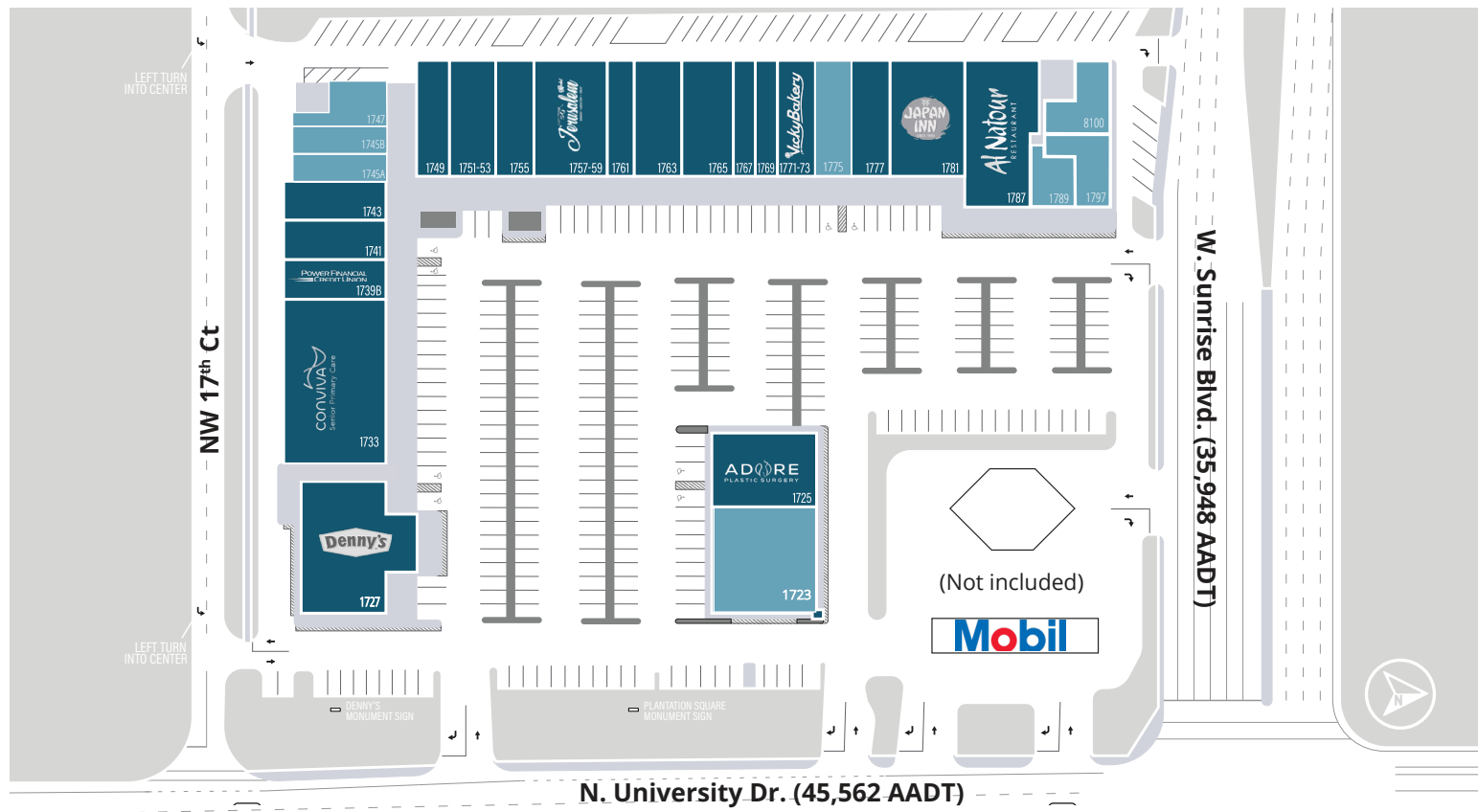
LICENSED REAL ESTATE BROKER | FranklinSt.com

