

4801 S STATE ROAD 7, DAVIE, FL 33314



The  
**DISTRICT**  
In Davie

**NEWMARK**





# Demographics

3-Mile Radius



**111,098**

Population

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**40,036**

Est. Population

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**\$89,767**

Average Household  
Income

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**38.2**

Median Age

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**9,466**

Businesses

# Property Highlights

## Prime Mixed-Use Destination

- Located within a vibrant, master-planned community combining **residential, retail, and lifestyle** components.
- Designed to be a **walkable urban village**, attracting both residents and visitors.
- Strategic location.
- **Anticipated Delivery: End of Q4 2026.**
- Just a **0.5 miles way from the world-famous Guitar Hotel at the Seminole Hard Rock Hotel & Casino**, a major entertainment and tourist destination.
- Close proximity to **Nova Southeastern University**. Approximately 35,000 student population from the University and Academic Centers.

## Diverse Retail Opportunities

- Multiple retail bays available, ranging from **small boutique spaces to larger anchor units**.
- Ideal for **restaurants, cafes, fitness studios, salons, specialty shops**, and more.

## High Foot Traffic Potential

- Integrated with **residential units and office spaces**, ensuring a steady stream of daily visitors.
- Designed with **pedestrian-friendly pathways**, outdoor seating, and gathering areas.

## Ample Parking & Accessibility

- Convenient **surface and structured parking** for tenants and customers.
- Easy ingress and egress for both local and regional traffic.

