



Retail Space for Lease

Plantation Community Plaza

214 - 268 S. University Dr.
Plantation, FL 33324



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PROPERTY OVERVIEW

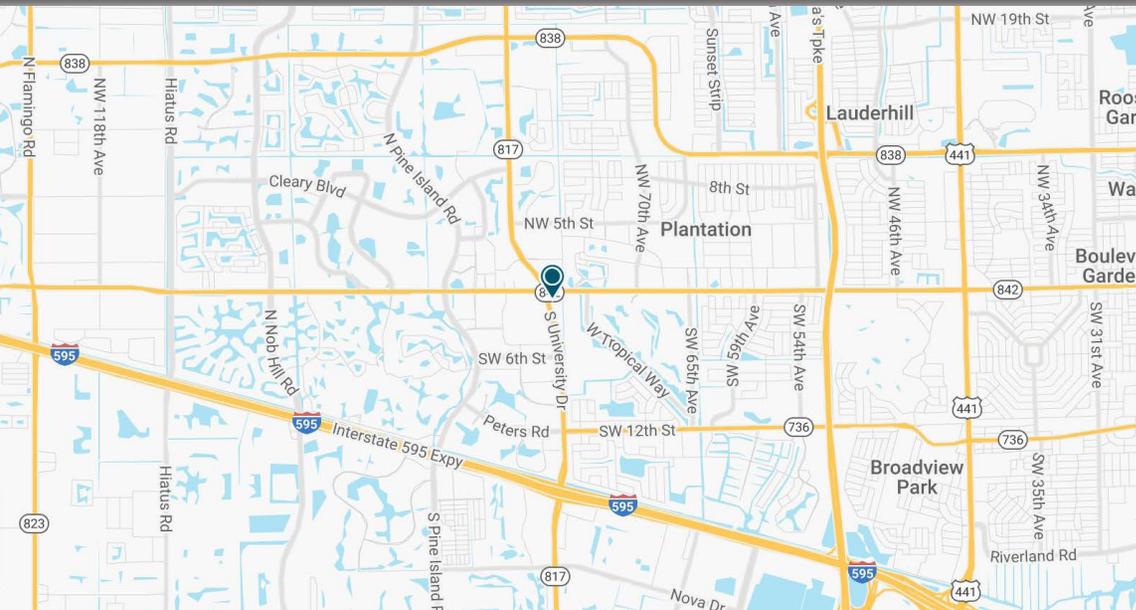
- » Site Area: +/-3.96 AC
- » Building GLA: 35,850 SF
- » Parking Ratio: 6.86/1,000 SF
- » Frontage on S. University: +/-579 SF
- » Anchor Tenants:
 - » The Vitamin Shoppe
 - » Mister O1
 - » State Farm

