

# 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)
- 2,242 SF (Suite 11442)
- 3,842 SF (Suite 11520)
- 3,900 SF (Suite 11482)

## JOIN THESE RETAILERS

Winn-Dixie



Mobil

Walgreens



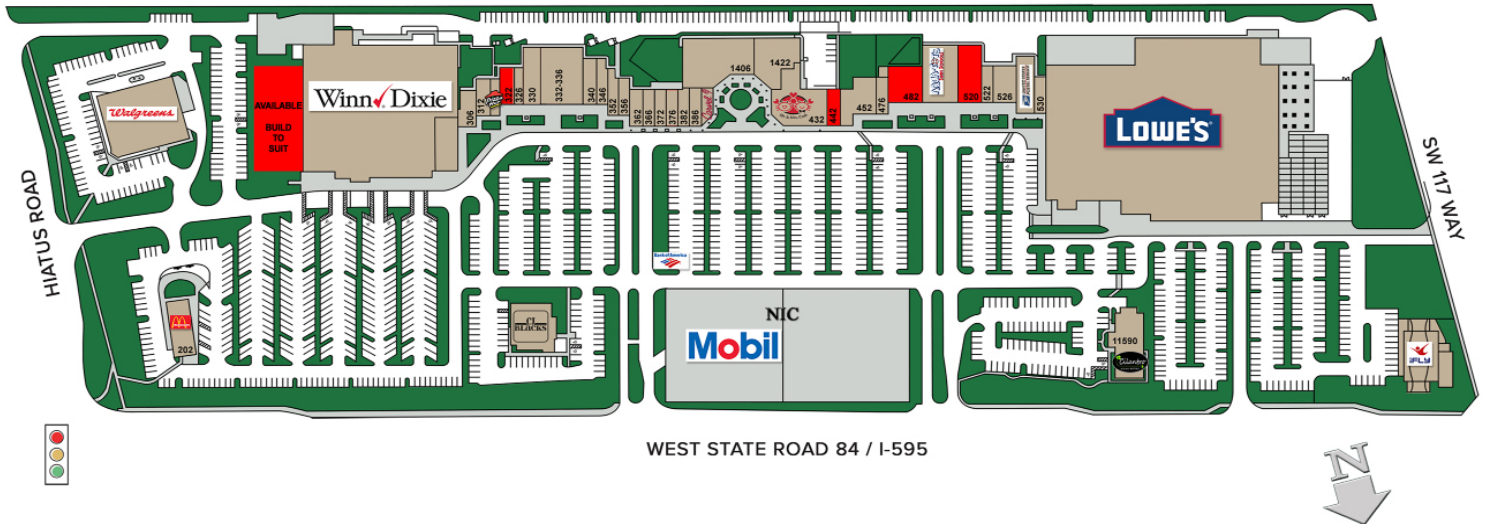
## DEMOGRAPHICS\*

	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	Winn-Dixie	61,644
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	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
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	