



# RETAIL FOR LEASE

MODERA ACADEMICAL VILLAGE

3440 SOUTHWEST 76TH TERRACE • DAVIE, FL 33328





# PROPERTY HIGHLIGHTS

- New construction retail at the base of Modera Academical Village, featuring 397 units
- Restaurant ready spaces available, with tie ins to grease traps and venting
- Outdoor patio available
- Situated adjacent to South Florida Education Center, a 545 Acre Mega Campus with five educational institutions and a daytime population of over 70,000 people

3 Mile Demographics

**105,121**

Population

**40,210**

Estimated Households

**39**

Age

**\$116,523**

Average Household Income



**AVENTURA**  
2 million SF of office space

**NOVA MIDDLE SCHOOL AND HIGH SCHOOL**

**HOSPITAL CORPORATION OF AMERICA (HCA) HOSPITAL**  
HCA 950,000 square foot, \$220 million, five-story hospital.

**BAUDHUIN PRESCHOOL AT NOVA SOUTHEASTERN UNIVERSITY**  
NSU | NOVA SOUTHEASTERN UNIVERSITY  
Mailman Segal Center for Human Development

**SOUTH FLORIDA EDUCATION CENTER**  
545-Acre Mega-Campus  
5 Educational Institutions | Population of 70,000+  
NSU | NOVA SOUTHEASTERN UNIVERSITY  
BROWARD COLLEGE  
UF IFAS | UNIVERSITY of FLORIDA  
FLORIDA ATLANTIC UNIVERSITY  
McFadden

**LAKESIDE TOWN SHOPS**  
TARGET Bank of America  
ROSS DRESS FOR LESS  
GameStop  
Steak 'n Shake  
Wells Fargo  
Denny's  
Firehouse Subs  
Santitas  
FedEx SUBWAY  
T-Mobile

**RENAISSANCE PLAZA**  
Dunkin' Donuts  
Field Flowers  
Ultimate Workout

**DAVIE SHOPPING CENTER**  
Publix  
verizon  
SUPERCUTS  
Baptist Health South Florida  
JJ's  
Starbucks Coffee  
ups

**CVS**  
**WAL-MART SUPERCENTER**  
**Public Storage**  
**AVEDA INSTITUTE**  
**WELLS FARGO**

**S UNIVERSITY DRIVE (62,500 VPD)**

**Compass Rose**  
N

**Available Space**

**Bagels & Co.**  
398 SF PATIO

**Retail 2**  
2,363 SF

**Retail 3**  
1,887 SF

**NINANO**  
coming soon

**Sweet District**

**SHARED CORRIDOR**  
1,187 SF

**PATIO**  
701 SF

**PATIO**  
341 SF  
1,000 GAL. GREASE INTERCEPTOR SHARED BY ALL TENANTS

**PATIO**  
713 SF

**PATIO**  
1,162 SF

**DN**

**6'-7 5/8" D.F./O.F.**

**24'-9 5/8" OUTSIDE FACE TO OUTSIDE FACE**



## CONTACT

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