

PREMIER RETAIL SPACES FOR LEASE

PLANTATION COMMUNITY PLAZA

214 - 268 S. UNIVERSITY DR., PLANTATION, FL 33324



FranklinStreet

PROPERTY HIGHLIGHTS

- 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

PROPERTY TYPE

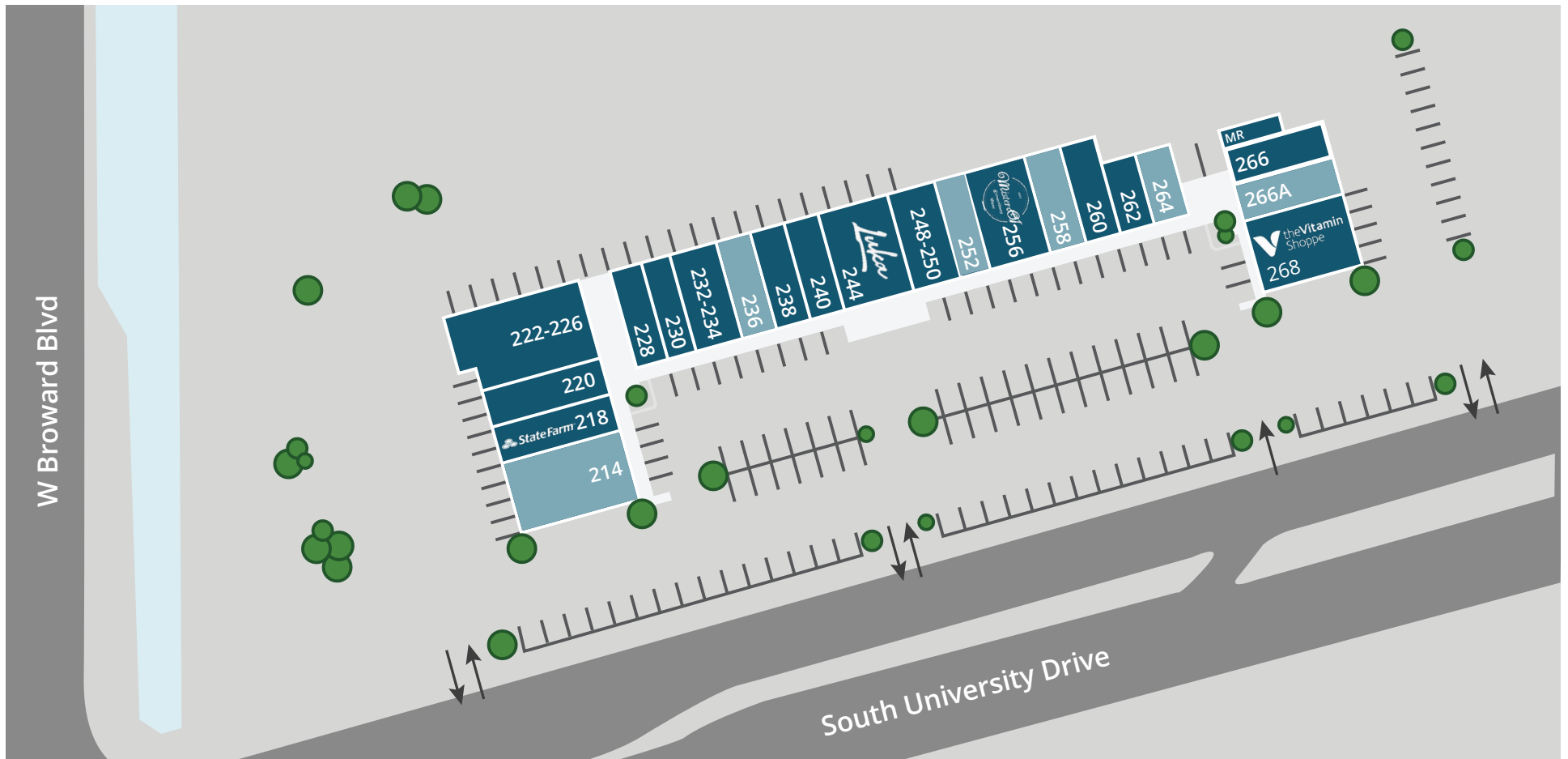
Retail

BUILDING GLA

35,850 SF

LOCATION

Plantation, FL



SUITE	TENANT	SF
214	AT LEASE	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	AVAILABLE	600
266	The Seed	1,300
266A	AVAILABLE	975
268	The Vitamin Shoppe	3,575

STRONG DEMOGRAPHICS

LASTING OPPORTUNITY

CONVENIENCE-ORIENTED TRADE AREA WITH STRONG DAYTIME ACTIVITY

The immediate trade area around 236 S University Dr offers retailers a concentrated base of nearby residents within an established Plantation neighborhood. The combination of household density and solid income levels supports a wide range of convenience-oriented retail, dining, personal services, and health and wellness concepts. For retailers, the one-mile population provides a meaningful source of recurring local traffic, while the property's position along University Drive creates additional exposure to consumers traveling through the corridor.



\$102,842

*Average Household Income
(1 Mile Radius)*

35%

*of Residents hold a Bachelors
Degree or higher (aged 25+)*

\$348,832

*Median Home Value
(Owner Occupied Housing)*

55%

are Family Households

40.0

Median Age

27,855

*Daytime Population
(1 Mile Radius)*

	1 MILE	3 MILE	5 MILE
Total Population	14,311	135,184	406,213
Avg. Household Income	\$102,842	\$93,071	\$80,935
Bachelor's Degree or Higher	35%	34%	33%
Median Home Value	\$348,832	\$334,378	\$301,783
% are Family Households	55%	58%	60%
Avg. Age	40.0	40.0	40.0





SURROUNDING RETAIL - NORTH FACING



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