



New Construction Retail Spaces - 2025 Delivery - Dania Beach, FL

3101 GRIFFIN ROAD, DANIA BEACH, FL 33312

FOR LEASE 1,570 - 8,000 SF

C-3

ARNALDO CANTERO III
Managing Broker
(305) 967-0557
acantero@c-3realestate.com
CQ1071716, Florida

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Property Summary

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Property Summary

Available SF:	1,570 - 7,969
Lot Size:	33,190
Frontage:	300' on Griffin Rd
Year Built:	2020
Parking:	31
Zoning:	C-2
Delivery	2025

Property Overview

Griffin Road Plaza once completed, will deliver an 8,000 SF retail building, estimated to be completed in late 2025. The building will be sub-divided into 5 spaces, with two sizes of 1,600 SF, and 1,570 SF, which can also be combined to accommodate up to 8,000 SF.

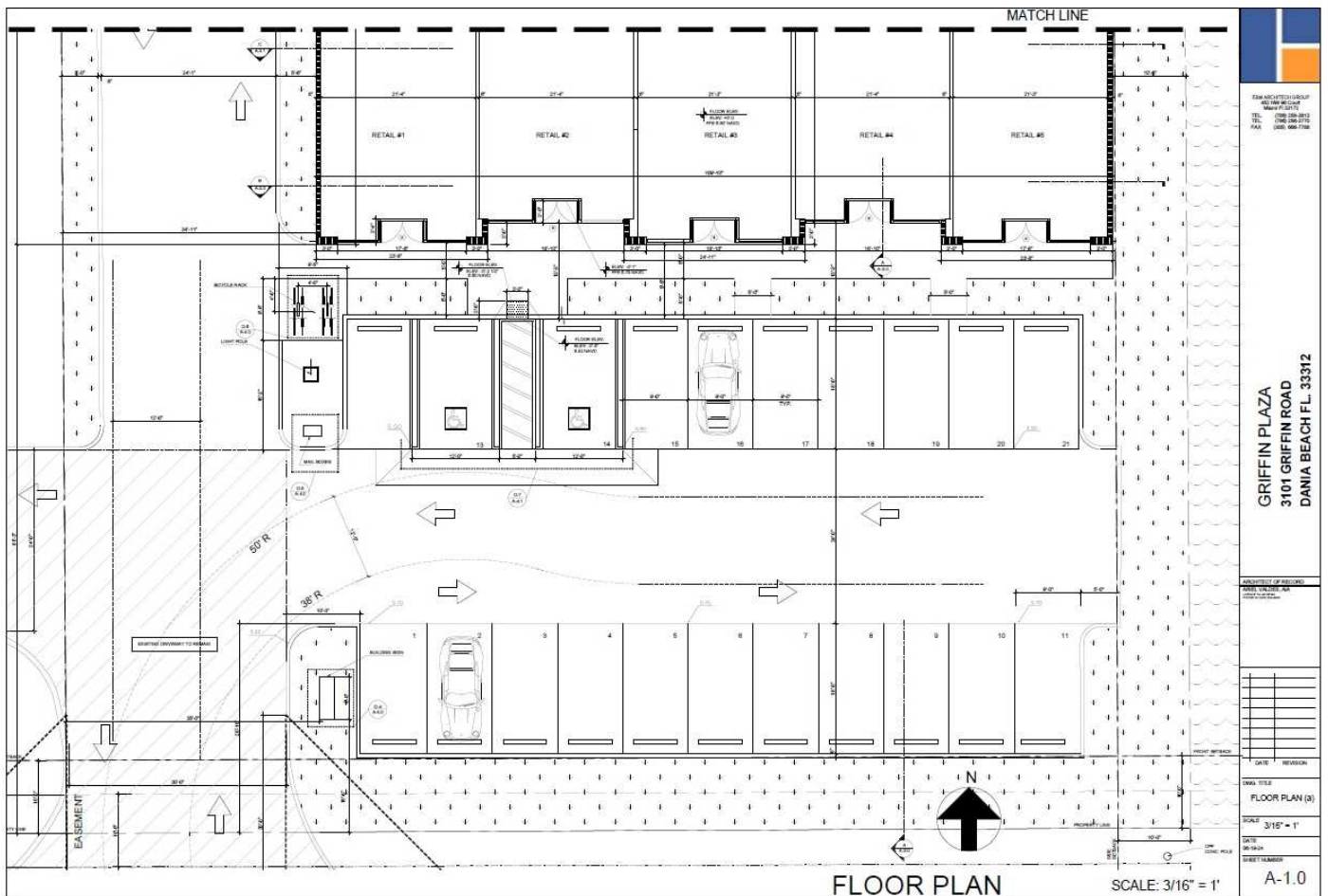
Location Overview

The site is located directly across the street from the Publix Supermarket of Oakbridge, and directly abutting the new Autozone on Griffin Road and NW 32nd Avenue, where the HHI within 2 miles is over \$100,000, and the traffic counts are over 35,000 VPD.

