

PRIME RETAIL SPACE FOR LEASE AT

# Sawgrass Square

12500 WEST SUNRISE BLVD | SUNRISE, FL 33323



# Property OVERVIEW

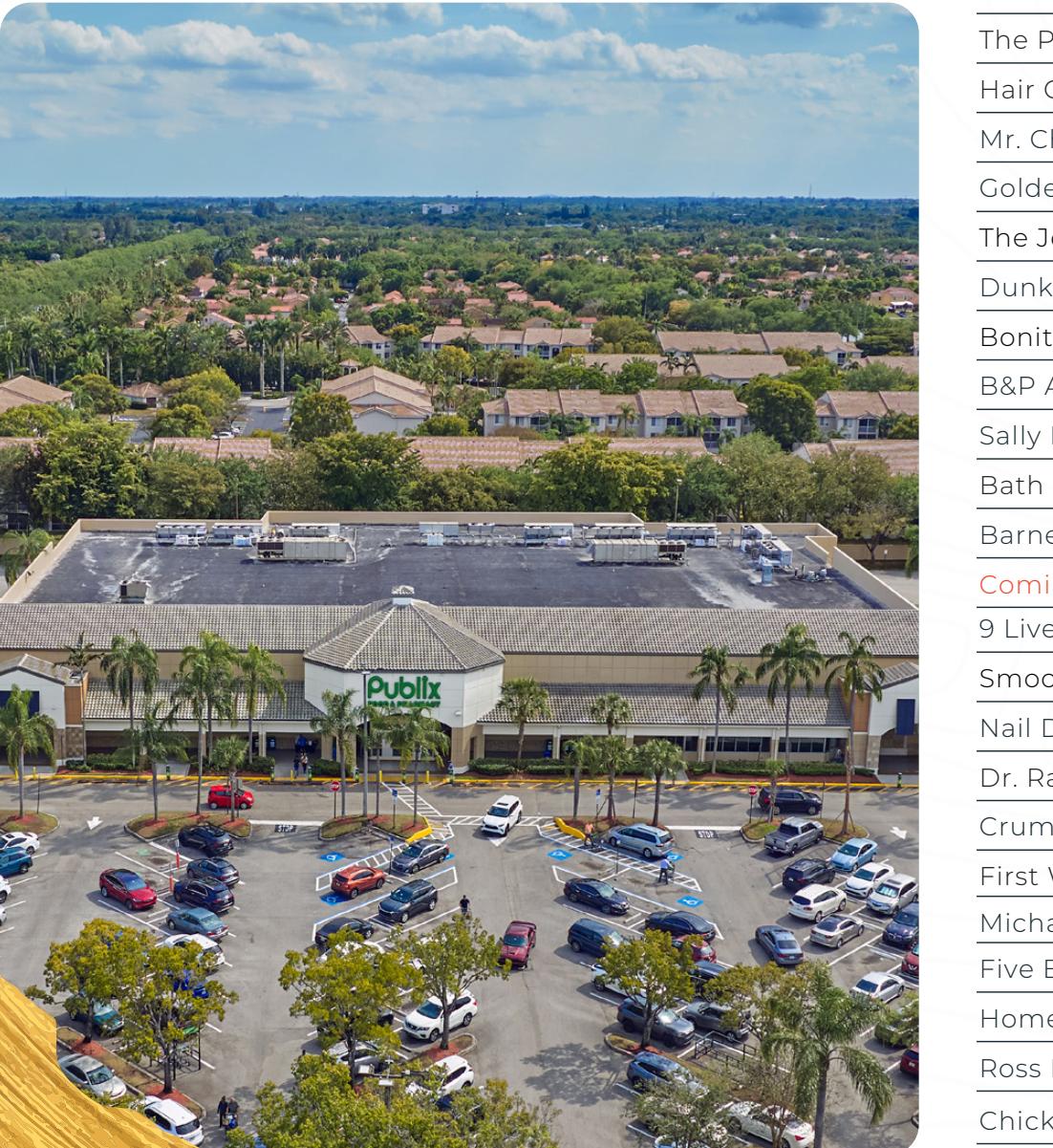
- 215,658 GLA power center
- Located at the southwest corner of Sunrise Boulevard and Flamingo Road in Sunrise.
- Directly across from the 2.7 million square-foot Sawgrass Mills Mall, which attracts over 40 million shoppers annually.
- Serves a densely populated residential market with ongoing new developments.
- Features a strong mix of national anchor tenants.