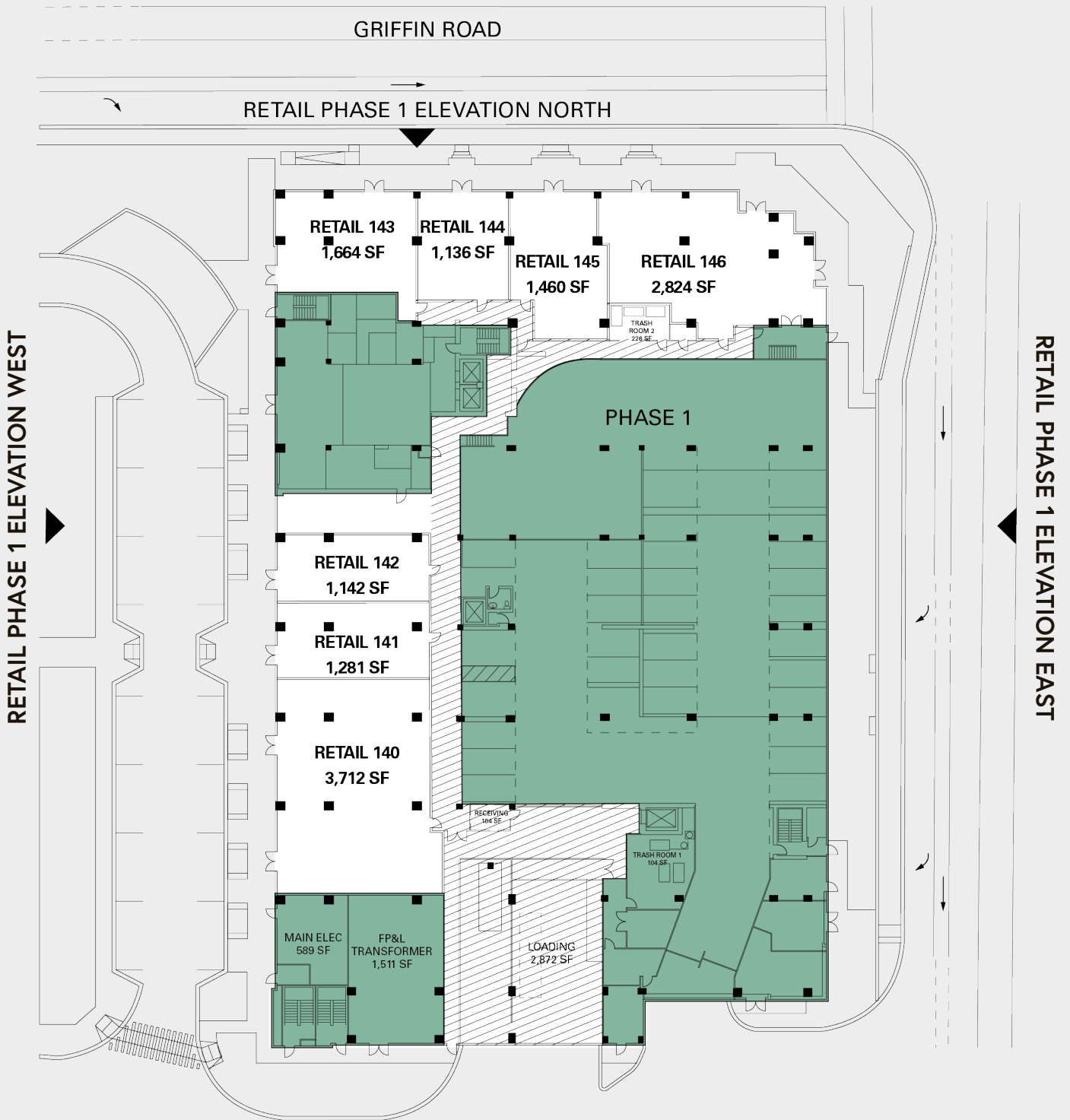
## Modern Design & Amenities

- Contemporary architecture with **attractive storefronts and signage opportunities**.
- Landscaped public spaces and **inviting outdoor environments** that enhance the shopping experience.