Property Photos

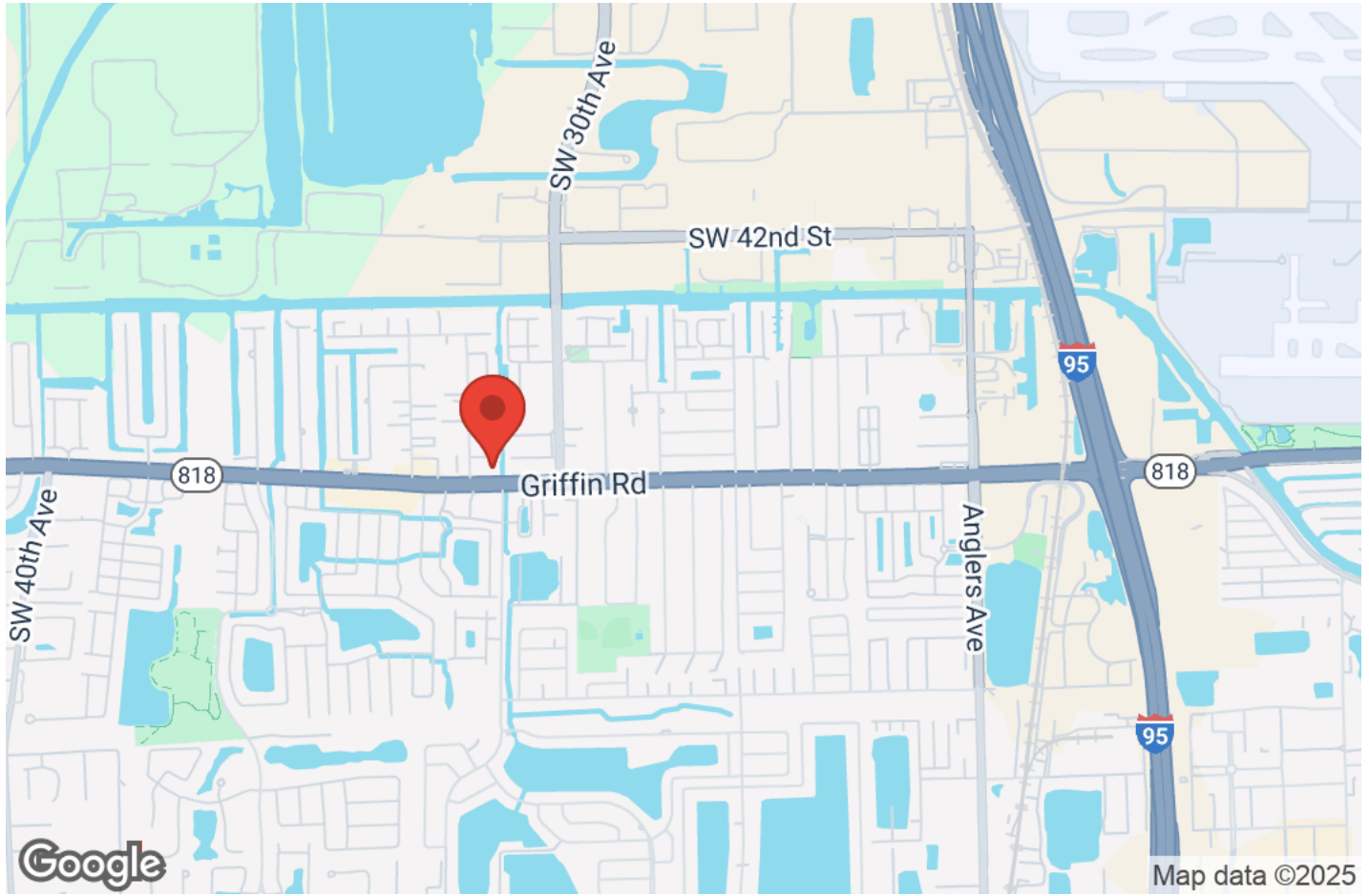
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