

**PRIME RETAIL
IN PLANTATION'S
MIDTOWN
DISTRICT**

**61,855 SF
SHOPPING
CENTER**

SHOPS AT ONE PLANTATION

1421-1463 S UNIVERSITY DRIVE PLANTATION, FL



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Building Better Retail Experiences

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NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.

PROPERTY HIGHLIGHTS

SHOPS AT ONE PLANTATION

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- 61,855 SF retail center
- Connected to One Plantation luxury apartments via pedestrian pathway
- Ideally located on the northwest corner of University Drive and I-595
- Proximate to major retail centers including Broward Mall, Tower Shops and The Fountains
- Average daily traffic counts: +/- 76,000 cars per day on University Drive and +/- 182,000 on I-595

DEMOGRAPHICS

2024	1 Mile	3 Mile	5 Mile
Est. Population	9,098	117,729	374,564
Average HH Income	\$129,677	\$114,909	\$101,486
Labor Force	7,681	97,278	302,648

*Source: SitesUSA, 2024

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SITE PLAN

SHOPS AT ONE PLANTATION

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SUITE	TENANT	SF
1361	Korean Prime BBQ COMING SOON	5,128
1371	Available	2,119
1387	Legends Tavern and Grille	3,400
1393	IHOP	4,200
1141	Aesthetic Dentistry	1,569
1421	Available	648
1431	Shelah's Canine Capers	597
1437	Ocean Glow	1,678
1447	Otoro Japanese & Thai	2,366
1451	Papa John's	1,472
1463	UBreakiFix	915
1467	L'Acqua Nail Spa	3,598
1477	Available	1,200
1482	Available	1,440
1487	Available	2,520
1531	A Suite Salon	5,839
1511	Vigneto's Italian Grill	4,342
1501	Xfinity	6,119
OP1	McDonald's	4,100
OP2	Fedex Office	6,500
OP3	Mavis Discount Tire	6,205

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