

# SAWGRASS PROMENADE

1301-1321 S Military Trail | Deerfield Beach, FL 33021

Latitude: 26.30119 Longitude: -80.13479

**FOR LEASE**



## FOR MORE INFORMATION

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## PROPERTY FEATURES

**GLA**  
107,092± sf

**VPD**  
27,500 Cars Daily

**Located on Military Trail, just one block south of SW 10th Street, and one mile west of I-95, Sawgrass Promenade is anchored by Publix.**

Co-tenants include Walgreens, Dollar Tree, Dunkin', Golden Krust, Techy, Leap Ahead Learning Center, Legend's Tavern & Grille and Dr. G's Urgent Care. The center is convenient to I-95, Sawgrass Expressway and surrounded by some of Deerfield Beach's largest employers including Publix Distribution and Republic National Distributing Company. Just north of the center is Sandpiper Pointe at Deerfield Beach, a new gated community by Toll Brothers with 201 townhomes.



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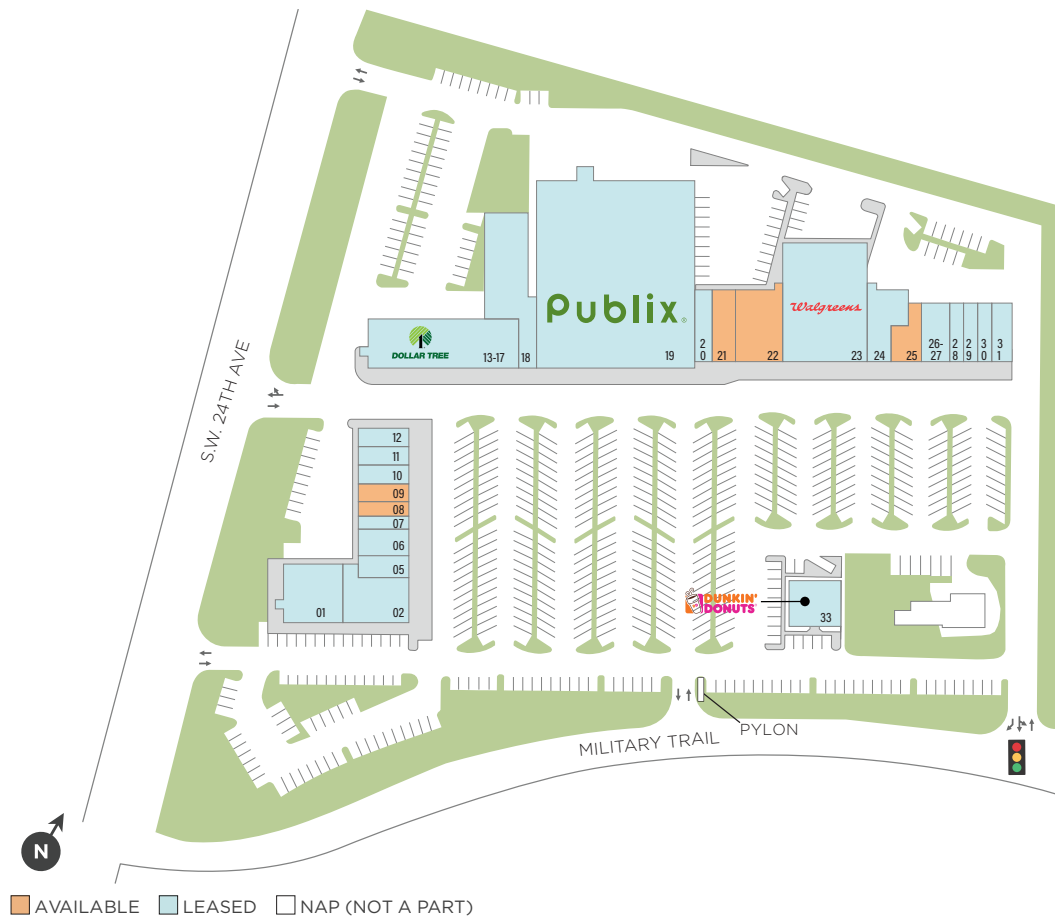
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■ AVAILABLE ■ LEASED □ NAP (NOT A PART)

SPACE	TENANT	SF	SPACE	TENANT	SF	SPACE	TENANT	SF
01	LEGEND'S TAVERN & GRILLE	4,225	12	WE WOOF	1,200	25	AVAILABLE	1,884
02	DR. G'S URGENT CARE	4,012	13-17	DOLLAR TREE	10,400	26-27	ALL STAR PIZZA	1,950
05	ZOOM OPTICAL	1,310	18	LEAP AHEAD LEARNING CENTER	7,500	28	NATURA SPA	975
06	GOLDEN KRUST	2,000	19	PUBLIX	36,464	29	CHINA MOON RESTAURANT	975
07	NEW ERA BARBERSHOP	900	20	TECHY	1,200	30	HOT NAILS	980
08	AVAILABLE	900	21	AVAILABLE	2,030	31	SAWGRASS COIN LAUNDRY	1,625
09	AVAILABLE	1,200	22	AVAILABLE	4,826	33	DUNKIN DONUTS	3,000
10	GREAT LIFE CHIROPRACTIC	1,200	23	WALGREENS	13,000			
11	MEDICAL CENTER AFFILIATES	1,200	24	DEERFIELD DENTISTRY	2,136			

## 2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION	14,284	138,678	337,623
DAYTIME POP.	20,162	140,775	362,560
AVG. HH INCOME	\$61,780	\$90,943	\$108,876
MEDIAN AGE	61.9	43.8	44.6



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