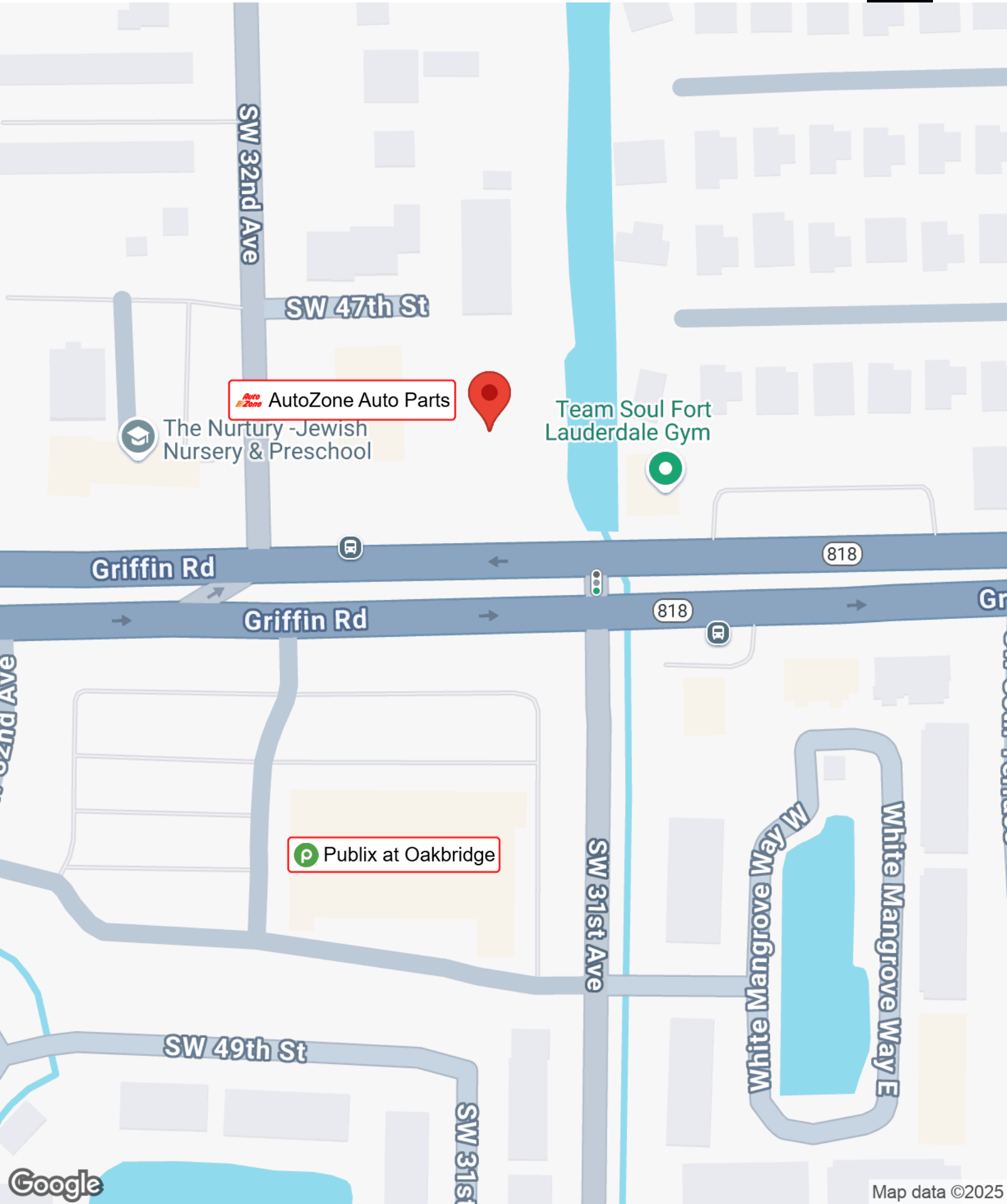
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Location Maps