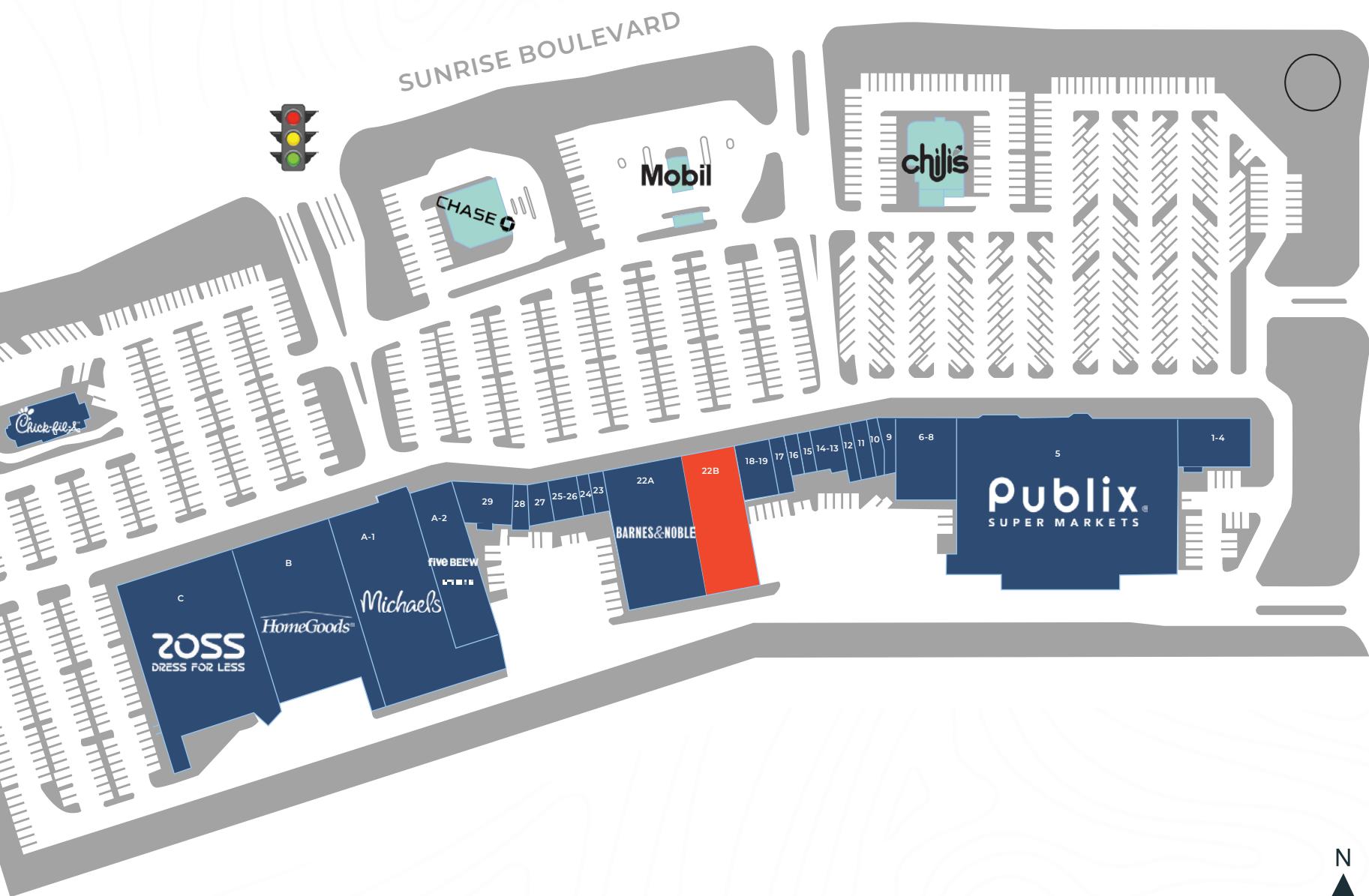
## KEY TENANTS



# Site PLAN



TENANTS	UNIT	SIZE
Baptist Outpatient Services	1-4	5,400 SF
Publix Super Markets	5	55,747 SF
The Paper Store	6-8	7,500 SF
Hair Cuttery	9	1,176 SF
Mr. Chang's	10	979 SF
Golden Krust	11	1,347 SF
The Joint	12	994 SF
Dunkin	13-14	1,900 SF
Bonita's Boutique	15	950 SF
B&P Alterations	16	750 SF
Sally Beauty	17	1,400 SF
Bath and Body Works	18-19	3,150 SF
Barnes & Noble	22A	16,050 SF
Coming Available	22B	11,317 SF
9 Lives Cat Hospital	23	988 SF
Smoothie King	24	750 SF
Nail Depot	25-26	1,769 SF
Dr. Randall Califf, D.D.SPA	27	1,397 SF
Crumbl Cookies	28	1,097 SF
First Watch	29	3,300 SF
Michael's	A-1	25,936 SF
Five Below	A-2	12,386 SF
HomeGoods	B	25,210 SF
Ross Dress for Less	C	30,190 SF
Chick-fil-A	OP-1	3,931 SF



