

RETAIL SPACE FOR LEASE

±3,363 SF FORMER BANK

12396 W Sunrise Boulevard, Plantation, FL 33323

57,500 AADT
AT LIGHTED INTERSECTION!



LOCATED AT SUNRISE BLVD & FLAMINGO RD ACROSS FROM SAWGRASS MILLS

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

HIGHLIGHTS

- Freestanding Former Bank with 3 drive-thrus
- ±3,363 SF building on ±1 Acre
- Ample parking
- Hard corner of the signalized intersection
- Prime visibility to the road
- Targeting: financial, medical, QSR, and other uses
- Across from Sawgrass Mills which totals 2,370,610 SF with over 21 million annual visitors
- Join surrounding retailers: **Walmart*** **Publix**



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,261	104,398	253,912
HOUSEHOLDS	3,231	40,425	99,261
EMPLOYEES	7,590	86,766	211,165
AVERAGE HH INCOME	\$164,178	\$110,238	\$105,200

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	40,718	152,887	358,354
HOUSEHOLDS	15,165	59,843	138,034
EMPLOYEES	33,435	127,216	296,129
AVERAGE HH INCOME	\$131,262	\$106,824	\$103,953

SAWGRASS MILLS
±2,370,610 SF WITH
OVER 21 MILLION
ANNUAL VISITORS





SAWGRASS MILLS
Burlington TJ-maxx TARGET
D&G DICK'S SPORTING GOODS Marshalls Saks OFF 5TH
GUCCI
GUESS BrandsMart PRADA
five BELO FENDI U.S.A. Nordstrom rack Polo Ralph Lauren

PROPOSED METROPICA
50 ACRES - 500K SF RETAIL
2,500 RESIDENTIAL UNITS
240 HOTEL ROOMS
650K SF OFFICE SPACE

SAWGRASS TECHNOLOGY PARK
56 ACRES - 514,332 SF
OFFICE PARK

PROPOSED WESTERRA
32 ACRES - 400K RETAIL
1,500 RESIDENTIAL UNITS
1.6M SF OFFICE SPACE

AMEX CORPORATE CENTER
3,000 EMPLOYEES

SAWGRASS SQUARE
ROSS HomeGoods
DRESS FOR LESS BARNES & NOBLE
Publix Michaels five BELO