New Construction Retail Spaces /3101 Griffin Road, Dania Beach, FL





AutoZone Auto Parts

Publix at Oakbridge

The Nurtury - Jewish Nursery & Preschool

Team Soul Fort Lauderdale Gym

Griffin Rd

Griffin Rd

SW 49th St

SW 32nd Ave

SW 47th St

SW 31st Ave

White Mangrove Way W

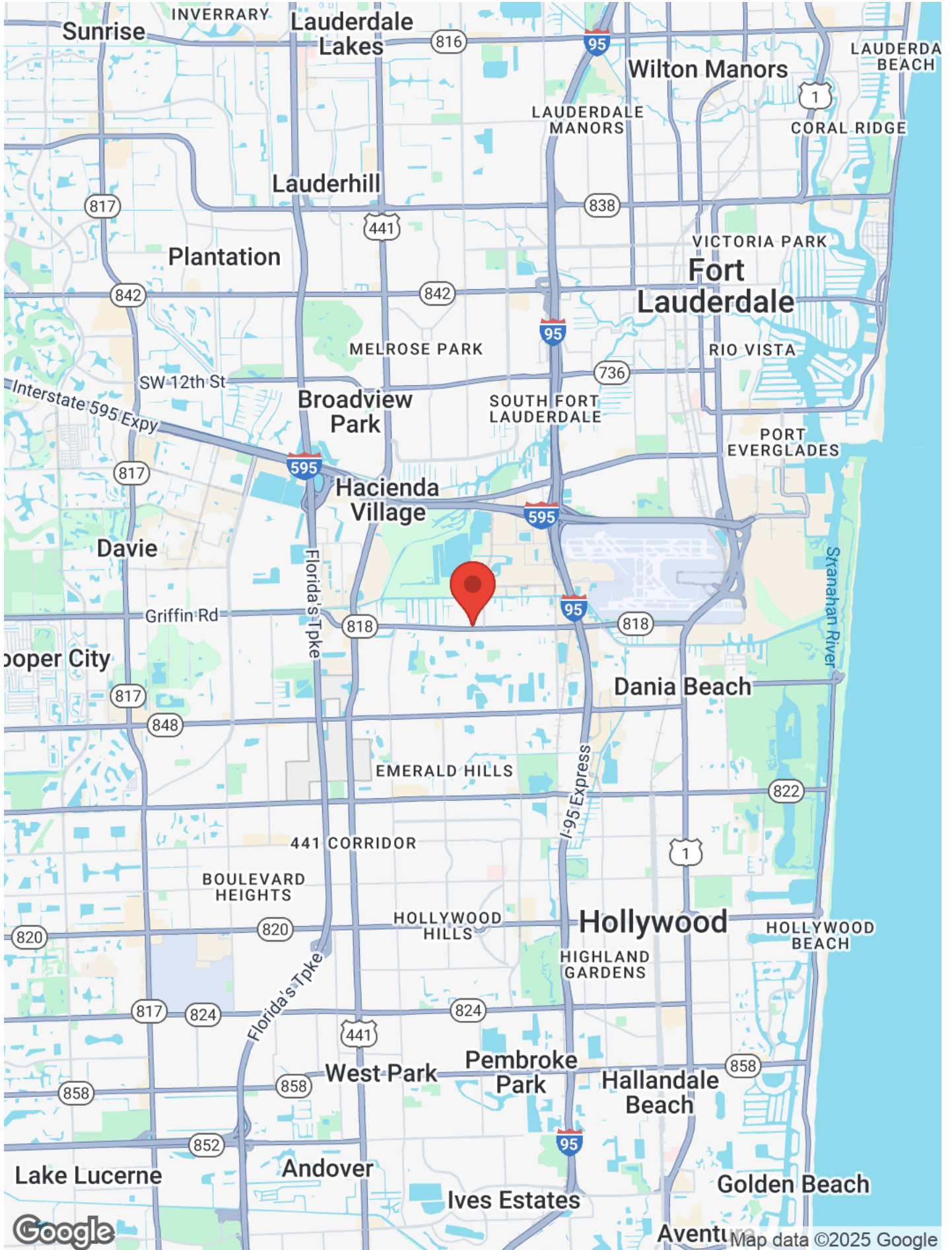
White Mangrove Way E

818

818

Regional Map

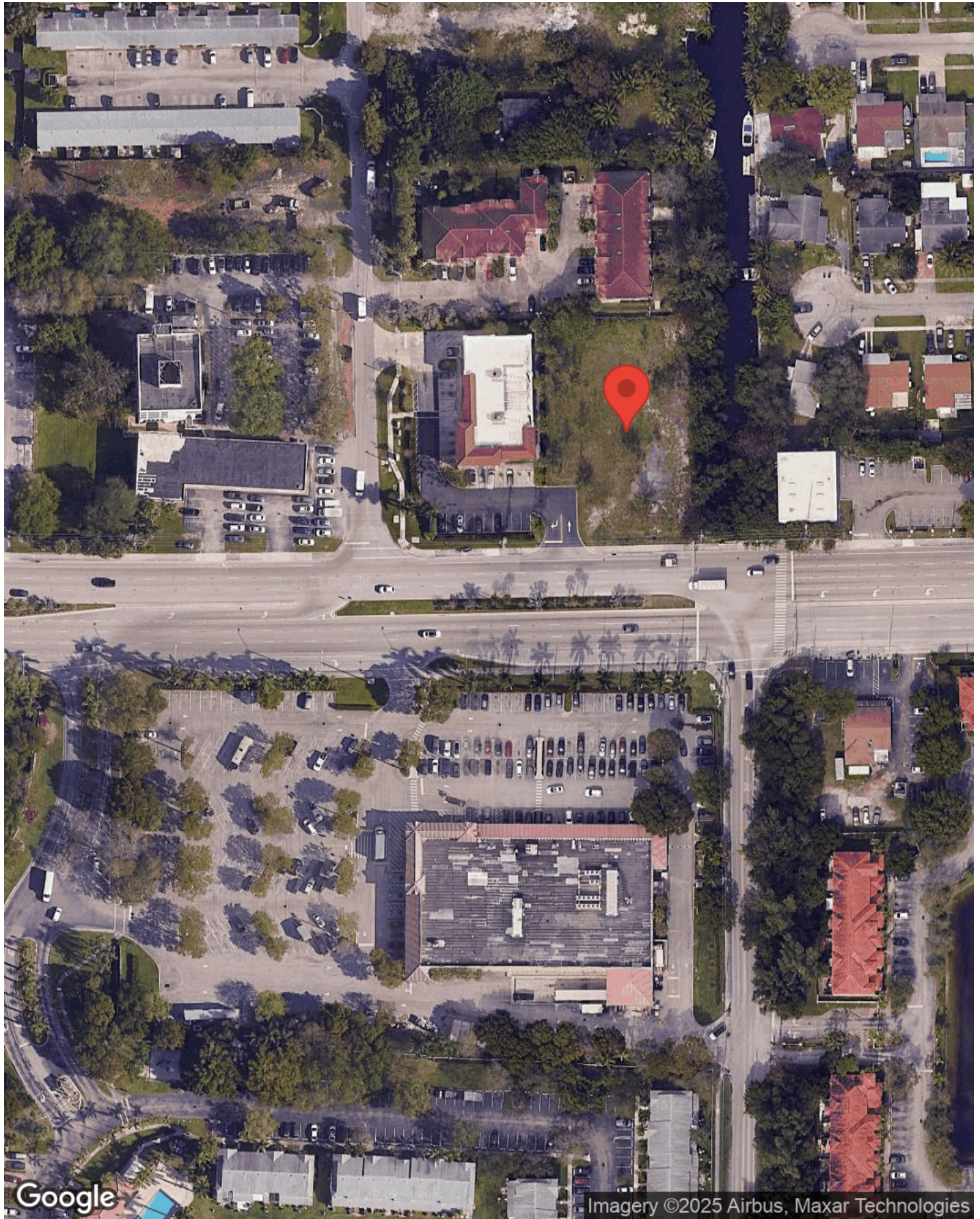
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Aerial Map

