

PLAZA AT DAVIE



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

HIGHLIGHTS

- “Billboard” location along I-595/SR 84 with:
 - Excellent visibility (+2,300 ft. of frontage)
 - On/off ramp at Hiatus Road
 - Signalized access
- Grocery-anchor Winn-Dixie completed an in-store upgrade in 2018
- Surrounded by several high-end, single family communities
- Pylon signage available

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)
- 2,700 SF (Suite 11442)
- 3,900 SF (Suite 11482)

JOIN THESE RETAILERS

Winn-Dixie



Mobil

Walgreens



DEMOGRAPHICS*

	1 MI	3 MI	5 MI
POPULATION	12,017	96,750	262,740
HOUSEHOLDS	4,198	37,223	101,282
AHI	\$166,784	\$152,264	\$135,409

*Estimated 2024. This information was provided from government & private sources deemed to be reliable, however, it is provided without representation or warranty.



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PLAZA AT DAVIE



WEST STATE ROAD 84 / I-595



TENANT LEGEND

BAY	TENANT	SQ FT
11202	McDonald's	3,491
11204	Walgreens	15,120
	AVAILABLE BUILT TO SUIT	14,000
11290	Winn-Dixie	61,644
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
11332-336	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
11376-86	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	AVAILABLE	2,700
11452	F45 Fitness	3,500
11476	The Wild Mug	1,300
11482	AVAILABLE	3,900
11510	Aqua Tots Swim School	6,137
11520	Universal Kidney	
	Center Shop	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	149,025
11690	iFLY	5,000
	Bank of America Walk Up ATM	