NOB HILL ELEMENTARY SCHOOL
534 STUDENTS

CENTRAL PARK ELEMENTARY SCHOOL
736 STUDENTS

AMERICAN HERITAGE SCHOOL BROWARD CAMPUS
2,800 STUDENTS

SAWGRASS EXPRESSWAY - 109,900 AADT

NW 136TH AVENUE - 16,200 AADT

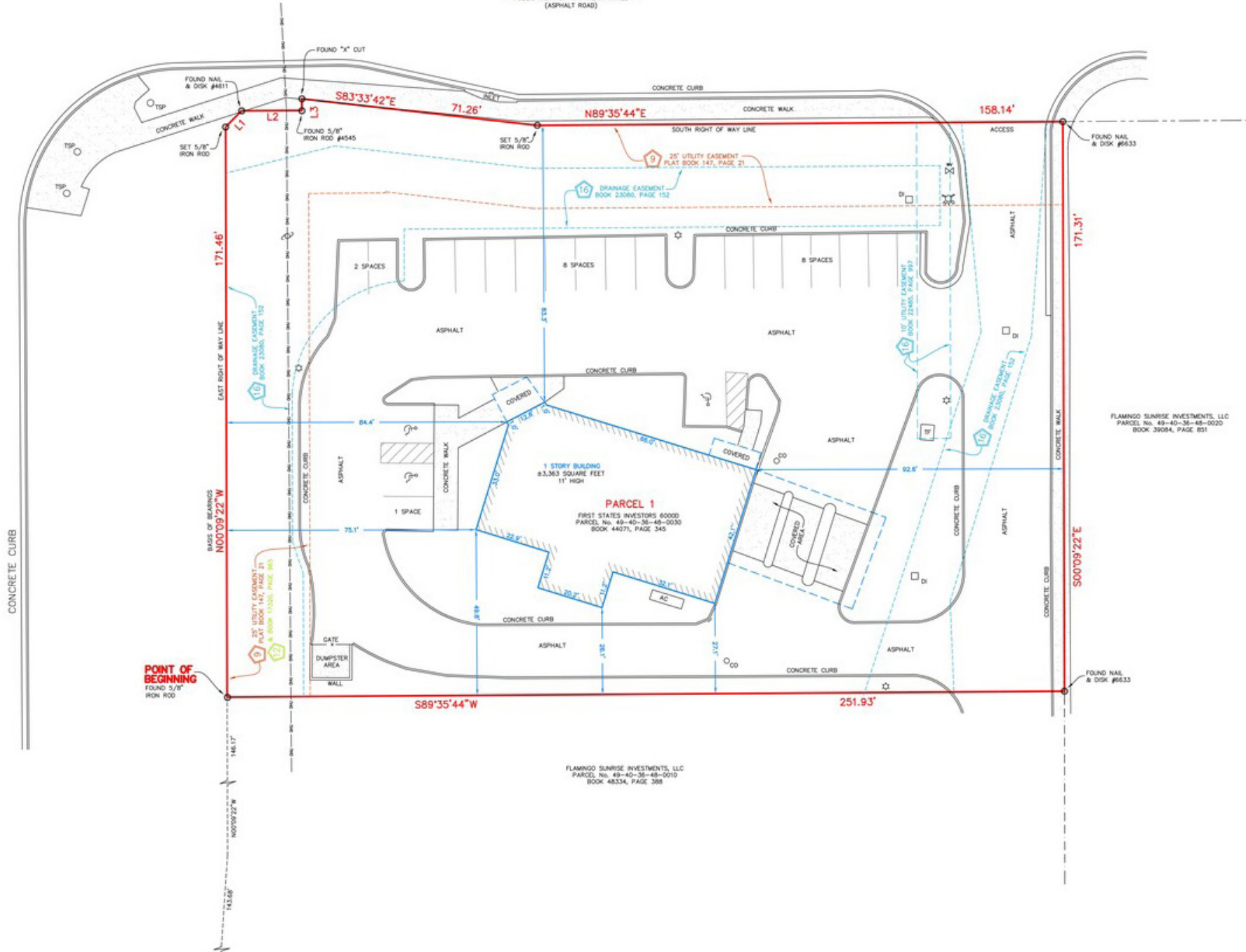
FLAMINGO ROAD - 24,000 AADT

SUNRISE BOULEVARD - 33,500 AADT

BROWARD BOULEVARD - 15,900 AADT

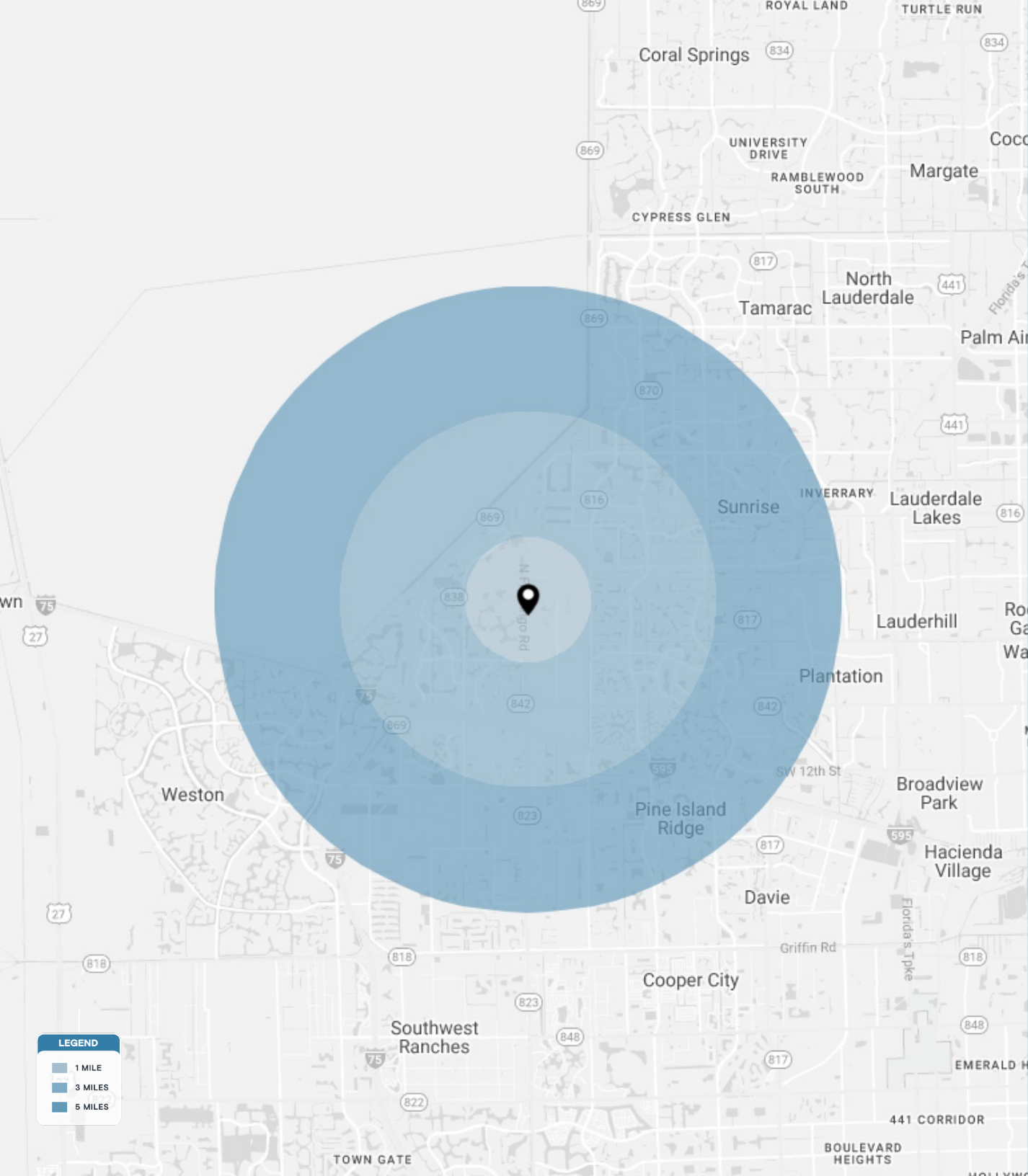
SUNRISE BOULEVARD
PUBLIC RIGHT OF WAY WIDTH VARIES
(ASPHALT ROAD)

FLAMINGO ROAD
PUBLIC RIGHT OF WAY WIDTH VARIES
(ASPHALT ROAD)



FLAMINGO SUNRISE INVESTMENTS, LLC
PARCEL No. 49-40-36-48-0020
BOOK 39084, PAGE 851

FLAMINGO SUNRISE INVESTMENTS, LLC
PARCEL No. 49-40-36-48-0010
BOOK 46334, PAGE 398



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