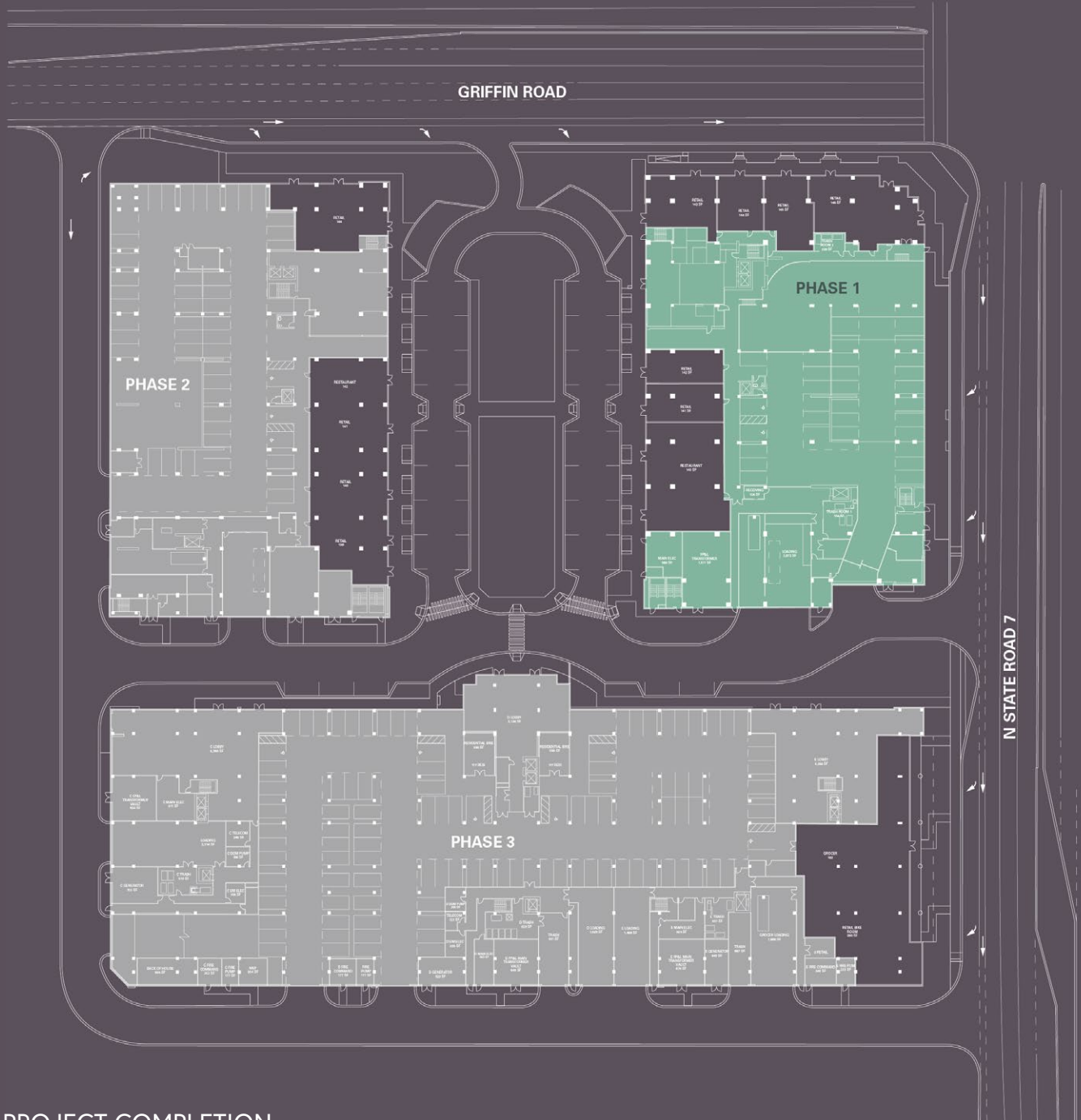
# Floor Plan

Retail Phase 1 Leasing Now



# Three-Phase Development

Project due to deliver by the end of Q4 2026



## PROJECT COMPLETION

**1,300**  
Units

**13,219 SF**  
Phase 1  
Now Leasing

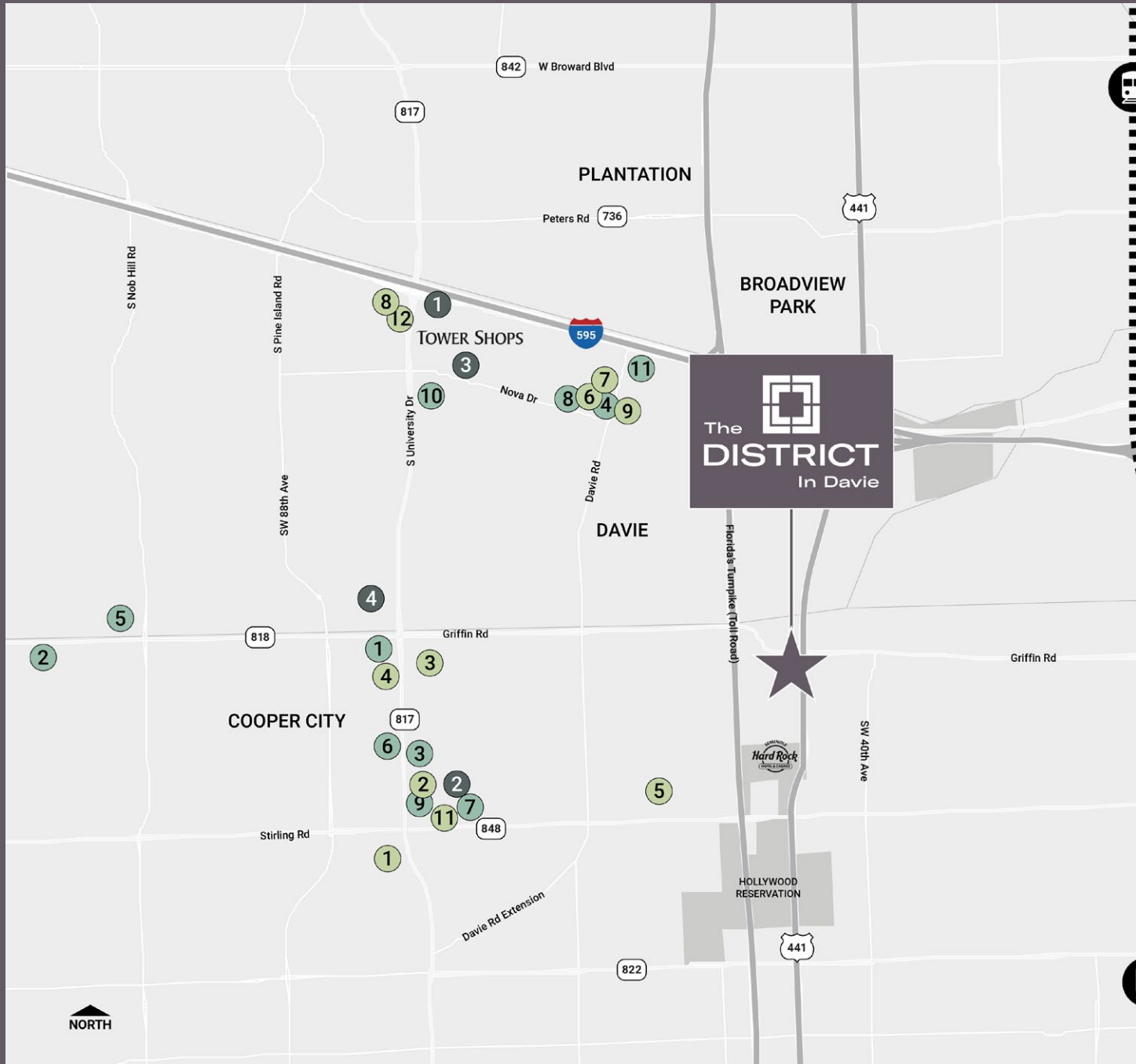
**TBD**  
Phase 2

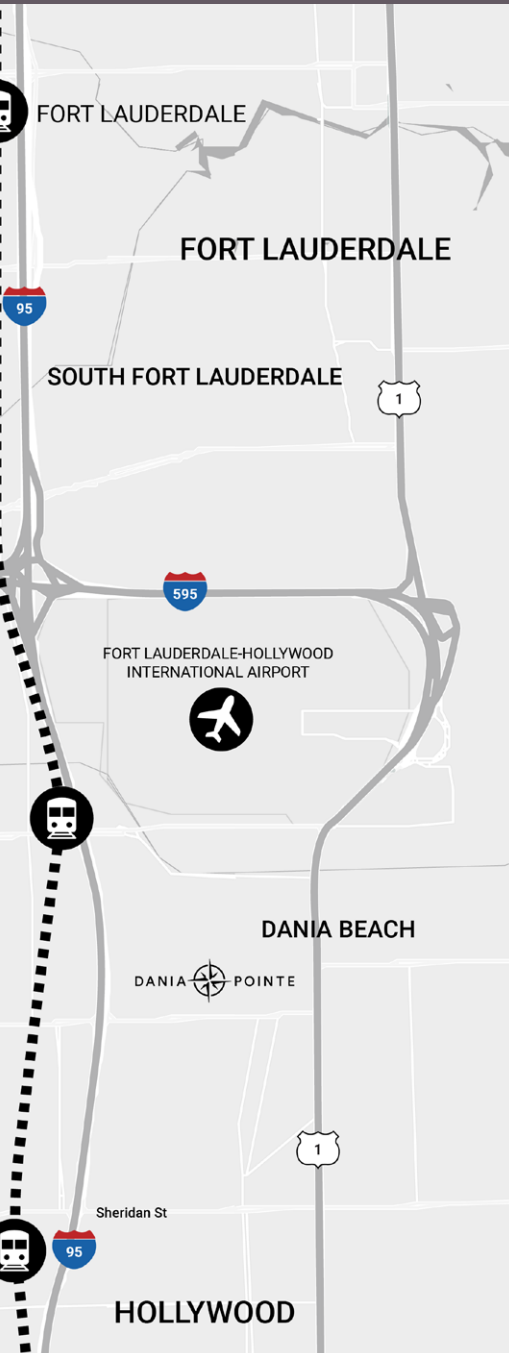
**TBD**  
Phase 3

**35,000 SF**  
Total Retail Space

# Property Location

Nearby amenities within a 20 mile radius





## TOWER SHOPS

- Bath & Body Works
- Best Buy
- BurgerFi
- Carter's
- Chick-fil-A
- Costco
- DSW Designer Shoe
- Warehouse
- Famous Footwear
- Five Below
- Flanigan's Seafood Bar & Grill
- GameStop
- GNC
- Hobby Lobby
- Lane Bryant
- LongHorn Steakhouse
- Mattress Firm
- Menchie's Frozen Yogurt
- Michaels
- Miller's Ale House
- Moe's Southwest Grill
- Office Depot
- Old Navy
- Outback Steakhouse
- Party City
- Pet Supermarket
- Playa Bowls
- Publix
- Ross
- Sephora
- Target
- The Home Depot
- T.J. Maxx
- Trader Joe's
- Twin Peaks
- ULTA Beauty
- Walmart Supercenter
- Whole Foods Market

## DANIA POINTE

- Bowlero
- Burlington
- Chipotle Mexican Grill
- Cooper Hawk
- Crumbl
- Dunkin'
- Firehouse Subs
- First Watch Breakfast
- Five Below
- Hobby Lobby
- H&M
- Nike
- Old Navy
- Outback Steakhouse
