

Publix #1606 - Davie Shopping Center

4701 S. University Drive
 Davie, FL 33328
 Lat 26.062, Long -80.253

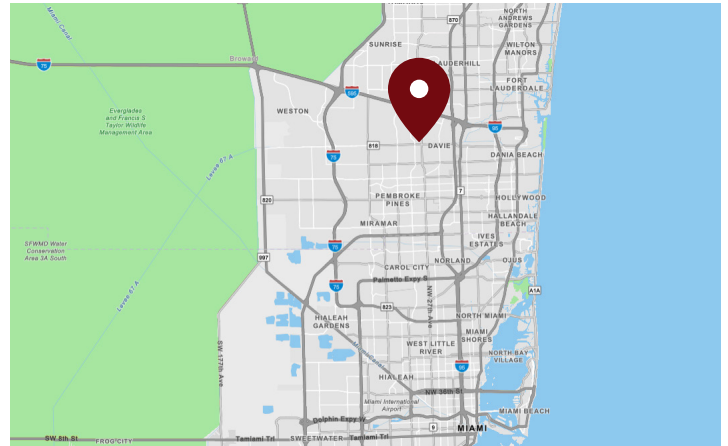
FOR LEASE



909 - 2,082 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Anchored by a 47,711 SF Publix Super Market Renovated in 2018
- I-585 is 2 Miles North, Providing Easy East-West Access Across Broward County and Florida's Turnpike is 3 Miles East Connecting to Various Parts of Florida
- Located Near Several Attractions Including Flamingo Gardens, Tree Tops Park, Old Davie School Historical Museum, and Davie Golf Club
- Average Income Within 1 Mile is Approximately \$134,169 and Median Home Income is Around \$540,000
- Combined Traffic Count: 48,569 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	11,347	115,031	348,770
Daytime Population	11,322	102,940	307,703
Total Households	4,227	42,789	129,582
Avg. HH Income	\$134,169	\$117,175	\$113,067

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Adriana Collazo

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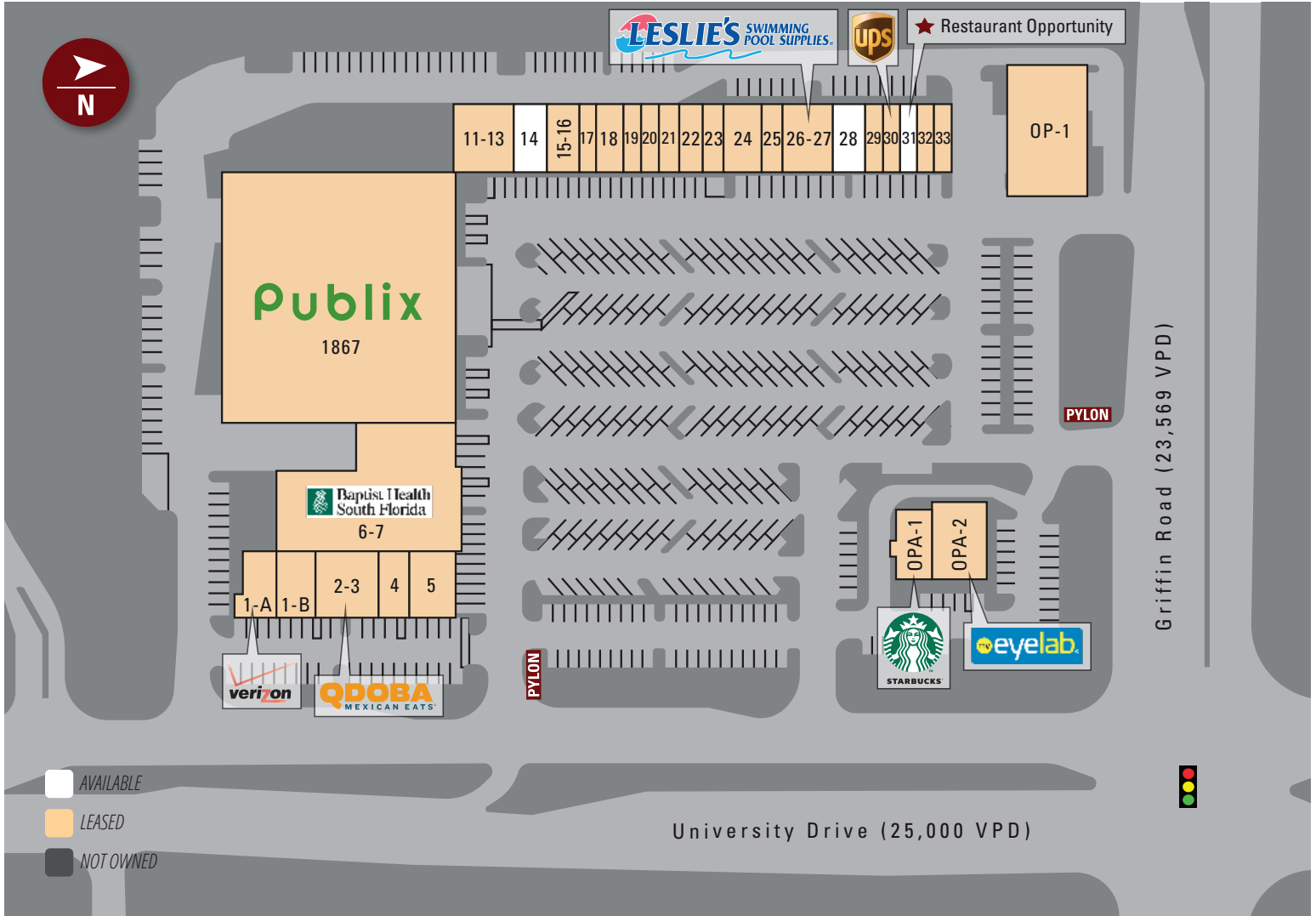
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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
8-10	Publix	45,600	17	MCM Cleaners	918	28	AVAILABLE	1,782
1A	Verizon Authorized Retailer	1,435	18	New Nails	1,742	29	Maraneros Fresh Café	900
1B	Ku Kao Thai & Sushi	1,442	19	Orient Chef	900	30	The UPS Store	900
2-3	Qdoba Mexican Eats	2,750	20	Estrella Insurance	915	31	AVAILABLE (Restuarant Opportunity)	909
4	Davie Advanced Dentistry	1,250	21	Supercuts	1,200	32	Action Health Centers	909
5	Amerant Bank	2,065	22	Supplement Warehouse	1,188	33	University Podiatry	1,200
6-7	Baptist Outpatient Services	14,248	23	Raw & Kibble	705	OP-1	Big Whiskey's	5,500
11-13	H&R Block	3,000	24	Jet's Pizza	1,900	OPA-1	Starbucks	2,300
14	**Coming Available**	2,082	25	Grand Salon	1,200	OPA-2	My Eyelab	3,220
15-16	Dr. Richard A. Norman	1,836	26-27	Leslie's Poolmart	2,400			
								TOTAL 106,396