FLAMINGO ROAD

N

# Three-Mile DEMOGRAPHICS

**98,493**

POPULATION

**38,460**

EST. HOUSEHOLDS

**\$126,371**

AVERAGE HHI

**87,419**

DAYTIME POPULATION

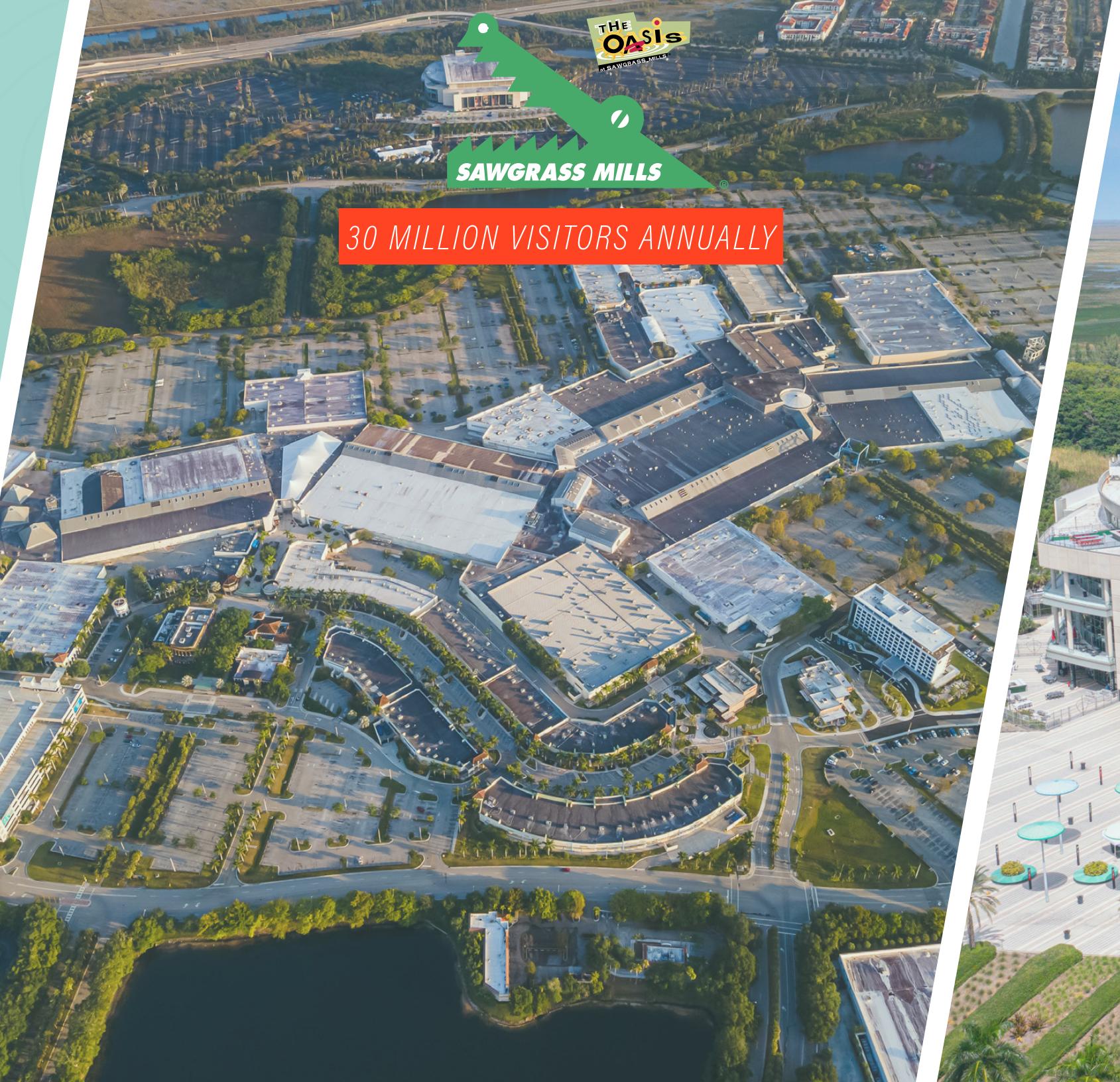
**4,061**

BUSINESSES



SAWGRASS MILLS

30 MILLION VISITORS ANNUALLY



2 MILLION VISITORS ANNUALLY

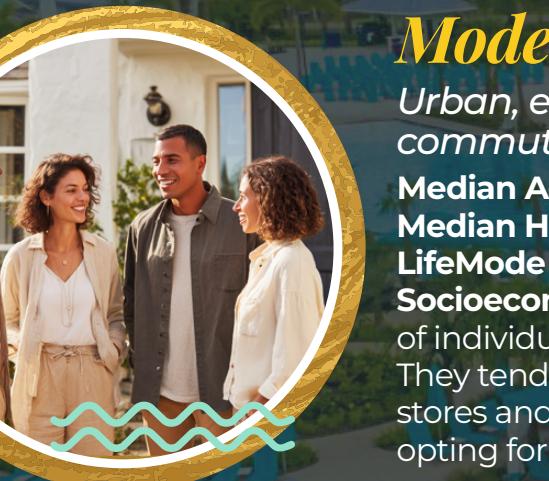




## Sunny South Florida Escape

**Sunrise** sits strategically in South Florida's tri-county region encompassing Miami-Dade, Broward and Palm Beach counties. The city offers world-class shopping centers, entertainment venues, four-star hotels and restaurants within minutes of Fort Lauderdale's beaches and less than an hour from Miami and Palm Beach. Major highways including I-95, I-75 and the Sawgrass Expressway provide easy access, positioning the community just west of the Florida Turnpike and minutes from I-95. Three international airports and three deep-water ports serve the area. Beyond its cosmopolitan amenities and state-of-the-art corporate headquarters, Sunrise maintains strong environmental stewardship through its proximity to the Everglades Conservation Area. The city's central location makes it an ideal base for exploring South Florida's premier destinations while offering substantial attractions of its own. Residents and visitors benefit from this unique combination of urban sophistication and natural beauty, with comprehensive transportation infrastructure supporting both business and leisure activities throughout the region.

# WHO LIVES IN THE 3-MILE RADIUS?



### Modern Minds

*Urban, educated, affluent households with commutes*

**Median Age:**

**Median HH Income:**

**LifeMode Group:**

**Socioeconomic Traits:**

Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



### Savvy Suburbanites

*Dual-income households in well-established and newly-developed areas*

**Median Age:**

**Median HH Income:**

**LifeMode Group:**

**Socioeconomic Traits:**

Savvy Suburbanites work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities, and invest heavily in their homes and landscaping.