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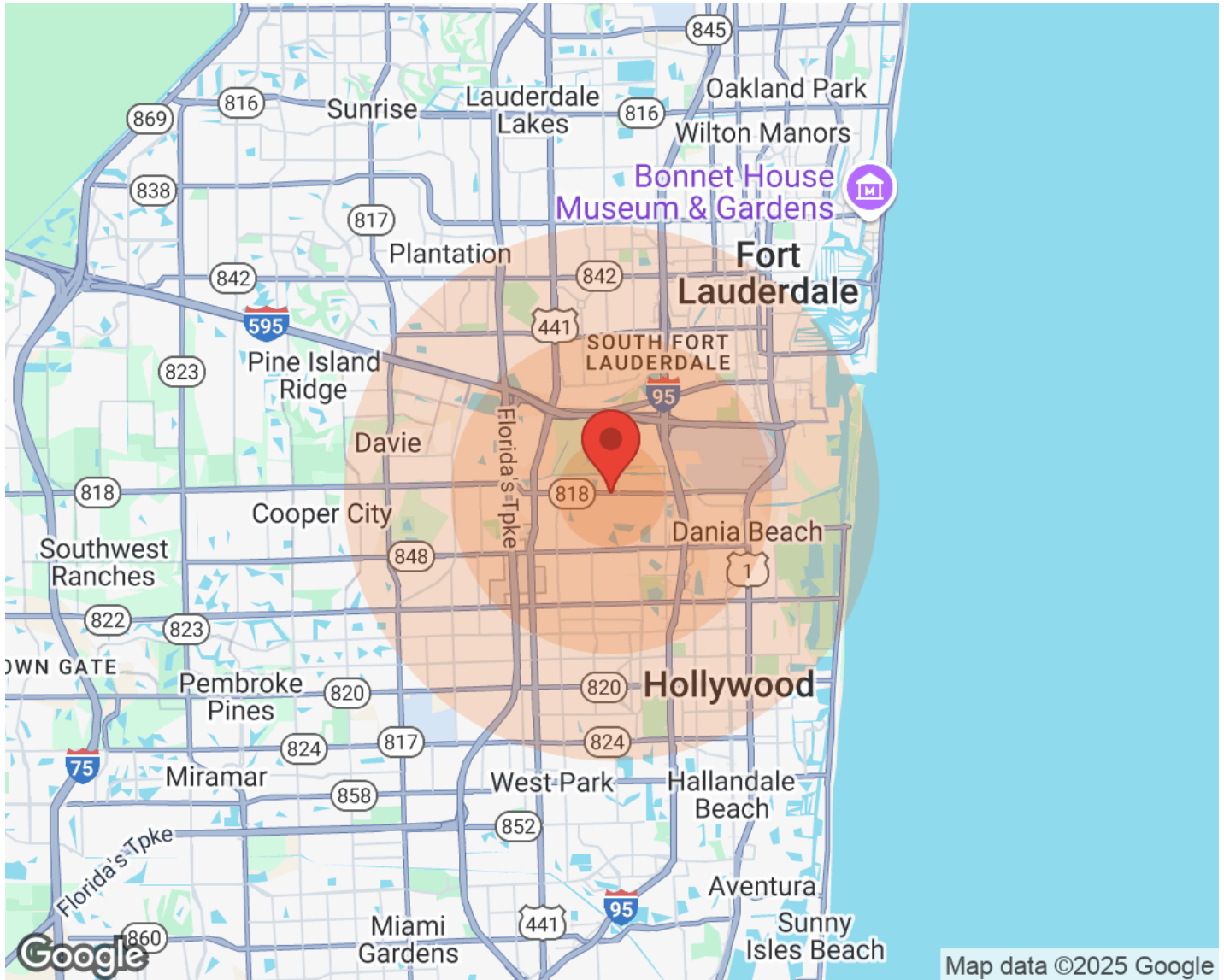
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Detailed Demographics

