

THE DAVIE SOUTH

BROWARD COLLEGE SOUTH

NEW RETAIL/RESTAURANT
OPPORTUNITIES
AVAILABLE
FOR LEASE IN DAVIE

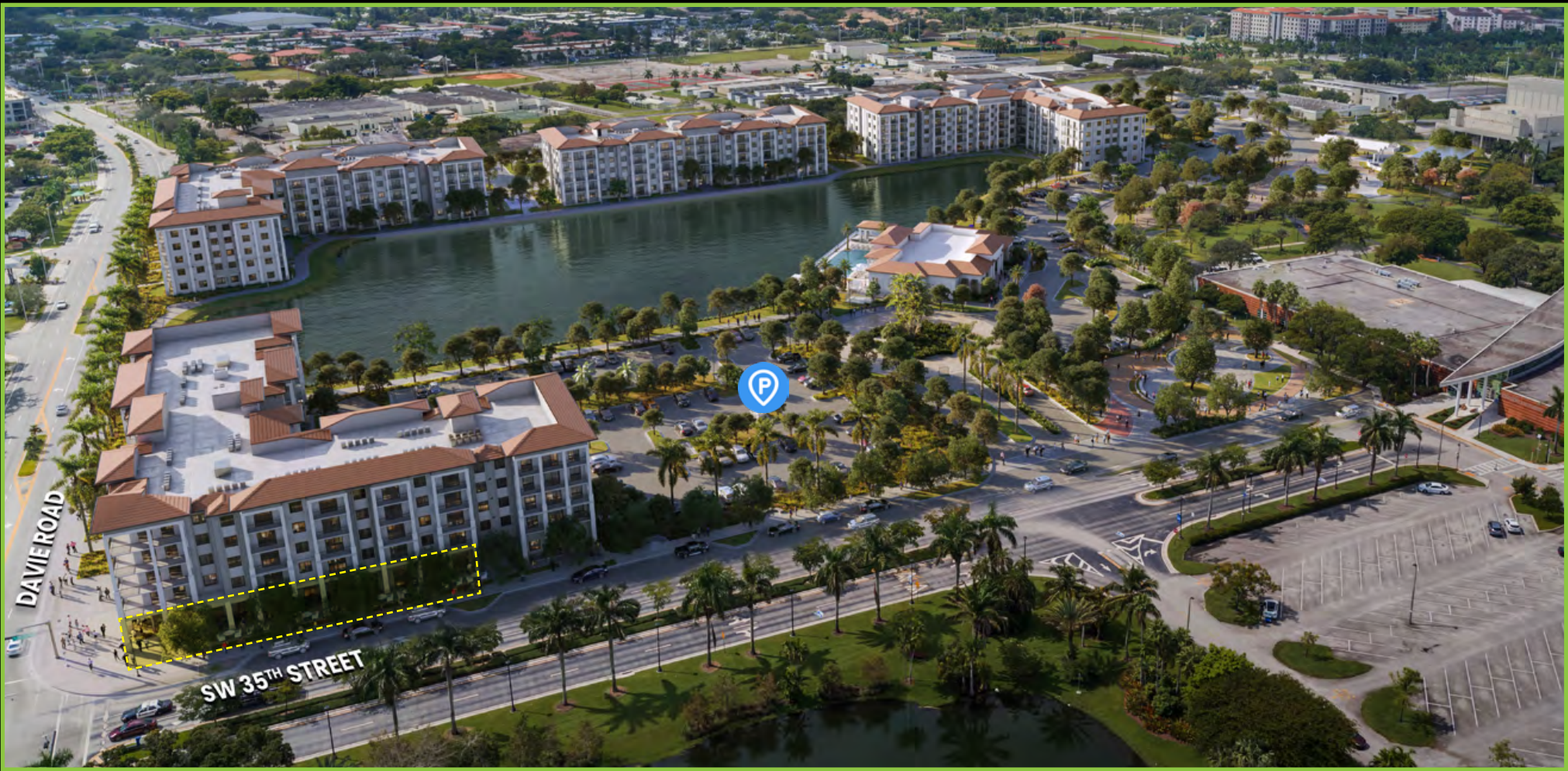


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RETAIL/ RESTAURANT FOR LEASE



3501 Davie Road
Davie, FL 33314

Coming Soon! New Retail/Restaurant Opportunities Available For Lease in Davie.