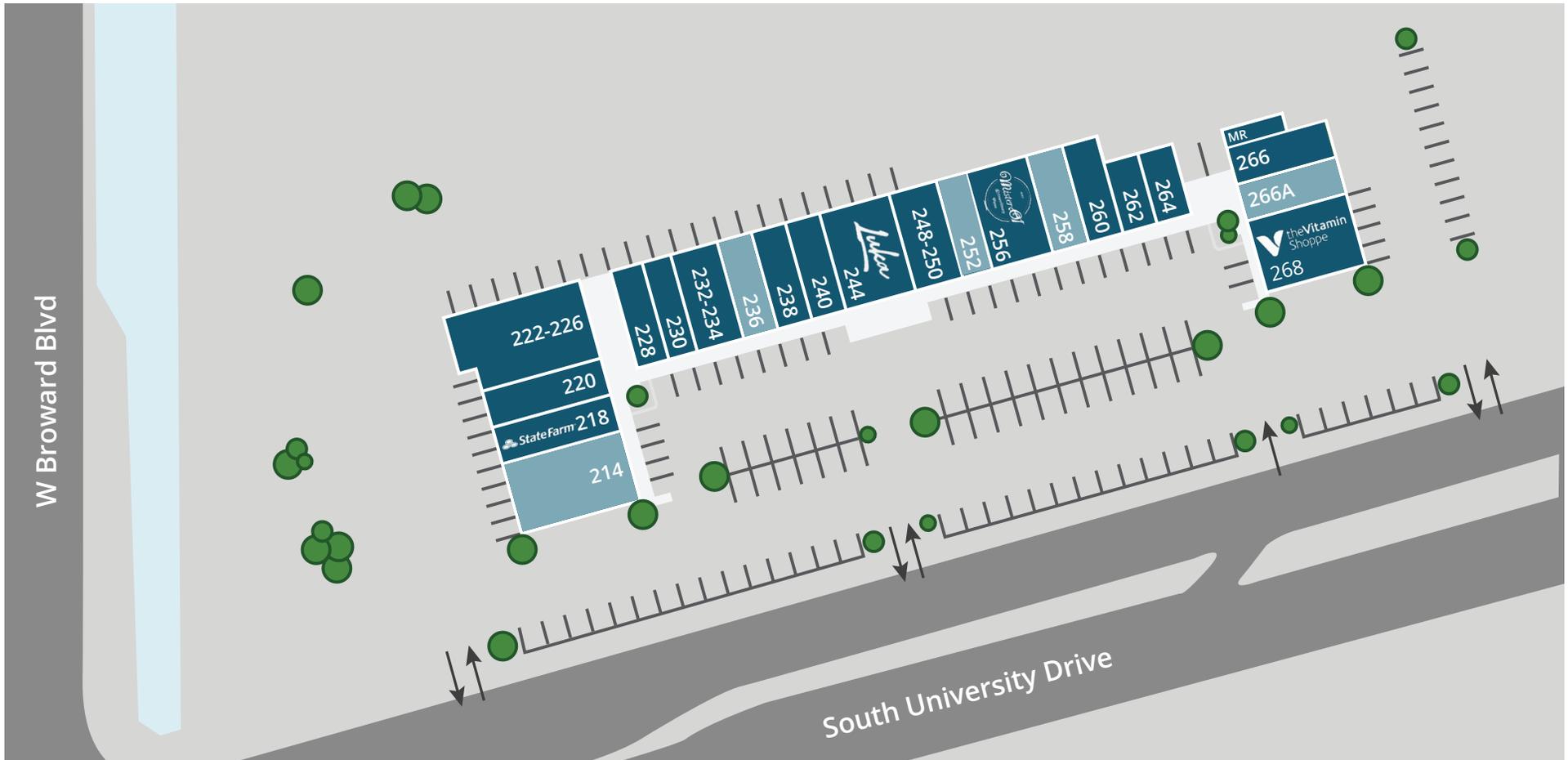
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,747	147,469	419,168
Households	8,116	57,899	157,426
Daytime Pop.	27,855	121,575	301,947
Avg. HH Income	\$128,487	\$117,143	\$105,725

TRAFFIC COUNTS

S. University Dr.	50,081 AADT
W. Broward Blvd.	45,990 AADT





SUITE	TENANT	SF
214	AVAILABLE	2,400
218	State Farm	1,200
220	Baretto Italian	1,305
222-226	Florida Kung Fu Academy	3,495
228	Hookah Tonight	1,200
230	The Gyro Grill	1,200
232-234	Drew James Coiffures	2,400

SUITE	TENANT	SF
236	AVAILABLE	1,200
238	Jing Hao Message and Spa	1,200
240	Dentist	1,800
244	Luka Restaurant	3,000
248-250	Marian's Bagels	2,400
252	AVAILABLE	1,200
256	Mister O1	2,400

SUITE	TENANT	SF
258	AVAILABLE	1,200
260	Best Nails BT & Spa	1,200
262	Avianca Express	600
264	Pines Auto Tags & Title	600
266	The Seed	1,300
266A	AVAILABLE	975
268	The Vitamin Shoppe	3,575



PLANTATION

County: Broward County, FL
Population: ~95,000 (City of Plantation)
Region: South Florida

Plantation is one of Broward County's most established and premier suburban markets, combining affluent residential neighborhoods, a strong daytime population, and proximity to South Florida's major employment centers. Anchored by corporate and medical users, the city benefits from sustained investment, limited retail supply, and direct access to I-595, Florida's Turnpike, and I-75—supporting consistent consumer demand.

Neighborhood & Lifestyle Drivers

Plantation is a mature, master-planned community known for its stability, convenience, and strong quality of life. Established residential neighborhoods are supported by parks, golf courses, and recreational amenities that encourage long-term residency and consistent local spending. Well-defined commercial corridors and neighborhood shopping centers function as daily-use destinations for residents, office users, and medical professionals. This balanced environment supports reliable traffic patterns ideal for grocery, dining, fitness, medical, and service-oriented retail.

Demographics & Consumer Profile

The city offers a well-educated, affluent, and stable consumer base that supports a wide range of neighborhood and community retail uses. The city is characterized by strong household incomes, high owner-occupancy, and long-term residency, driving consistent daily-needs spending and repeat customer traffic. A balanced mix of residential neighborhoods, office users, and medical facilities contributes to steady daytime and evening population levels. These demographic fundamentals align well with grocery, dining, fitness, medical, service, and specialty retail concepts.





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