### Dreambelt

*Predominantly located in principal cities, majority are married couples*

**Median Age:**

**Median HH Income:**

**LifeMode Group:**

**Socioeconomic Traits:**

The Dreambelt have a high concentration of workers in administration, retail trade and health care. They are family-oriented individuals who favor American-made products and a labor participation higher than the U.S. average.



### Mobile Meadows

*Culturally diverse, thrifty savers*

**Median Age:**

**Median HH Income:**

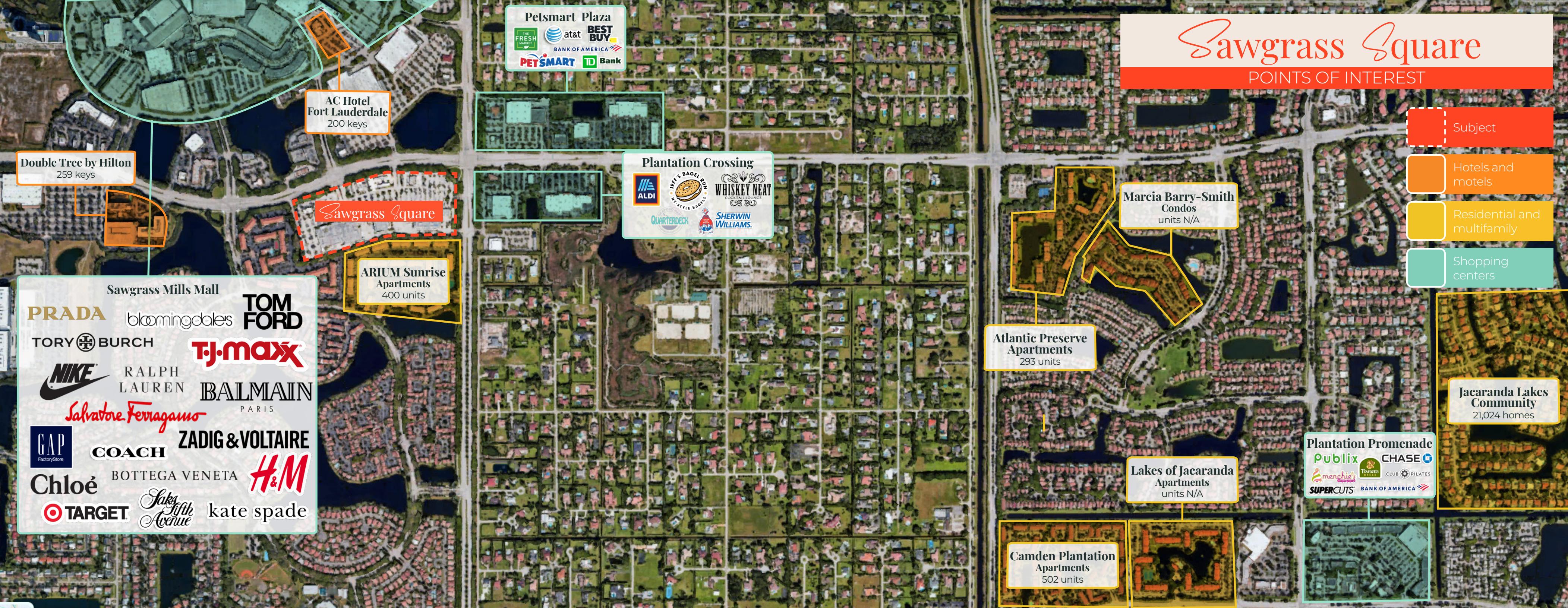
**LifeMode Group:**

**Socioeconomic Traits:**

Mobile Meadows residents is a growing segment, and around a third of households have children. These residents shop at large establishments and spend on child necessities, pets and video games, willing to save to acquire their retail goals.

# Sawgrass Square

## POINTS OF INTEREST



FOR MORE INFORMATION, PLEASE CONTACT:



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PARTNERS



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