BUILDING SIZE
± 6,360 SF

UNIT A
± 1,807 SF

UNIT C
± 2,011 SF

POSSESSION
4Q 2025

CEILING HEIGHT
± 14 feet

UNIT B
± 2,542 SF

RENT
Upon request

No warranty or representation, expressed or implied, is made as to the accuracy of this information and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



t. 305.532.0433
f. 305.532.6106



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Miami Beach, FL 33139









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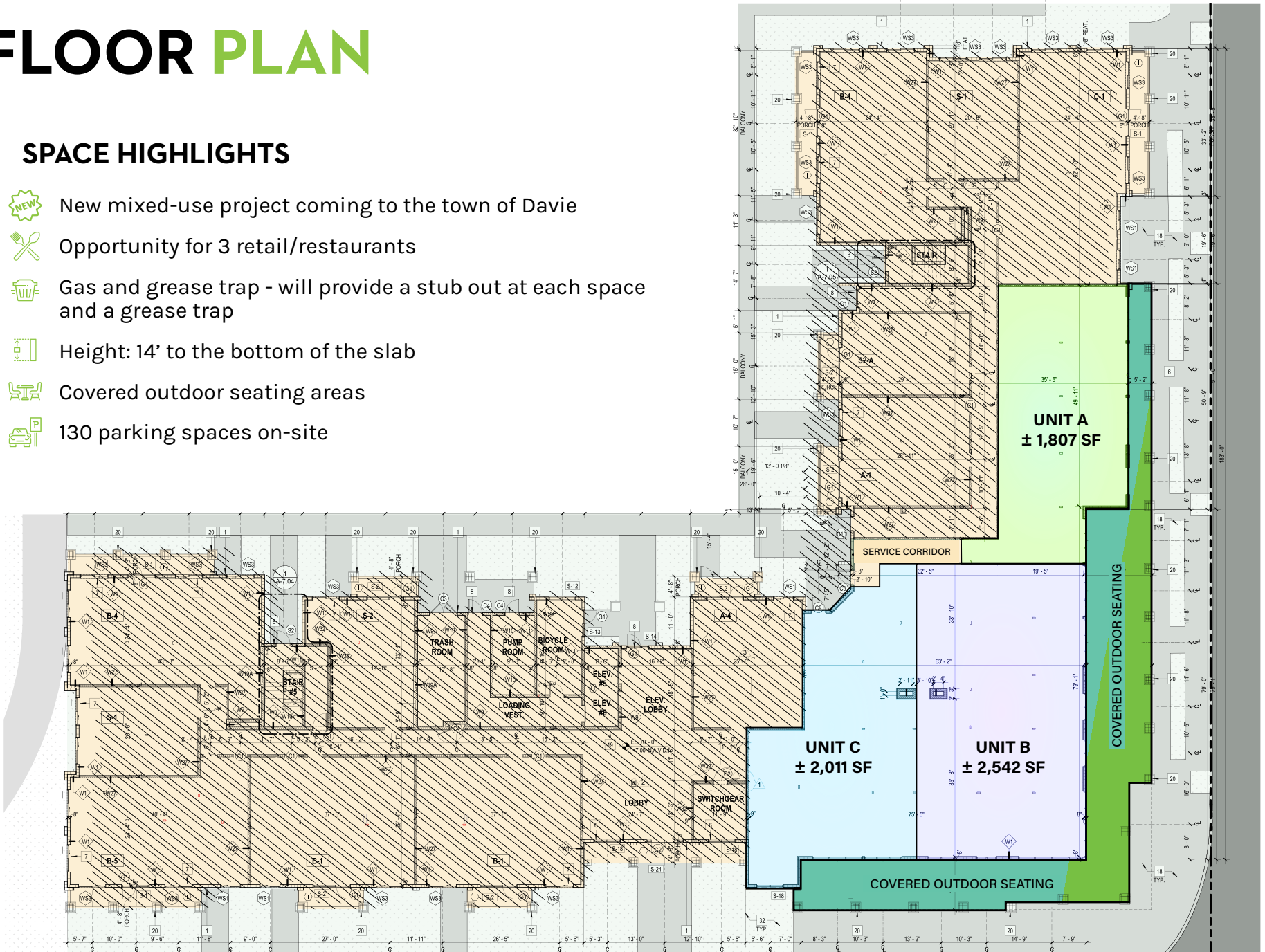


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FLOOR PLAN

SPACE HIGHLIGHTS

-  New mixed-use project coming to the town of Davie
-  Opportunity for 3 retail/restaurants
-  Gas and grease trap - will provide a stub out at each space and a grease trap
-  Height: 14' to the bottom of the slab
-  Covered outdoor seating areas
-  130 parking spaces on-site



