

# 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 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)
- 1,300 SF (Suite 11362)
- 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	10,697	92,938	253,189
AVG 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.



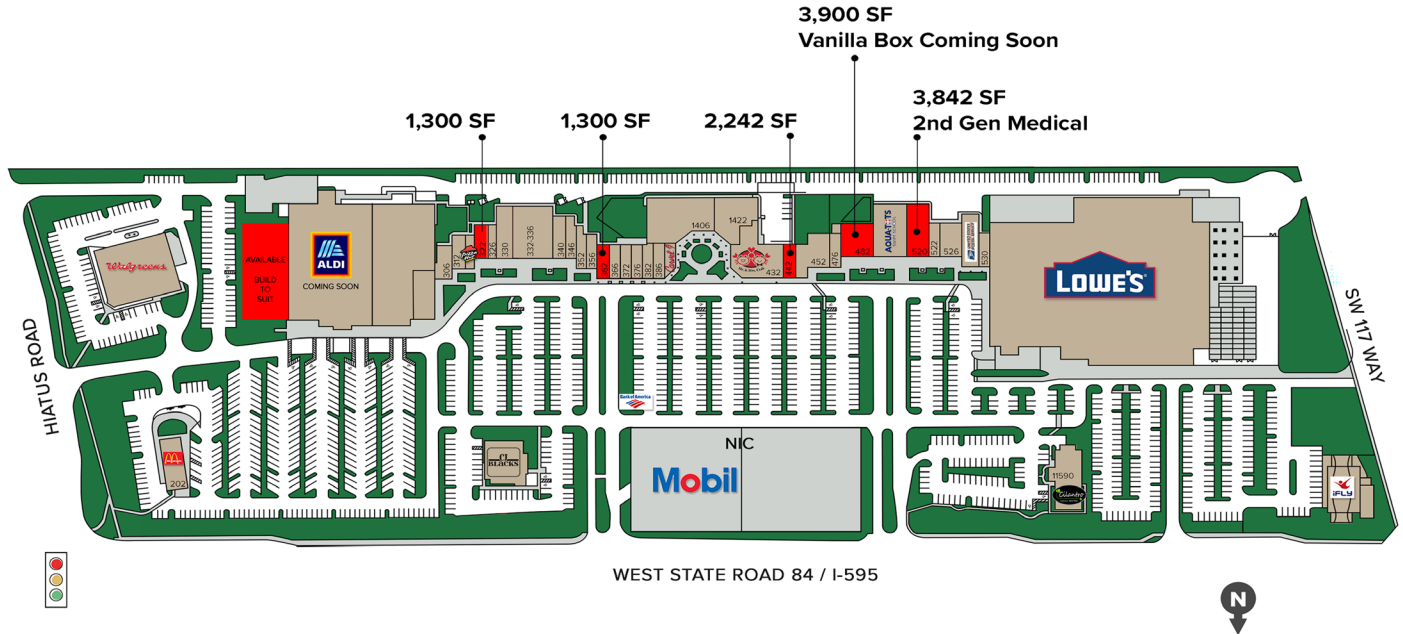
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## TENANT LEGEND

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)	24,229
	ALDI (Remaining Space)	35,135
11306	Select Medical	2,015
11312	Natural Nails	1,300
11316	Pizza Hut	1,300
11322	<b>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	<b>AVAILABLE</b>	<b>1,300</b>
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
11442	<b>AVAILABLE</b>	<b>2,242</b>
11452	F45 Fitness	3,884
11476	The Wild Mug	1,300
11482	<b>AVAILABLE</b>	<b>3,900</b>
11510	Aqua Tots Swim School	6,137
11520	<b>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	