

# PLAZA AT DAVIE

11202-11690 W. State Road 84, Davie, Florida 33325



## HIGHLIGHTS

- Neighborhood power center
- ALDI coming soon
- Over 300,000 cars a day circulate around Place at Davie
- "Billboard" location along I-595/SR 84 with:
- Excellent visibility with 2,300 feet of frontage along 595
- 7 points of ingress/egress
- On/off ramp at Hiatus Road
- Multiple Signalized access points
- Surrounded by several high-end single family home communities
- Monument signage available
- Strong national and local Tenant mix
- Massive parking lot

## TRAFFIC COUNTS

- 141,500 on Interstate 595
- 37,840 on State Road 84
- 21,500 on Hiatus Road

## SPACE AVAILABLE

- 1,300 SF (Suite 11322)
- 2,242 SF (Suite 11442)
- 3,842 SF (Suite 11520) - 2nd generation medical space
- 3,900 SF (Suite 11482)

## JOIN THESE ESTABLISHED RETAILERS



COMING SOON



Walgreens



## DEMOGRAPHICS\*

|            | 1 MI      | 3 MI      | 5 MI      |
|------------|-----------|-----------|-----------|
| POPULATION | 11,229    | 101,602   | 274,386   |
| HOUSEHOLDS | 3,958     | 38,956    | 104,850   |
| AHI        | \$171,003 | \$150,588 | \$134,130 |

\*Estimated 2025. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



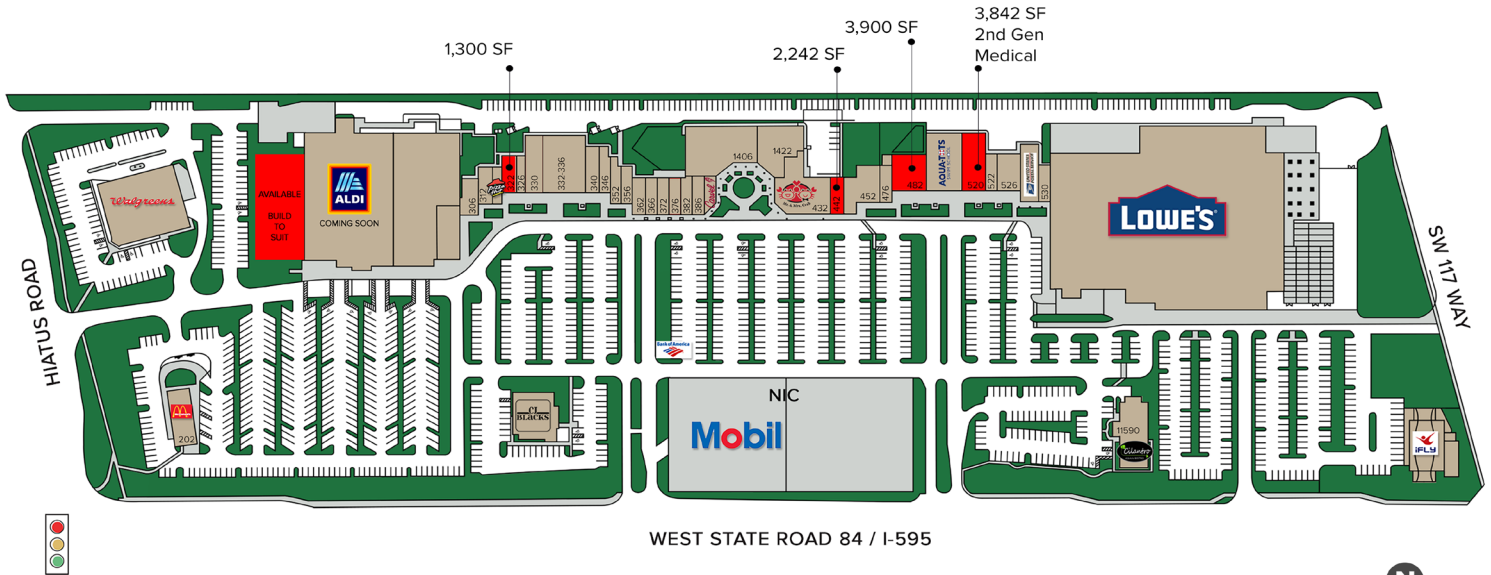
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## TENANT LEGEND

| BAY                            | TENANT                      | SQ FT         |
|--------------------------------|-----------------------------|---------------|
| 11202                          | McDonald's                  | 3,491         |
| 11204                          | Walgreens                   | 15,120        |
| <b>AVAILABLE BUILD TO SUIT</b> |                             | <b>14,000</b> |
| 11290                          | ALDI (Coming Soon)          | 30,000        |
|                                | ALDI (Remaining Space)      | 21,644        |
| 11306                          | Select Medical              | 2,015         |
| 11312                          | Natural Nails               | 1,300         |
| 11316                          | Pizza Hut                   | 1,300         |
| <b>11322 AVAILABLE</b>         |                             | <b>1,300</b>  |
| 11326                          | Deli Boy Subs               | 1,300         |
| 11330                          | Casa Salsa                  | 2,128         |
| 11332                          | My Suite! @ Beauty Square   | 7,886         |
| 11340                          | Eleve Med Spa               | 1,590         |
| 11346                          | Goodwill Donations          | 1,645         |
| 11352                          | The Mailbox Place           | 1,321         |
| 11356                          | Comfy Smile Dental          | 1,263         |
| 11362                          | Metro by T-Mobile           | 1,300         |
| 11366                          | Tax Matters                 | 1,300         |
| 11372                          | Pearl Boba Tea              | 1,300         |
| 11386                          | Xtreme Realty Team          | 3,894         |
| 11392                          | Carvel                      | 1,182         |
| 11406                          | Smiley Faces Academy        | 9,422         |
| 11422                          | The Palace Cuisine of India | 5,317         |
| 11432                          | Mr. and Mrs. Crab Seafood   | 6,579         |
| <b>11442 AVAILABLE</b>         |                             | <b>2,242</b>  |
| 11452                          | F45 Fitness                 | 3,884         |
| 11476                          | The Wild Mug                | 1,300         |
| <b>11482 AVAILABLE</b>         |                             | <b>3,900</b>  |
| 11510                          | Aqua Tots Swim School       | 6,137         |
| <b>11520 AVAILABLE</b>         |                             | <b>3,842</b>  |
| 11522                          | Quality Barber              | 1,300         |
| 11526                          | Pinch A Penny               | 2,600         |
| 11528                          | US Post Office              | 3,038         |
| 11530                          | Bella Hair Salon            | 957           |
| 11590                          | Cilantro Asian Bistro       | 5,866         |
| 11600                          | Lowe's                      | 149,025       |
| 11690                          | iFLY                        | 5,000         |
|                                | Bank of America Walk Up ATM |               |