

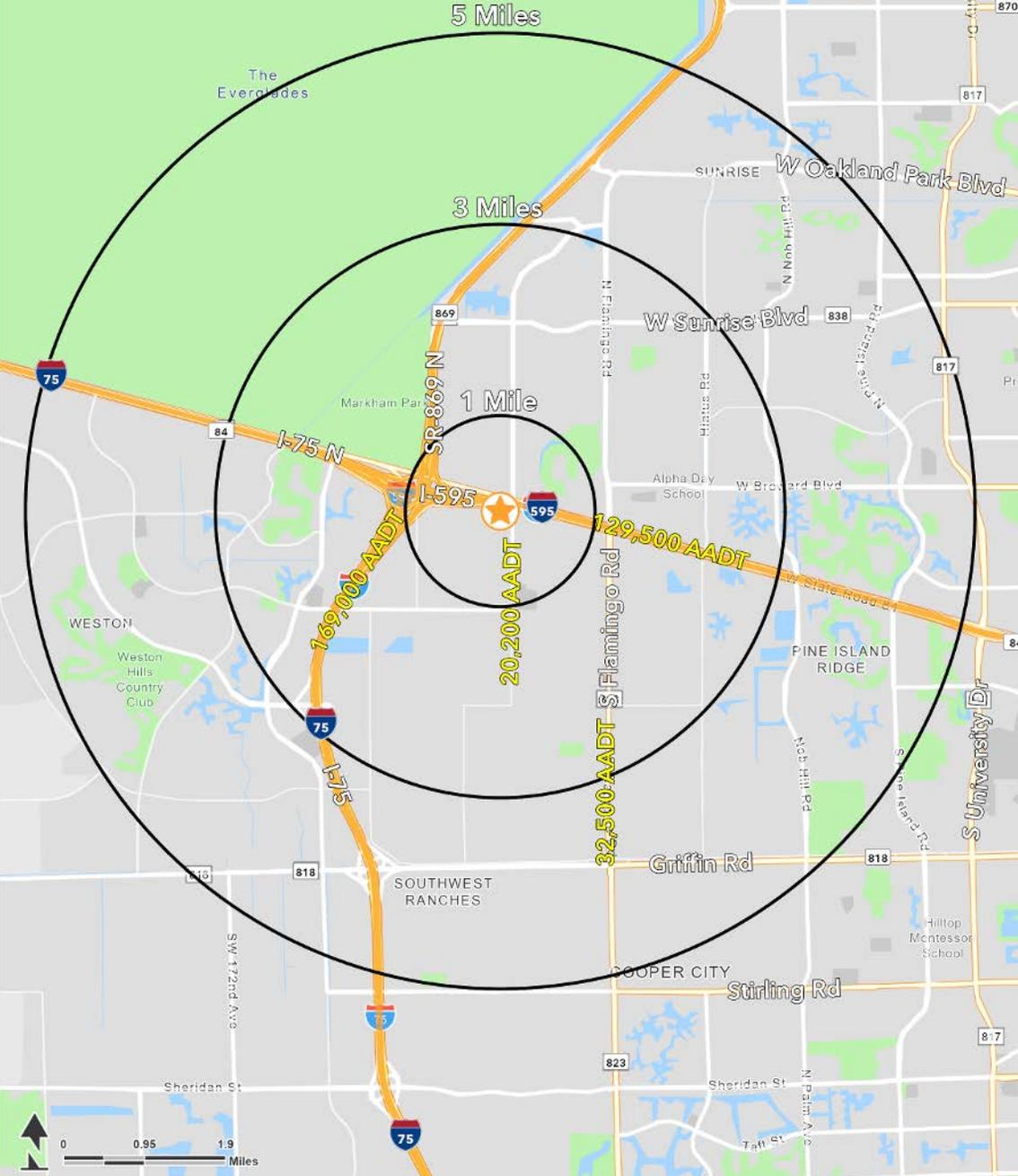
SHENANDOAH SQUARE

13700 W STATE ROAD 84, DAVIE, FL 33325

FOR LEASE



TSCG™



PROPERTY HIGHLIGHTS

- Located along I-595 with 124,500 AADT on 136th Ave with 16,100 AADT and State Rd 84 with 14,000 AADT with excellent visibility, access and parking
- Situated in a neighborhood with regional access, the center is located just south of IKEA and near Sawgrass Mills Mall, South Florida's largest outlet mall
- This shopping center is home to Publix, Walgreens, and Dollar Tree among other popular retailers
- Strong Average household income of \$130,449 within 1 mile radius
- GLA: 123,646 SF

AVAILABLE SPACES

- Suite 320: 1,565 SF

DEMOGRAPHICS

Latitude: 26.11655 Longitude: -80.33242

	1 MILE	3 MILES	5 MILES
2025 Total Population	16,732	72,770	221,918
2025 Total Households	5,792	25,927	84,743
2025 Average HH Income	\$130,449	\$147,524	\$146,307
2025 Daytime Population	13,605	77,819	211,074

PROPERTY OVERVIEW

SITE PLAN



Suite	Tenant Name	Space Size	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
OP 1	BP Gas	896 SF	200	H & R Block	1,200 SF	330	Publix	42,112 SF
OP 2	BB&T	3,384 SF	210	Cellular Extreme	1,200 SF	340	Little Japan	1,600 SF
100	Animal Hospital	1,800 SF	220-230	HOTWORX	2,402 SF	350 -360	Honey Baked Ham	1,205 SF
110	Massage Max	900 SF	240	Print-it USA	1,200 SF	370	Techy	1,200 SF
120	The Fresh Monkee	1,147 SF	250	Chiro Center	1,200 SF	380	Antonio's Pizza	2,400 SF
130	AT&T	1,750 SF	260	Amscot	2,400 SF	390	Goodwill	1,400 SF
140	Filomena's Bean Coffee	1,400 SF	270	Ally's Cafe	1,600 SF	400-410	Palacin Dental	2,800 SF
150	Poke Bowl	1,042 SF	280	Honey Pets	1,200 SF	420	Lovely Nails	1,050 SF
160	Harmony Med Spa & Beauty	1,277 SF	290	Color Me Mine	1,200 SF	430	Kumon	1,050 SF
170	China Island	2,240 SF	300	Dairy Queen	1,200 SF	440-450	Youthland	6,650 SF
180	Walgreens	16,684 SF	310	All Eyes Optical	1,200 SF	460	UPS	1,500 SF
190	Tobacco 4 Less	1,050 SF	320	Available	1,565 SF	470	Dollar Tree	8,400 SF

AREA OVERVIEW



EXCLUSIVE AGENT(S):

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