DAVIE ROAD - 16,600 VPD

SW 35TH STREET



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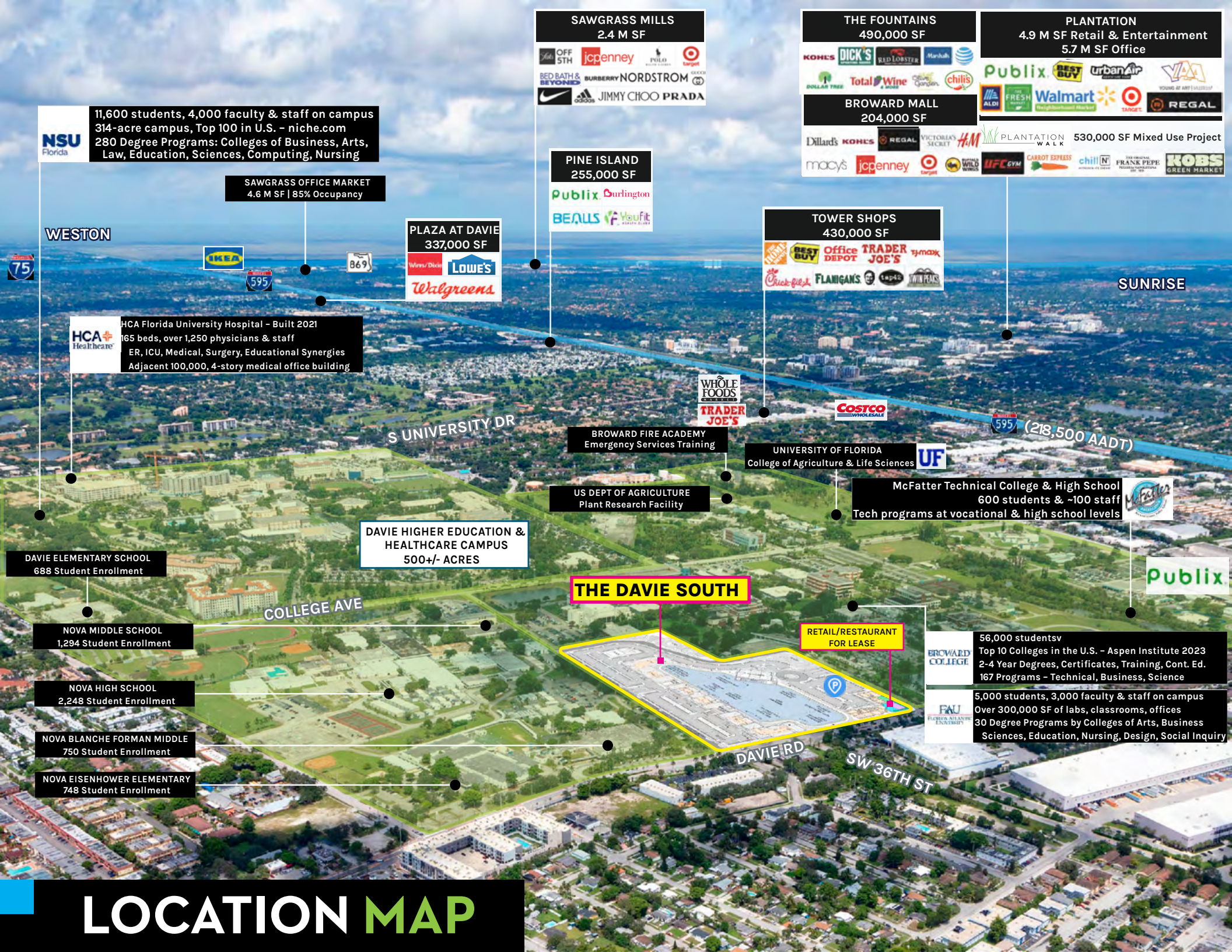
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NSU
Florida

11,600 students, 4,000 faculty & staff on campus
314-acre campus, Top 100 in U.S. - niche.com
280 Degree Programs: Colleges of Business, Arts,
Law, Education, Sciences, Computing, Nursing