RAFAEL ROMERO
REGIONAL MANAGING DIRECTOR

305.349.3922
RetailFL@FranklinSt.com

RAYZA PEREZ
DIRECTOR

305.349.3922
RetailFL@FranklinSt.com

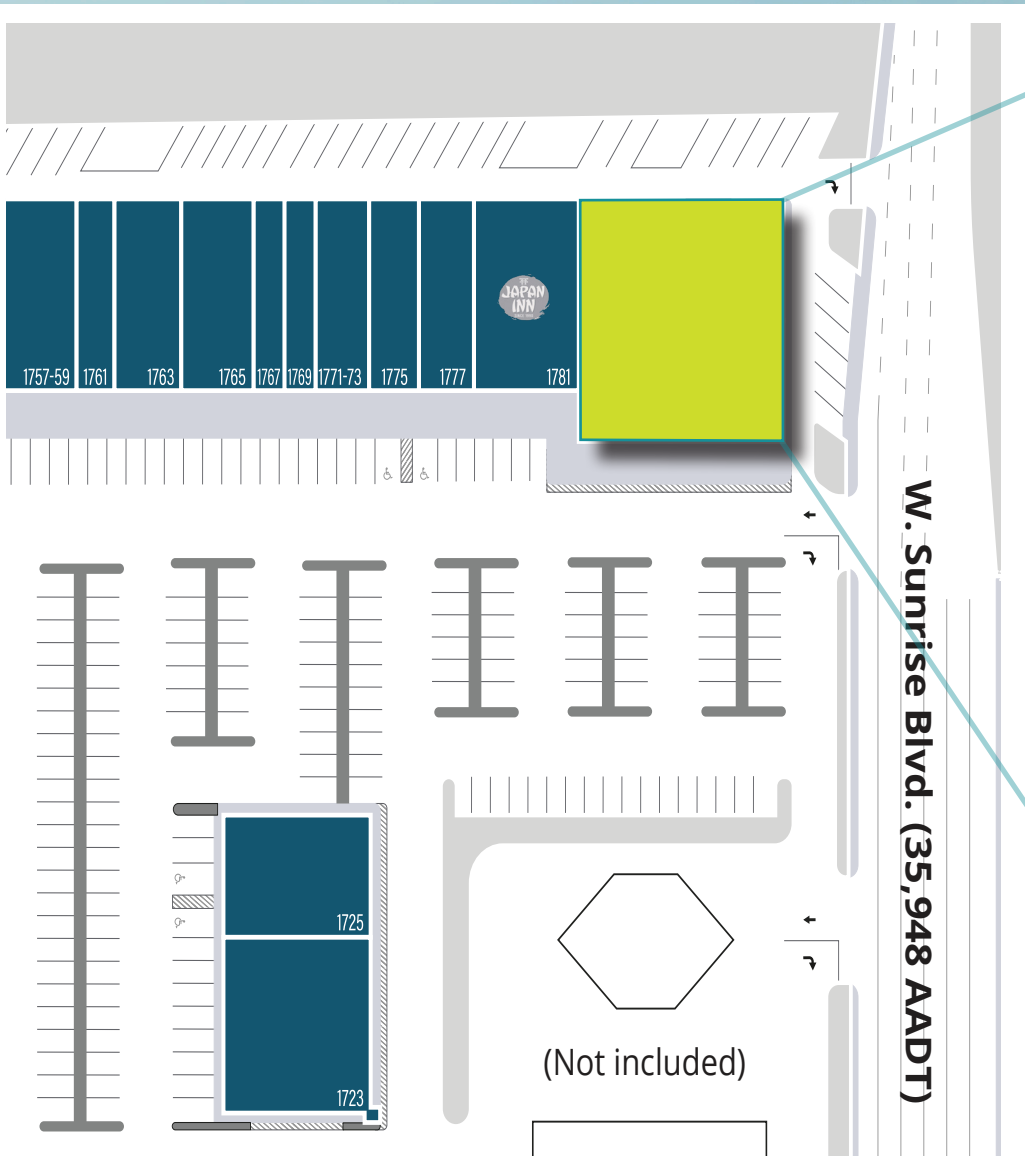


N. University Dr. (45,562 AADT)

SUITE	TENANT	SF
1723	AVAILABLE	4,200
1725	Adore Plastic Surgery	3,800
1727	Denny's	6,000
1733	Convivia Care Center	8,108
1739-B	Power Financial	1,400
1741	Oriental House	1,400
1743	Create-A-Frame	1,720
1745A	AVAILABLE	1,169
1745B	AVAILABLE NOW	1,169