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **312,500**

EST. # OF VISITS ANNUALLY

 **1.6 Million**

AVG. VISITS / CUSTOMER

 **5.24**

AVG. LENGTH-OF-STAY / VISIT

 **29 MIN**

TOP 3 DAYS



Saturday	245,359
Friday	237,694
Wednesday	237,337

OF VISITS

TOP 3 HOURS

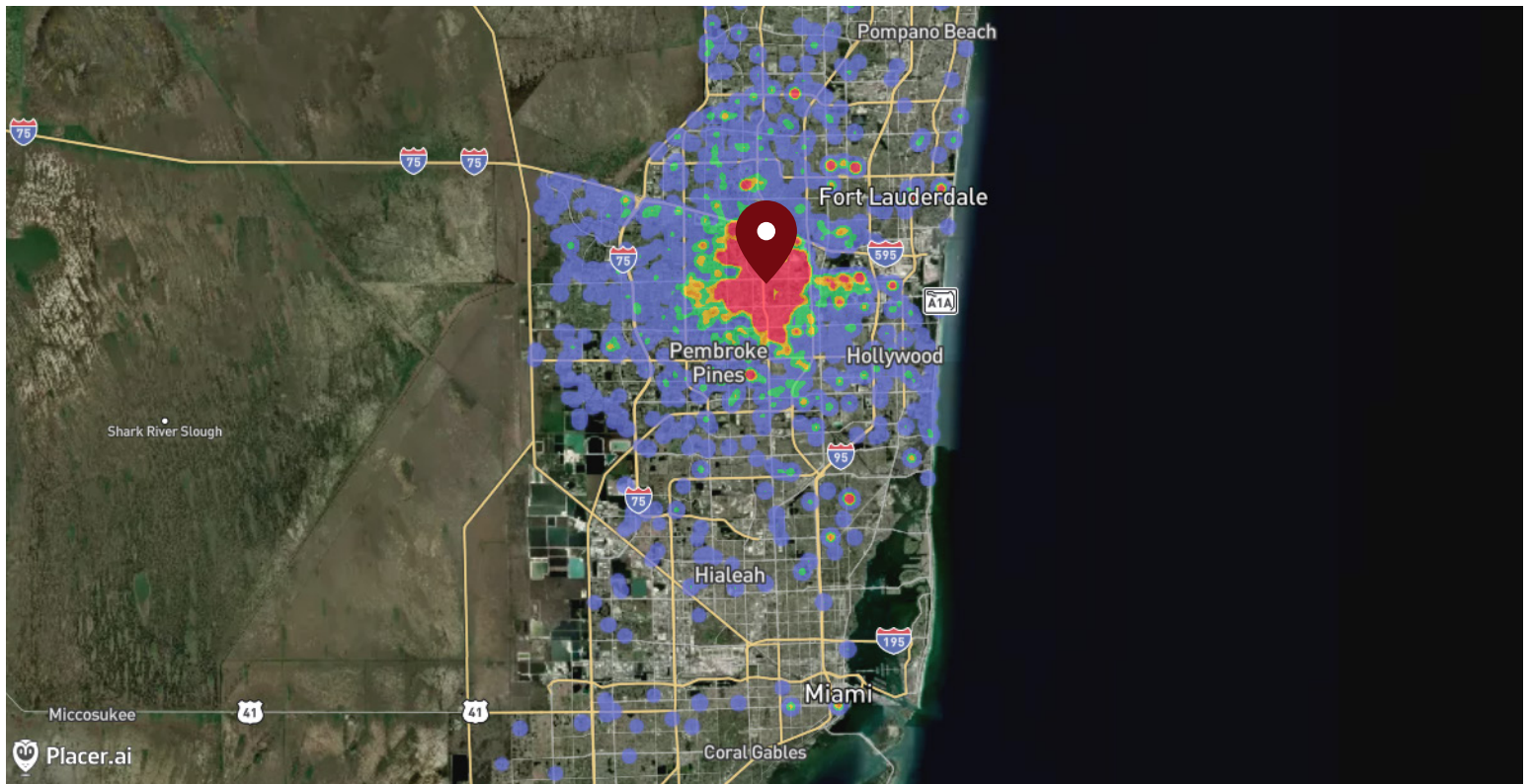


5-6 PM	217,426
4-5 PM	214,541
12-1 PM	212,068

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2023 - July 31, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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