SAWGRASS OFFICE MARKET
4.6 M SF | 85% Occupancy

PLAZA AT DAVIE
337,000 SF
Winn-Dixie | **LOWE'S**
Walgreens

PINE ISLAND
255,000 SF
Publix | Burlington
BEALS | YouFit

SAWGRASS MILLS
2.4 M SF
OFF 5TH | jcpenny | PULL | Target
RED BATH & BEYONCE | BURBERRY | NORDSTROM | JIMMY CHOO | PRADA

THE FOUNTAINS
490,000 SF
KOHLS | DICK'S | RED LOBSTER | Marshalls | AT&T
DOLLAR TREE | Total Wine | chilis
BROWARD MALL
204,000 SF
Dillard's | KOHLS | REGAL | VICTORIA'S SECRET | H&M | PLANTATION WALK
macy's | jcpenny | Target | WILD WINGS | UFC GYM | CARROT EXPRESS | chill | FRANK PEPE | ROBS GREEN MARKET

PLANTATION
4.9 M SF Retail & Entertainment
5.7 M SF Office
Publix | BEST BUY | Urban Air | V&A
ALDI | FRESH | Walmart | TARGET | REGAL

TOWER SHOPS
430,000 SF
Office DEPOT | TRADER JOE'S | 7-max
Chick-fil-E | FLANIGAN'S | TAPAC | TAIL PEAKS

HCA Healthcare
HCA Florida University Hospital - Built 2021
165 beds, over 1,250 physicians & staff
ER, ICU, Medical, Surgery, Educational Synergies
Adjacent 100,000, 4-story medical office building

BROWARD FIRE ACADEMY
Emergency Services Training

US DEPT OF AGRICULTURE
Plant Research Facility

UNIVERSITY OF FLORIDA
College of Agriculture & Life Sciences

McFatter Technical College & High School
600 students & ~100 staff
Tech programs at vocational & high school levels

DAVIE HIGHER EDUCATION & HEALTHCARE CAMPUS
500+/- ACRES

THE DAVIE SOUTH

RETAIL/RESTAURANT FOR LEASE

DAVIE ELEMENTARY SCHOOL
688 Student Enrollment

NOVA MIDDLE SCHOOL
1,294 Student Enrollment

NOVA HIGH SCHOOL
2,248 Student Enrollment

NOVA BLANCHE FORMAN MIDDLE
750 Student Enrollment

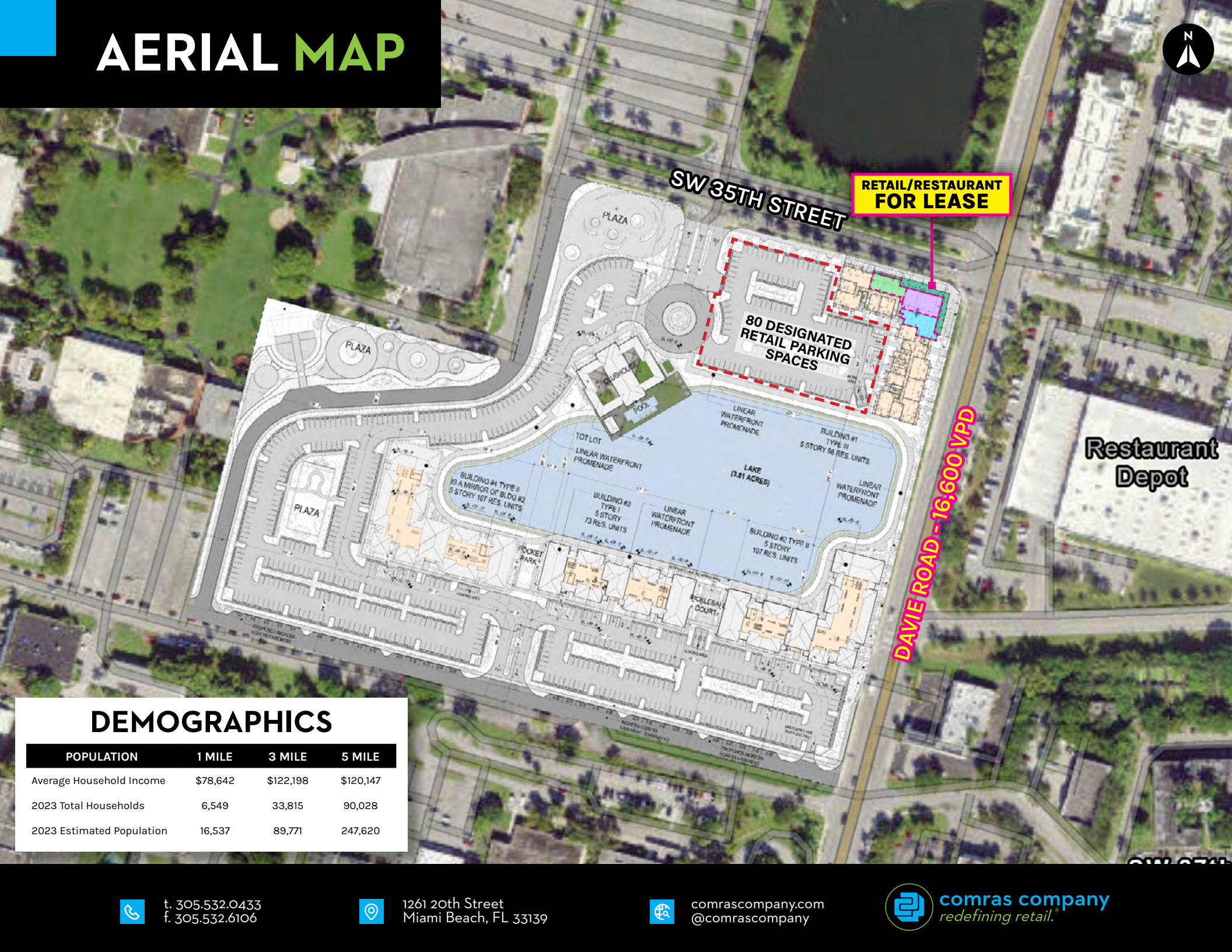
NOVA EISENHOWER ELEMENTARY
748 Student Enrollment