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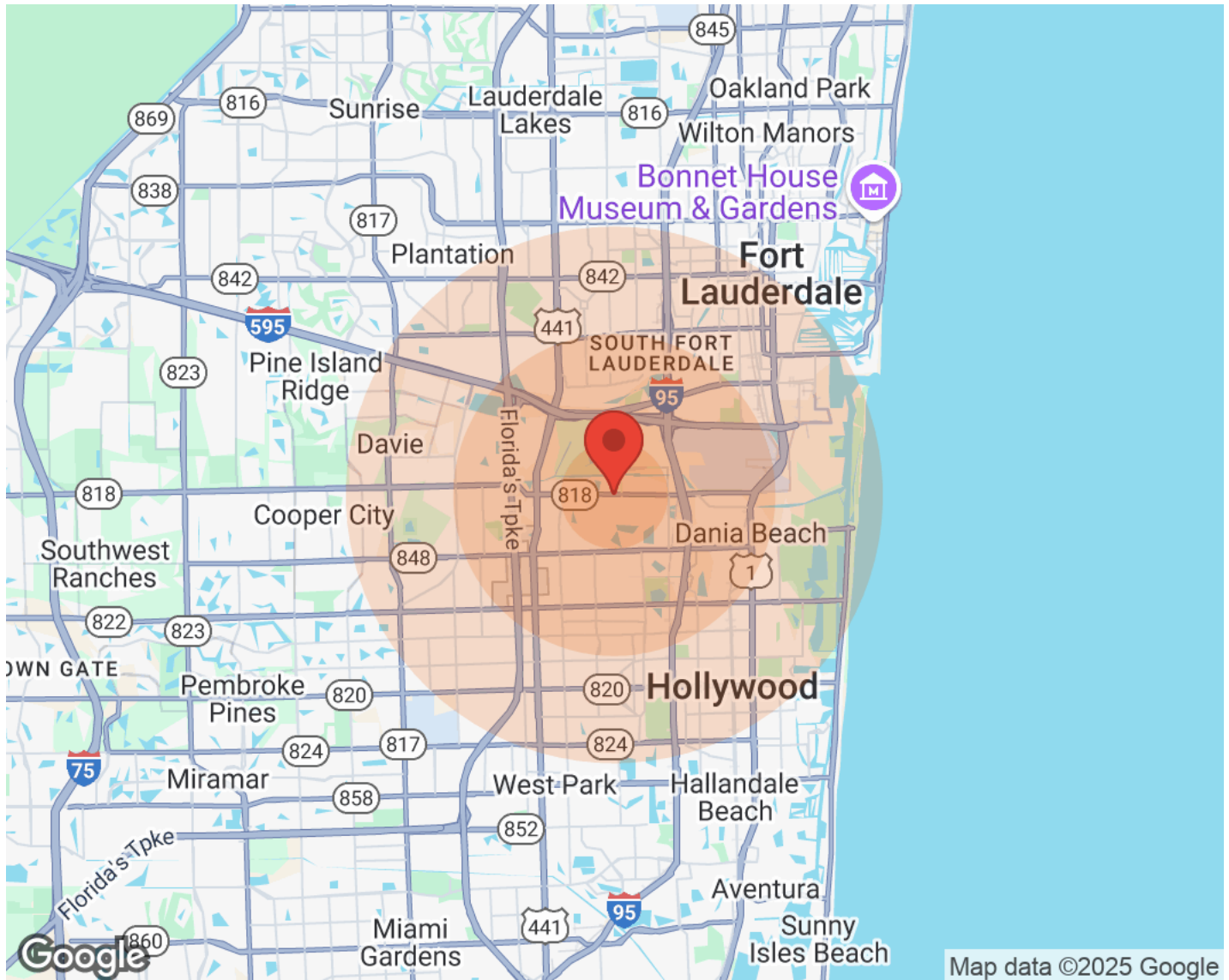