- Padrino's Cuban Restuarant
- Panda Express
- Pardon My Cheesecake
- Pura
- Regal
- SEPHORA
- Shoe Carnival
- Sprouts
- Starbucks
- T.J. Maxx
- Tommy Bahama
- ULTA
- Vida
- Yum Berry Cafe & Sushi Bar

### Retailers

- |          |               |
|----------|---------------|
| ① ALDI   | ⑦ RaceTrac    |
| ② ATT    | ⑧ SEPHORA     |
| ③ CVS    | ⑨ Speedway    |
| ④ Publix | ⑩ UPS         |
| ⑤ Publix | ⑪ Wells Fargo |
| ⑥ Publix | ⑫ Whole Foods |

### Restuarants

- |                 |                    |
|-----------------|--------------------|
| ① Big Whiskey's | ⑦ Panda Express    |
| ② Cali Coffee   | ⑧ Smoothie King    |
| ③ Chick-fil-A   | ⑨ Steak n Shake    |
| ④ Dunkin'       | ⑩ Sushi Sake Davie |
| ⑤ HAPPI Farm    | ⑪ Wawa             |
| ⑥ Luc's Seafood |                    |

### Big Box

- |          |          |                  |                       |
|----------|----------|------------------|-----------------------|
| ① Costco | ③ Target | ④ The Home Depot | ⑤ Walmart Supercenter |
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**FOR MORE INFORMATION, PLEASE CONTACT:**

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**NEWMARK**

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [nmrk.com/insights](http://nmrk.com/insights).