BROWARD COLLEGE
56,000 students
Top 10 Colleges in the U.S. - Aspen Institute 2023
2-4 Year Degrees, Certificates, Training, Cont. Ed.
167 Programs - Technical, Business, Science

FAU
5,000 students, 3,000 faculty & staff on campus
Over 300,000 SF of labs, classrooms, offices
30 Degree Programs by Colleges of Arts, Business
Sciences, Education, Nursing, Design, Social Inquiry

LOCATION MAP

AERIAL MAP



RETAIL/RESTAURANT FOR LEASE

SW 35TH STREET

80 DESIGNATED RETAIL PARKING SPACES

DAVIE ROAD - 16,600 VPD

Restaurant Depot

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Average Household Income	\$78,642	\$122,198	\$120,147
2023 Total Households	6,549	33,815	90,028
2023 Estimated Population	16,537	89,771	247,620



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3rd Busiest

Passenger Cruise Port

40

Area Colleges and Universities

1 Million

Broward County Labor Force

50,000 SF

Retail, Restaurant + Entertainment Space

\$200+ M

Development Delivered to Market Last Year

Broward County is a multifaceted industrial center and regional leader in business. Due to the region's highly-skilled labor force, favorable business climate and low cost of living, the metropolitan area has experienced tremendous population and employment growth over the past 20 years.

Florida's #1

Seaport by Revenue

34 Billion

Annual Economic Activity

37.36%

Population Growth from 2010-2021 (1 Mile)



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TAPESTRY SEGMENTATION

Behavioral market segmentation.



URBAN EDGE FAMILIES
Sprouting Explorers

Located throughout the South and West, most Urban Edge Families residents own their own homes, primarily single-family housing—out of the city, where housing is more affordable. Median household income is slightly below average (Index 91). The majority of households include younger married-couple families with children and, frequently, grandparents. Many residents are foreign born. Spending is focused more on the members of the household than the home. Entertainment includes multiple televisions, movie rentals, and video games at home or visits to theme parks and zoos. This market is connected and adept at accessing what they want from the internet.



BRIGHT YOUNG PROFESSIONALS
Middle Ground

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders are under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.



YOUNG AND RESTLESS
Midtown Singles

Gen Y comes of age: Well-educated young workers, some of whom are still completing their education, are employed in professional and technical occupations, as well as sales and office and administrative support roles. These residents are not established yet, but striving to get ahead and improve themselves. This market ranks in the top 5 for renters, movers, college enrollment, and labor force participation rate. Almost one in five residents move each year. More than half of all householders are under the age of 35, the majority living alone or in shared nonfamily dwellings. Median household income is still below the US. Smartphones are a way of life, and they use the internet extensively. Young and Restless consumers typically live in densely populated neighborhoods in large metropolitan areas; over 50% are located in the South (almost a fifth in Texas), with the rest chiefly in the West and Midwest.



HOUSEHOLDS 1,824,900
MEDIAN AGE 32.5
HH SIZE 3.19
HH INCOME \$50,900



HOUSEHOLDS 2,750,200
MEDIAN AGE 33.0
HH SIZE 2.41
HH INCOME \$54,000



HOUSEHOLDS 2,131,500
MEDIAN AGE 29.8
HH SIZE 2.04
HH INCOME \$40,500



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