SUITE	TENANT	SF
1747	AVAILABLE NOW	1,100
1749	Custom Nails	1,145
1751-53	Plantation Medical Rehab & Wellness	2,494
1755	Khan Babba	1,580
1757-59	Jerusalem Market	3,750
1761	Dentist	1,500
1763	Dandana	2,250
1765	Mia Cake House	1,875
1767	20/20 Optical	1,125

SUITE	TENANT	SF
1769	22K Gold	1,125
1771-73	Vicky Bakery	2,250
1775	AVAILABLE	1,875
1777	Al Bawadi Restaurant	1,110
1781	Japan Inn	5,050
1787	Alnatour Restaurant	4,003
1789	AVAILBLE	829
1797	AVAILABLE	1,850
8100	AVAILABLE	1,578



9,000SF End Cap Opportunity!

New configuration layout ideal for anchor, medical, fitness, or flagship retail user.

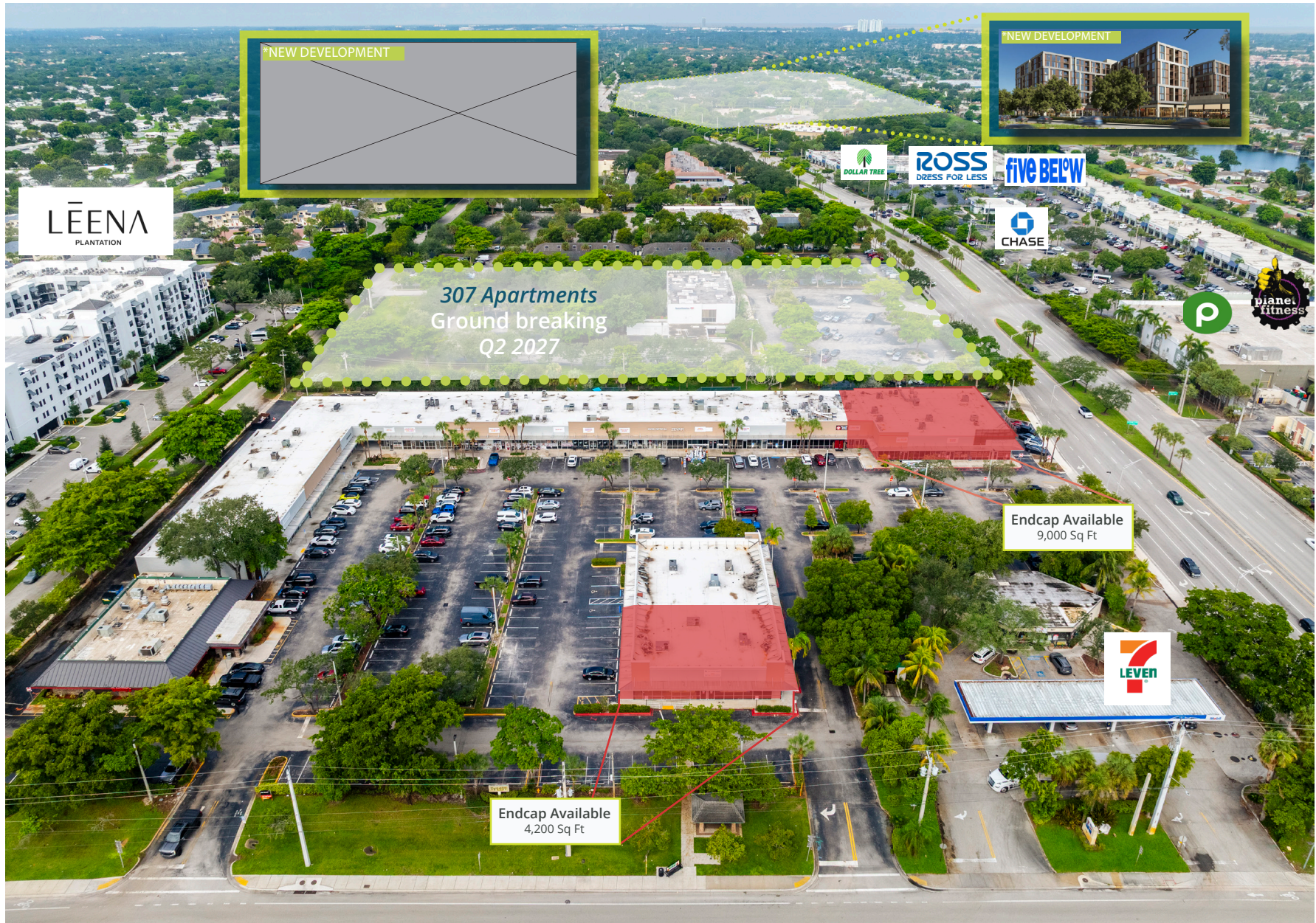
90' of direct frontage along Sunrise Blvd (~ 37,500 vehicles/ day).