	1 Mile	3 Miles	5 Miles
Population			
Male	6,581	45,752	152,974
Female	6,256	45,795	155,219
Total Population	12,837	91,547	308,193
Housing			
Total Units	5,877	42,339	142,527
Occupied	5,132	36,984	123,700
Owner Occupied	3,642	23,146	71,762
Renter Occupied	1,490	13,838	51,938
Vacant	745	5,355	18,827
Race			
White	11,216	70,237	204,440
Black	828	13,467	78,672
Am In/AK Nat	4	429	516
Hawaiian	N/A	9	33
Hispanic	2,966	28,178	88,718
Multi-Racial	1,154	13,000	40,462

Detailed Demographics

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Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	552	4,344	15,353	Median	\$52,458	\$51,443	\$46,571
Ages 5-9	772	5,703	19,697	< \$10,000	477	3,056	10,156
Ages 10-14	818	5,539	18,717	\$10,000-\$14,999	199	1,923	7,173
Ages 15-19	806	5,492	18,125	\$15,000-\$19,999	253	1,699	7,172
Ages 20-24	708	5,440	18,195	\$20,000-\$24,999	207	2,046	7,235
Ages 25-29	593	5,340	18,227	\$25,000-\$29,999	244	2,140	7,649
Ages 30-34	598	5,269	18,389	\$30,000-\$34,999	336	2,230	6,996
Ages 35-39	664	5,546	19,326	\$35,000-\$39,999	204	1,743	6,543
Ages 40-44	796	6,196	21,177	\$40,000-\$44,999	350	1,903	6,529
Ages 45-49	939	6,869	22,857	\$45,000-\$49,999	123	1,566	5,318
Ages 50-54	976	6,909	22,731	\$50,000-\$60,000	429	3,290	10,361
Ages 55-59	986	6,469	21,260	\$60,000-\$74,000	482	3,580	12,379
Ages 60-64	911	5,680	18,562	\$75,000-\$99,999	541	4,036	13,007
Ages 65-69	792	4,714	15,410	\$100,000-\$124,999	503	2,628	8,142
Ages 70-74	625	3,763	12,337	\$125,000-\$149,999	174	1,320	4,307
Ages 74-79	486	2,826	9,346	\$150,000-\$199,999	200	1,374	4,388
Ages 80-84	332	1,955	6,503	> \$200,000	393	1,292	4,059
Ages 85+	483	3,493	11,981				



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C-3 Commercial Real Estate Advisory
25 SW 9 Street, Suite 404 Miami, FL 33130

With over 15 years in the commercial real estate, my core competencies lie in retail investment sales, acquisitions, and credit tenant retail leasing. At C-3 Commercial Real Estate Advisory, I am committed to redefining community spaces through landlord representation and strategic acquisitions.

My mission aligns with our goal to invigorate neighborhoods in South Florida, and eventually all over Florida, leveraging my intimate market knowledge and diverse perspectives to add unparalleled value to our clients' assets.

At C-3 Commercial Real Estate Advisory, my focus for the past 15 years has been on achieving 100% occupancy for our clients' properties, and assisting in growing clients portfolios of retail assets, while working with a broad spectrum of ownership types from single asset owners to family offices. By combining my expertise in landlord representation with my proven track record in investment sales, I ensure efficient and effective sales and leasing strategies that maximize asset value, exit price, and while fostering community development.