PLAZA AT DAVIE

Davie, Florida



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

HIGHLIGHTS

- Neighborhood power center anchored by ALDI and Lowe's
- 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 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

- 1,294 SF (Suite 11386)
- 1,300 SF (Suite 11322)
- 1,300 SF (Suite 11362)
- 1,300 SF (Suite 11382)
- 2,316 SF (Suite 11442)
- 3,842 SF (Suite 11520) - 2nd generation medical space

JOIN THESE ESTABLISHED RETAILERS

ALDI, Lowe's, Walgreens, Mobil, F45 Training, iFLY, Aqua-Tots Swim School, Pinch-A-Penny Pool·Patio·Spa, McDonald's, Pizza Hut, CJ Blacks, Cilantro Asian Bistro, Carvel, Mr. & Mrs. Crab

DEMOGRAPHICS*

	1 MI	3 MI	5 MI
POPULATION	11,697	92,938	253,189
MEDIAN AGE	42	40	41
AHI	$124,480	$115,493	$104,588

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

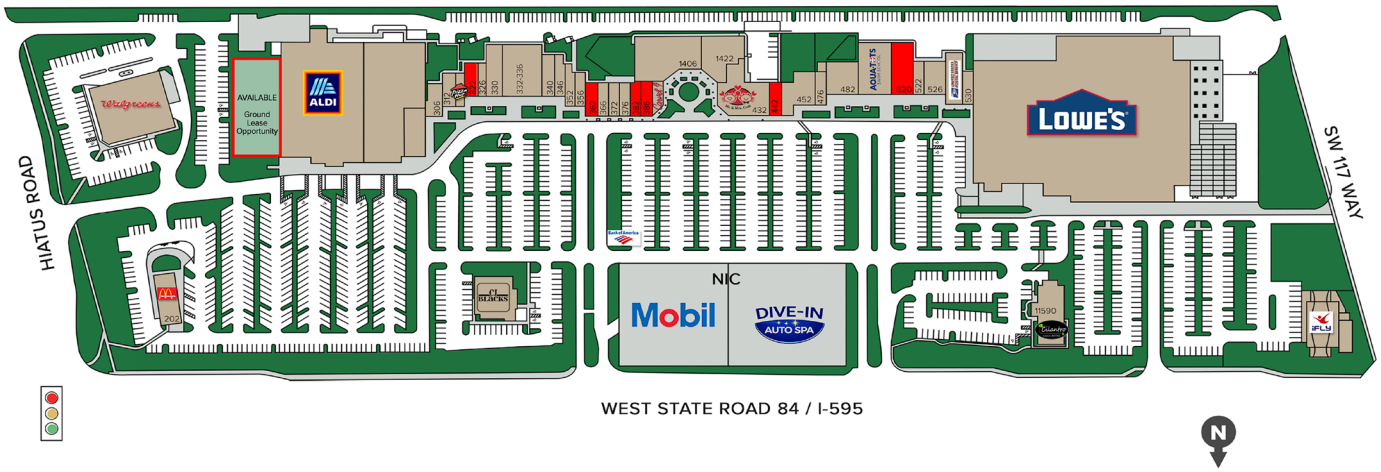
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A Simon Konover Company

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Davie, Florida





TENANT LEGEND

BAY	TENANT	SQ FT
11202	McDonald's	3,491
11204	Walgreens	15,120
AVAILABLE	**BUILD TO SUIT**	**14,000**
11290	ALDI (Coming Soon)	24,229
	ALDI (Remaining Space)	35,135
11306	Select Medical	2,015
11312	Natural Nails	1,300
11316	Pizza Hut	1,300
11322	**AVAILABLE**	**1,300**
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	**AVAILABLE**	**1,300**
11366	Tax Matters	1,300
11372	Pearl Boba Tea	1,300
11376	Xtreme Realty Team	1,300
11382	**AVAILABLE**	**1,300**
11386	**AVAILABLE**	**1,294**
11392	Carvel	1,182
11406	Smiley Faces Academy	9,422
11422	The Palace Cuisine of India	5,317
11432	Mr. and Mrs. Crab Seafood	6,578
11442	**AVAILABLE**	**2,316**
11452	F45 Fitness	3,884
11476	The Wild Mug	1,300
11482	Bluebird Kids Health	3,900
11510	Aqua Tots Swim School	6,137
11520	**AVAILABLE**	**3,842**
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	142,434
11690	iFLY	7,718

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