Adjacent from Plantation office park, home to headquarters for Chewy.com and Magic Leap, with Motorola Solutions and Nations Benefits leasing over 200,000 sf of office space.

Vanilla shell delivery with TI available.



PLANTATION SQUARE | 1723 - 1797 N. University Dr., Plantation, FL 33322



LICENSED REAL ESTATE BROKER | FranklinSt.com

RAFAEL ROMERO
REGIONAL MANAGING DIRECTOR
305.349.3922
RetailFL@FranklinSt.com

RAYZA PEREZ
DIRECTOR
305.349.3922
RetailFL@FranklinSt.com

PLANTATION SQUARE | 1723 - 1797 N. University Dr., Plantation, FL 33322



LICENSED REAL ESTATE BROKER | FranklinSt.com

RAFAEL ROMERO
REGIONAL MANAGING DIRECTOR

305.349.3922
RetailFL@FranklinSt.com

RAYZA PEREZ
DIRECTOR

305.349.3922
RetailFL@FranklinSt.com



The Residences at Plantation Square
Groundbreaking Summer of 2026

A large grey rectangular area with a black 'X' drawn across it, serving as a placeholder for a large image or video. The text above it reads 'The Residences at Plantation Square' and 'Groundbreaking Summer of 2026'.





PLANTATION

County: Broward County, FL
Population: ~95,000 (City of Plantation)
Region: South Florida

Plantation is one of Broward County's most established and premier suburban markets, combining affluent residential neighborhoods, a strong daytime population, and proximity to South Florida's major employment centers. Anchored by corporate and medical users, the city benefits from sustained investment, limited retail supply, and direct access to I-595, Florida's Turnpike, and I-75—supporting consistent consumer demand.

Neighborhood & Lifestyle Drivers

Plantation is a mature, master-planned community known for its stability, convenience, and strong quality of life. Established residential neighborhoods are supported by parks, golf courses, and recreational amenities that encourage long-term residency and consistent local spending. Well-defined commercial corridors and neighborhood shopping centers function as daily-use destinations for residents, office users, and medical professionals. This balanced environment supports reliable traffic patterns ideal for grocery, dining, fitness, medical, and service-oriented retail.

Demographics & Consumer Profile

The city offers a well-educated, affluent, and stable consumer base that supports a wide range of neighborhood and community retail uses. The city is characterized by strong household incomes, high owner-occupancy, and long-term residency, driving consistent daily-needs spending and repeat customer traffic. A balanced mix of residential neighborhoods, office users, and medical facilities contributes to steady daytime and evening population levels. These demographic fundamentals align well with grocery, dining, fitness, medical, service, and specialty retail concepts and demand.





**Project Rendering*



**Project Rendering*



RAFAEL ROMERO
REGIONAL MANAGING DIRECTOR
305.349.3922
RetailFL@FranklinSt.com

RAYZA PEREZ
DIRECTOR
305.349.3922
RetailFL@FranklinSt.com

DARRON KATTAN
BROKER OF RECORD
BOR. License No. #CQ1032352
FSLSG@FranklinSt.com

FranklinStreet
LICENSED REAL ESTATE BROKER | FranklinSt.com