

WEST COMMERCIAL LANDINGS



9.82 Acres
Build to Suit, Ground Lease & Inline Retail Space

SW Corner of Commercial Blvd and NW 94th Ave
Sunrise, FL 33351

HIGHLIGHTS

- Join Wawa, The Learning Experience, Burger King and more . . .
- Fully approved site plan for retail & drive thru uses
- Great access & visibility
- Over 750' on Commercial Blvd
- 2 existing curb cuts on Commercial Blvd
- Next to high volume Publix anchored center
- Large office and industrial park just west
- Large daytime population

LOCATION

- Located on West Commercial Blvd between the Sawgrass Expressway and University Dr
- Over 53,000 cars per day at the intersection
- Traffic light at the intersection

TRAFFIC COUNTS: FDOT 2017

47,000 on Commercial Boulevard
 6,500 on 94th Ave



DEMOGRAPHICS:

| MILES | 1 MI | 3 MI | 5 MI |
|------------|----------|----------|----------|
| POPULATION | 15,823 | 143,081 | 385,423 |
| HOUSEHOLDS | 5,862 | 58,362 | 146,299 |
| AHI | \$66,056 | \$63,617 | \$66,684 |

*This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.

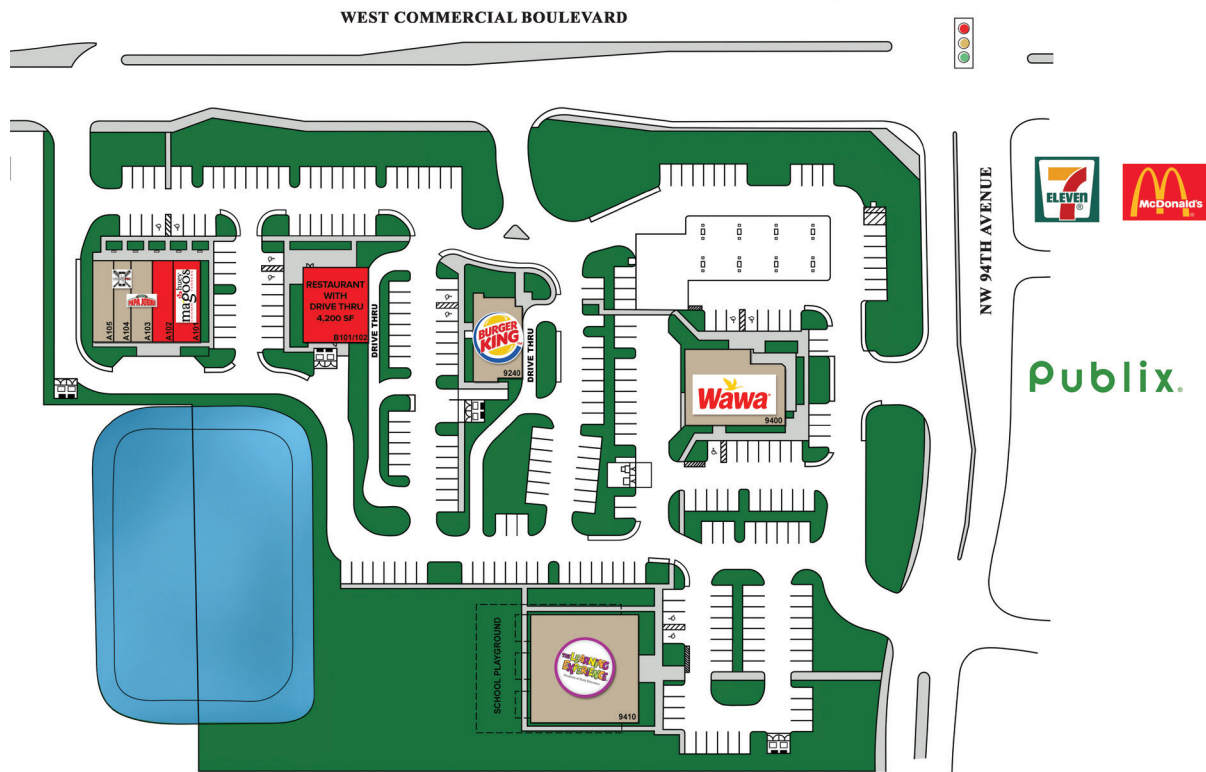


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RETAIL SPACE AVAILABLE:

| BAY | TENANT | SQ FT |
|---------------------------------------|-------------------------------------|--------|
| BUILDING A - 9440 W COMMERCIAL | | |
| A101 | HUEY MAGOOS | 1,875 |
| A102 | AVAILABLE | 1,500 |
| A103 | PAPA JOHN'S | 1,500 |
| A104 | UBREAKIFIX | 1,125 |
| A105 | GREEN DENTAL PLLC. | 1,500 |
| BUILDING B - 9430 W COMMERCIAL | | |
| B101/102 | PROPOSED RESTAURANT WITH DRIVE THRU | 4,200 |
| BUILDING C - 9420 W COMMERCIAL | | |
| 9240 | BURGER KING | 3,641 |
| BUILDING D - 9400 W COMMERCIAL | | |
| 9400 | WAWA | 6,119 |
| BUILDING E - 9410 W COMMERCIAL | | |
| 9410 | LEARNING EXPERIENCE | 10,000 |

**GROUND LEASE
OR
BUILD TO SUIT**



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