

TAMARAC SQUARE WEST

7003 - 7251 NW 88TH AVENUE | TAMARAC, FL 33321

FOR LEASE



PROPERTY HIGHLIGHTS

SPACES

1,400 SF & Outparcel

VPD

26,000 N Pine Island
21,500 McNab

The Rotella Group is the exclusive agent for **Tamarac Square West** on 7003-7251 NW 88th Avenue Tamarac, Florida in Broward County in Southeast Florida Market, on the corner of McNab and Pine Island Road. Ample Parking and 5 minutes from Sawgrass Expressway (SR869).

Join national retailers such as Walmart, Pizza Hut, Dunkin Donuts and more.

RG CONTACT OUR AGENT

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995

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=AVAILABLE



NW 88th Ave / Pine Island Rd

Unit	Tenant	SqFt
301	Walmart Neighborhood Mkt	41,180
7047	Fresenius Medical Care	10,450
7061	Soaplab Laundry	3,825
7071	Nail Salon	2,125
7081	All Sports	10,100
7133	Cargo Zone	1,275
7135	Copier Sales	1,275
7147	Daycare Inspiring Minds	2,774
7149	ABA Therapy	14,400
7153	Dentist	2,400
7201	MRI	2,859
6921	Marathon Gas	1,000
7003	Dunkin Donuts	1,800
7007	AVAILABLE	1,400
7011	Monro Mufflers	5,800
7105	El Bueno Gusto - coming soon	3,000
	OUTPARCEL AVAILABLE	



Unit	SF	Base Rent per SF	Expenses	Monthly Estimate
7007	1,400	\$45.00	\$8.18	\$6,204
OUTPARCEL		SPEAK TO AGENT		

2025 Demographics	1 Mile	3 Miles	5 Miles
Total Population	24,478	159,865	412,520
Average HH Income	\$81,198	\$94,570	\$91,216
Median Age	46.9	42.3	42.2
Total Business'	653	6,551	16,509
Total Daytime Population	17,932	122,305	320,958

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